



BANGOR, MI
TRAIN CITY USA
GATEWAY TO THE LAKE

BANGOR EDC BOARD
REGULAR MEETING AGENDA
June 12, 2025 @ 6 PM
257 W Monroe St Bangor, MI 49013

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF EDC 4/17//2025 MEETING MINUTES AND 6/12/2025**
6. **APPROVAL OF ACCOUNTS PAYABLE**
 - a. Market One #M1-1-04172025 - \$1,336.59
 - b. 6/2025 Treasurer's Report
 - c. 7/2025 Treasurer's Report
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - a. **Accept EDC Director Renee Doroh's Resignation**
 - b. **Industrial Park Drainage Improvements update**
 - c. **Accept new parcels into TIFA**
 - d. **Change part of Industrial Park Drive zoning from M1 to B2**
9. **OPPORTUNITY FOR PUBLIC COMMENTS** (PLEASE KEEP COMMENTS TO WITHIN 3 MINUTES)
10. **DIRECTOR COMMENTS**
11. **ADJOURNMENT**

CITY OF BANGOR
REGULAR EDC MEETING MINUTES
 April 17, 2025 @ 6:00 PM
 257 W. Monroe St. Bangor, MI / City Council Room

1. CALL TO ORDER.

The meeting was called to order at 6:11 PM.

2. PLEDGE OF ALLEGIANCE.

All present recited the Pledge of Allegiance.

3. ROLL CALL.

Attendee Name	Title	Status
Dan Grabovac	Vice Chair Director	Absent
Dail Kuhens	Director	Present
Robert Daly	Director	Present
Renee Doroh	Director	Absent
Kurt Doroh	Director	Present
Derek Babcock	Director	Present
Ron Henry	Director	Present
Dan Fry	Director	Absent
Claude Street	Chair	Present

QUORUM MET

4. APPROVAL OF AGENDA.

Director K. Doroh motioned to approve the agenda, and was seconded by Director Kuhens. All Directors approved. The motion carried.

5. APPROVAL OF EDC MEETING MINUTES 3/20/2025.

Director Babcock motioned to approve the EDC Meeting Minutes from 3/20/2025, and was seconded by Director Kuhens. All Directors approved. The motion carried.

6. APPROVAL OF ACCOUNTS PAYABLE.

a. None

b. Treasurer Report

Director Babcock motioned to accept the Treasurer's Report and authorize City Treasurer Cagle to look into interest rates. Seconded by Director Kuhens. All Directors approved. The motion carried.

7. UNFINISHED BUSINESS

a. Director Babcock motioned to move forward with the EDC Lawsuit. The next step will be garnishment of wages if not paid. Seconded by Director Daly. All Directors approved. The motion carried.

b. The 2025/2026 budget will be approved at next month's meeting.

8. New Business

- a. 80-54-812-060-00 and 80-54-812-059-20, no discussion, taxes are paid to the current year.
- b. Timber logging on property behind city sewer lagoons (this item was added in the course of the meeting)
Director Babcock motioned to postpone logging until next fall and look into getting more bids. Seconded by Director Kuhens. All Directors approved. The motion carried.

OPPORTUNITY FOR PUBLIC COMMENT

No comments from the public.

9. DIRECTOR COMMENTS

Director comments were heard.

10. ADJOURNMENT.

Director K. Doroh motioned to adjourn at 6:48 pm seconded by Director Daly. All Directors approved. Motion carried.

Stephenie Cagle, City Treasurer/ EDC Secretary

Chair Claude Street

CITY OF BANGOR
REGULAR EDC MEETING MINUTES
 June 12, 2025 @ 6:00 PM
 257 W. Monroe St. Bangor, MI / City Council Room

1. CALL TO ORDER.

The meeting was called to order at 6:04 PM.

2. PLEDGE OF ALLEGIANCE.

All present recited the Pledge of Allegiance.

3. ROLL CALL.

Attendee Name	Title	Status
Dan Grabovac	Vice Chair Director	Present
Dail Kuhens	Director	Absent/Conference Call until 6:11 pm
Robert Daly	Director	Absent/Present @ 6:11 pm
Renee Doroh	Director	Absent
Kurt Doroh	Director	Absent
Derek Babcock	Director	Present
Ron Henry	Director	Absent
Dan Fry	Director	Present
Claude Street	Chair	Present

QUORUM NOT MET

4. APPROVAL OF AGENDA.

Director Babcock motioned to approve the agenda, and was seconded by Director Fry. All Directors approved. The motion carried.

5. APPROVAL OF EDC MEETING MINUTES 4/17/2025.

Director Grabovac motioned to approve the EDC Meeting Minutes from 4/17/2025, and was seconded by Director Babcock. All Directors approved.

6. APPROVAL OF ACCOUNTS PAYABLE.

a. Market One #M1-1-04172025 - \$1,336.59

Director Babcock motioned to pay accounts payable in the amount of \$1,336.59. Seconded by Director Fry. All Directors approved.

b. Treasurer Report

Director Kuhens motioned to accept the Treasurer's Report. Seconded by Director Fry. All Directors approved.

Director Robert Daly arrived at 6:11 pm. At this time, a Quorum was met. Director Dail Kuhens' conference call ended.

7. UNFINISHED BUSINESS

a. 2025/206 Budget

Director Babcock motioned to approve the Fiscal Year 2025-2026 budget as presented. Seconded by Director Daly. Approved (5 Yes) Roll Call Vote: Ayes: Grabovac, Daly, Babcock, Fry, Street.

b. Interest Rates

Director Babcock motioned to open a 7-month Certificate of Deposit at Sturgis Bank and Trust for \$100,000 with the current bank signatories. Seconded by Director Fry. Approved (5 Yes) Roll Call Vote: Ayes: Grabovac, Daly, Babcock, Fry, Street.

8. New Business - None

OPPORTUNITY FOR PUBLIC COMMENT

No comments from the public.

9. DIRECTOR COMMENTS

Director comments were heard.

10. ADJOURNMENT.

Director Babcock motioned to adjourn at 6:26 pm, seconded by Director Fry. All Directors approved. Motion carried.

Stephenie Cagle, City Treasurer/ EDC Secretary

Chair Claude Street



INVOICE: FEE FOR SERVICE

BILL TO: City of Bangor EDC
257 W. Monroe St.
Bangor, MI 49013

INVOICE: M1-1-04172025
DATE: 4/17/2025
DUE DATE: 5/17/2025

Date	Description	Total
4/17/2025	Economic Development Services for City of Bangor EDC. Services to be performed by Market One.	\$1,336.59

Please remit payment with a copy of this statement immediately to:

Market One
Attention: Fiscal
330 W. Main St, Suite 110
Benton Harbor, MI 49022
invoices@kinexus.org

A not-for-profit Economic Development organization
Equal Opportunity Program/Employer

Van Buren County 2024 Municipal Investment Structure

Unit	Taxable Value Contribution			Per capita Contribution			*Composite Rate
	Taxable Value	Rate	Amount	Population	Rate	Amount	
* Almena Township	\$ 255,264,101	0.000015	\$ 3,828.96	5308	1	\$ 5,308.00	\$ 4,568.48
* Antwerp Township	\$ 377,469,574	0.000015	\$ 5,662.04	13425	1	\$ 13,425.00	\$ 9,543.52
Arlington Township	\$ 87,548,050	0.000015	\$ 1,313.22	1958	1	\$ 1,958.00	\$ 1,635.61
Bangor Township	\$ 84,741,651	0.000015	\$ 1,271.12	1939	1	\$ 1,939.00	\$ 1,605.06
Bloomington Township	\$ 116,316,605	0.000015	\$ 1,744.75	2930	1	\$ 2,930.00	\$ 2,337.37
Columbia Township	\$ 117,917,182	0.000015	\$ 1,768.76	2546	1	\$ 2,546.00	\$ 2,157.38
* Covert Township	\$ 598,404,658	0.000015	\$ 8,976.07	2510	1	\$ 2,510.00	\$ 5,743.03
Decatur Township	\$ 79,157,256	0.000015	\$ 1,187.36	3575	1	\$ 3,575.00	\$ 2,381.18
Geneva Township	\$ 130,574,392	0.000015	\$ 1,958.62	3416	1	\$ 3,416.00	\$ 2,687.31
Hamilton Township	\$ 75,050,014	0.000015	\$ 1,125.75	1370	1	\$ 1,370.00	\$ 1,247.88
Hartford Township	\$ 100,248,621	0.000015	\$ 1,503.73	3021	1	\$ 3,021.00	\$ 2,262.36
Keeler Township	\$ 199,501,226	0.000015	\$ 2,992.52	1968	1	\$ 1,968.00	\$ 2,480.26
* Lawrence Township	\$ 133,405,434	0.000015	\$ 2,001.08	3289	1	\$ 3,289.00	\$ 2,645.04
* Paw Paw Township	\$ 223,219,366	0.000015	\$ 3,348.29	6881	1	\$ 6,881.00	\$ 5,114.65
Pine Grove Township	\$ 129,390,876	0.000015	\$ 1,940.86	2994	1	\$ 2,994.00	\$ 2,467.43
Porter Township	\$ 188,404,553	0.000015	\$ 2,826.07	2568	1	\$ 2,568.00	\$ 2,697.03
* South Haven Township	\$ 214,914,959	0.000015	\$ 3,223.72	4041	1	\$ 4,041.00	\$ 3,632.36
Waverly Township	\$ 91,458,168	0.000015	\$ 1,371.87	2506	1	\$ 2,506.00	\$ 1,938.94
Gobles City	\$ 16,958,270	0.00003	\$ 508.75	851	2	\$ 1,702.00	\$ 1,105.37
* Hartford City	\$ 47,134,967	0.00003	\$ 1,414.05	2515	2	\$ 5,030.00	\$ 3,222.02
* South Haven City	\$ 585,096,398	0.00003	\$ 17,552.89	3960	2	\$ 7,920.00	\$ 12,736.45
* Bangor City	\$ 43,812,262	0.00003	\$ 1,314.37	2016	2	\$ 4,032.00	\$ 2,673.18
* Bloomingdale Village	\$ 8,346,559	0.000015	\$ 125.20	513	1	\$ 513.00	\$ 319.10
Breedsville Village	\$ 4,181,548	0.000015	\$ 62.72	202	1	\$ 202.00	\$ 132.36
* Decatur Village	\$ 42,941,081	0.000015	\$ 644.12	1651	1	\$ 1,651.00	\$ 1,147.56
* Lawrence Village	\$ 26,507,881	0.000015	\$ 397.62	964	1	\$ 964.00	\$ 680.81
* Lawton Village	\$ 44,083,015	0.000015	\$ 661.25	1850	1	\$ 1,850.00	\$ 1,255.62
* Mattawan Village	\$ 145,309,534	0.000015	\$ 2,179.64	2550	1	\$ 2,550.00	\$ 2,364.82
* Paw Paw Village	\$ 103,551,157	0.000015	\$ 1,553.27	3362	1	\$ 3,362.00	\$ 2,457.63
Total(s):			\$ 70,725.76			\$ 90,109.00	\$ 80,417.38

Note- composite rate is sum of Taxable Value and Per capita divided by two. Values provided by Equalization Director and Census Data. *indicates an investor with Market One*



Market One
32849 Red Arrow Hwy, Ste 100
Paw Paw, MI 49079
269.519.6142
MorrisZ@MarketOne.org
www.MarketOne.org

4/17/2025

City of Bangor EDC
257 W. Monroe St.
Bangor, MI 49013

Mr. Weber,

Thank you for working with Market One, a subsidiary of Kinexus Group. Kinexus Group is a hub of change agents that connect people, investments, and organizations with strategies and services that make our region a great place to live, work, and play. Our nonprofit pinpoints challenges and issues that keep our region from thriving, and addresses gaps in workforce, community and business development. We work collaboratively with regional organizations to maximize investments that contribute to our economic growth.

Market One is a not-for-profit 501(c)(3) organization in partnership with business, industry, community leaders, and elected officials in Michigan.

Your support of Market One helps us work toward achieving this mission. Once again, thank you for your contribution.

Sincerely,

A handwritten signature in black ink that reads "Zach Morris". The signature is fluid and cursive, written over a light blue horizontal line.

Zachary S. Morris
Executive Director - Market One

Market One Tax Identification #:	84-3582323
This contribution is valued at:	\$1,336.59

06/11/2025 09:58 AM
User: SCAGLE
DB: Bangor

BANK RECONCILIATION FOR CITY OF BANGOR
Bank EDC-3 (EDC)
FROM 05/01/2025 TO 05/30/2025
Reconciliation Record ID: 977

Beginning GL Balance:	<u>132,152.89</u>
Ending GL Balance:	132,152.89
Ending Bank Balance:	132,152.89
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
 Total - 0 Outstanding Checks:	
Adjusted Bank Balance	132,152.89
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

07/07/2025 10:13 AM
User: SCAGLE
DB: Bangor

BANK RECONCILIATION FOR CITY OF BANGOR
Bank EDC-3 (EDC)
FROM 05/31/2025 TO 06/30/2025
Reconciliation Record ID: 984

Page 1/1

Beginning GL Balance:	132,152.89
Less: Journal Entries/Other	<u>(100,000.00)</u>
Ending GL Balance:	32,152.89
Ending Bank Balance:	32,152.89
Add: Deposits in Transit	0.00
Less: Outstanding Checks	
Total - 0 Outstanding Checks:	
Adjusted Bank Balance	32,152.89
Unreconciled Difference:	0.00

REVIEWED BY: _____

DATE: _____

July 2, 2025

Justin Weber
Bangor City Manager
257 W. Monroe St.
Bangor, MI 49013

RE: EDC letter of resignation

Justin,

After my recent election to the City of Bangor Council I wish to step down from the EDC Board. Please accept this as my resignation from the Bangor EDC. Have enjoyed my time while serving. Please share this with Claude Street and the EDC Board.

Sincerely,

A handwritten signature in cursive script that reads "Renee Doroh". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Renee Doroh

Industrial Park Drive Drainage Improvements

\$190,000 Estimate

Replenish Shoulder Gravel Throughout Project Limits Where it is Currently Washed Out.

Eliminate Berm Areas along Road Edge to Allow for Proper Drainage Away from Road.

Regrade Ditch. Uncover Existing Culvert Crossing Industrial Park Dr which is Currently Buried.

New Ditch to be Graded which Drains to the North.

Ditch Reshaping. Ditch Flows to the North in this Section. Existing Ditch Bottom to Remain but be Reshaped.

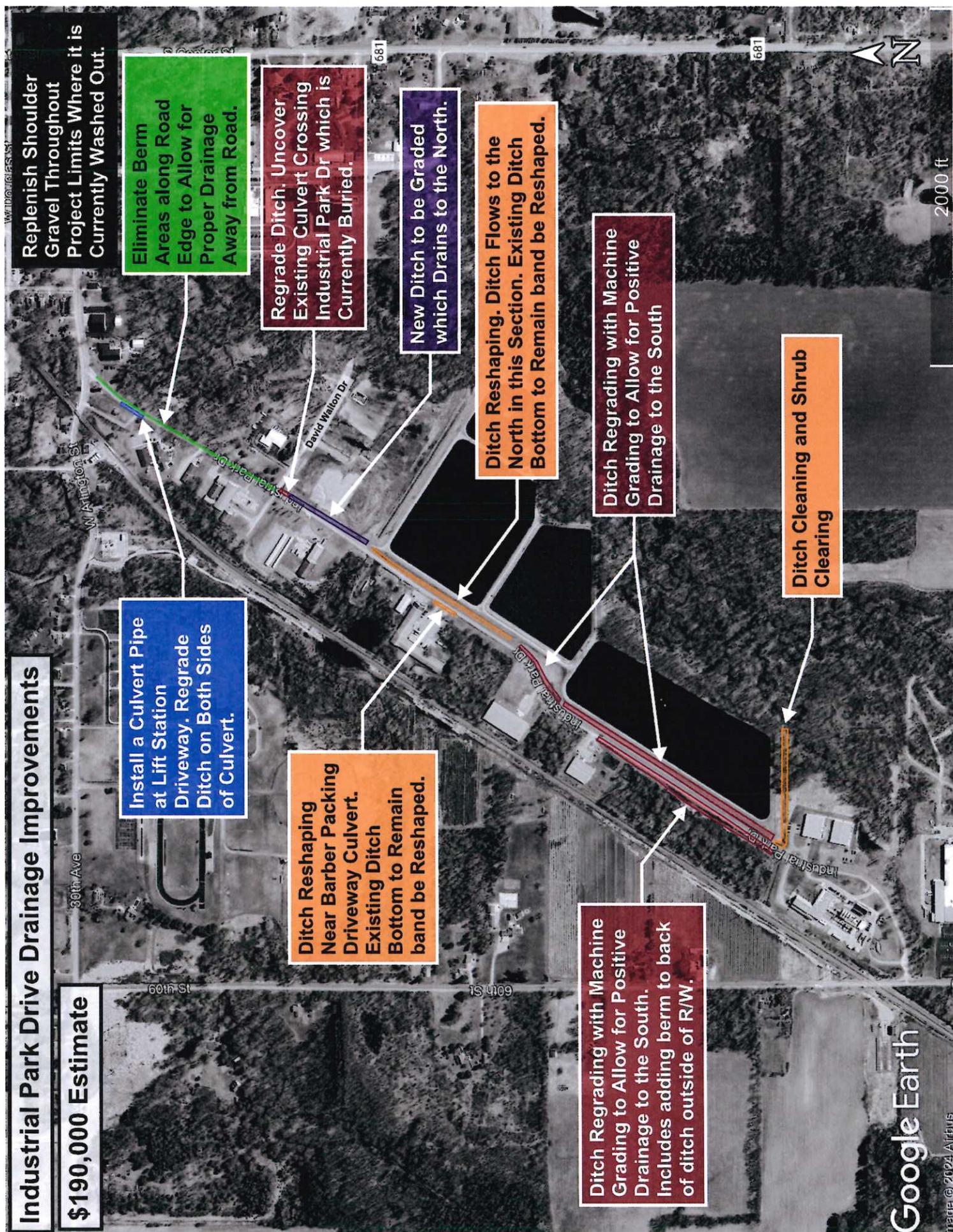
Ditch Regrading with Machine Grading to Allow for Positive Drainage to the South

Ditch Cleaning and Shrub Clearing

Install a Culvert Pipe at Lift Station Driveway. Regrade Ditch on Both Sides of Culvert.

Ditch Reshaping Near Barber Packing Driveway Culvert. Existing Ditch Bottom to Remain but be Reshaped.

Ditch Regrading with Machine Grading to Allow for Positive Drainage to the South. Includes adding berm to back of ditch outside of R/W.



Industrial Park Drive Drainage Improvements

\$115,000 Estimate

Replenish Shoulder Gravel Throughout Project Limits Where it is Currently Washed Out.

Eliminate Berm Areas along Road Edge to Allow for Proper Drainage Away from Road.

Regrade Ditch. Uncover Existing Culvert Crossing Industrial Park Dr which is Currently Buried.

New Ditch to be Graded which Drains to the North.

Ditch Reshaping. Ditch Flows to the North in this Section. Existing Ditch Bottom to Remain but be Reshaped.

~~Ditch Regrading to Allow for Positive Drainage to the South~~

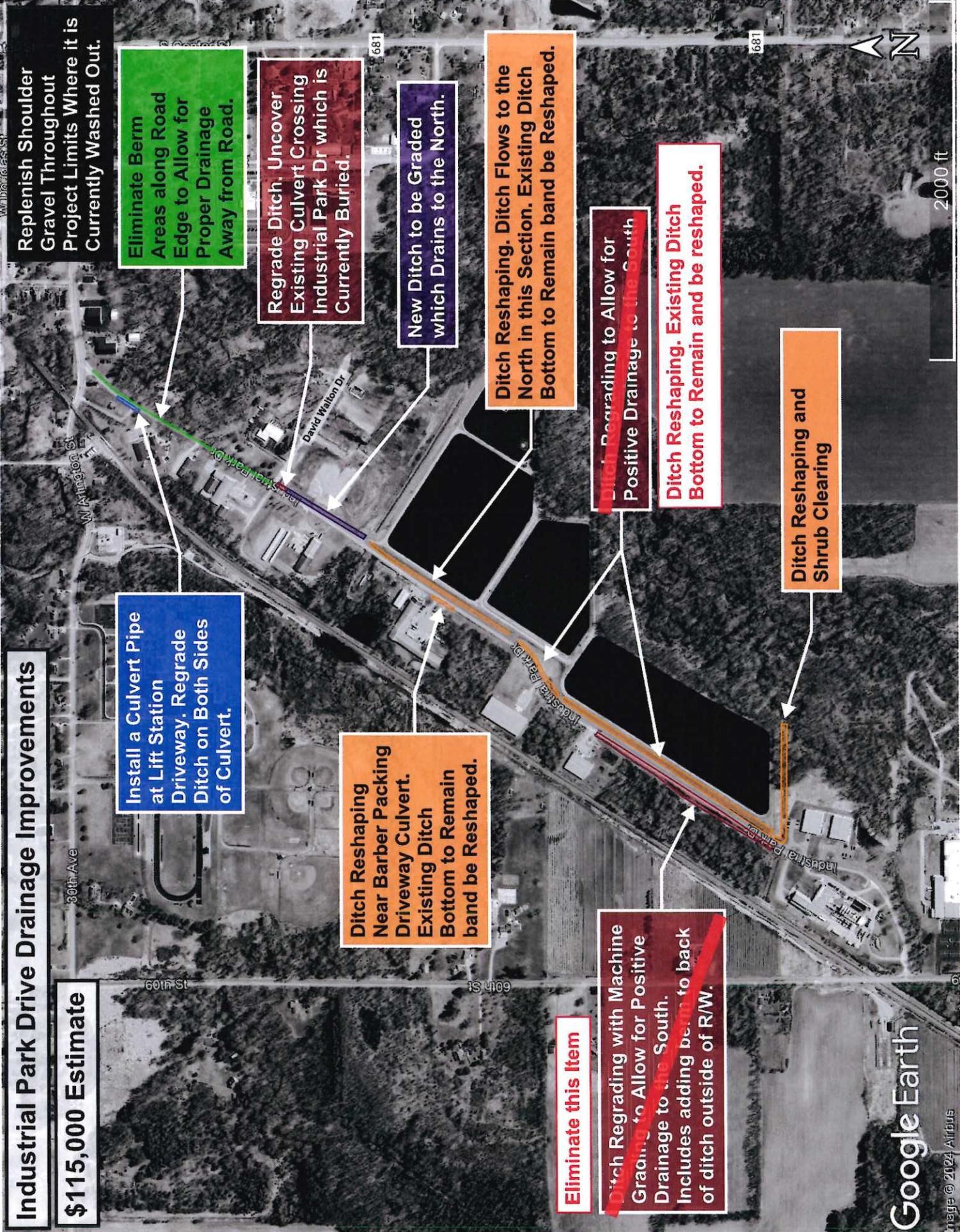
Ditch Reshaping. Existing Ditch Bottom to Remain and be reshaped.

Ditch Reshaping and Shrub Clearing

Install a Culvert Pipe at Lift Station Driveway. Regrade Ditch on Both Sides of Culvert.

Ditch Reshaping Near Barber Packing Driveway Culvert. Existing Ditch Bottom to Remain but be Reshaped.

Eliminate this Item
~~Ditch Regrading with Machine Grading to Allow for Positive Drainage to the South. Includes adding berm to back of ditch outside of R/W.~~



Industrial Park Drive Drainage Improvements

\$95,000 Estimate

Replenish Shoulder Gravel Throughout Project Limits Where it is Currently Washed Out.

Install a Culvert Pipe at Lift Station Driveway. Regrade Ditch on Both Sides of Culvert.

Eliminate Berm Areas along Road Edge to Allow for Proper Drainage Away from Road.

Eliminate this Item

~~Regrade Ditch. Uncover Existing Culvert Crossing Industrial Park Dr which is Currently Buried.~~

Eliminate this Item

~~New ditch to be Graded which Drains to the South~~

Ditch Reshaping Near Barber Packing Driveway Culvert. Existing Ditch Bottom to Remain Bottom to be Reshaped.

Ditch Reshaping. Ditch Flows to the North in this Section. Existing Ditch Bottom to Remain band be Reshaped.

Eliminate this Item

~~Ditch Regrading with Machine Grading to Allow for Positive Drainage to the South. Includes adding berm to back of ditch outside of R/W.~~

~~Ditch Regrading to Allow for Positive Drainage to the South~~

Ditch Reshaping. Existing Ditch Bottom to Remain and be reshaped.

Ditch Reshaping and Shrub Clearing

