



BANGOR EDC BOARD

REGULAR MEETING AGENDA

April 17, 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 3/20/2025 MEETING MINUTES**
- 6. APPROVAL OF ACCOUNTS PAYABLE - None**
 - a. Treasurer's Report
- 7. UNFINISHED BUSINESS**
 - a. Lawsuit
 - b. 2025/2026 Budget
- 8. NEW BUSINESS**
 - a. Parcel Numbers 80-54-812-060-00 and 80-54-812-059-20
- 9. OPPORTUNITY FOR PUBLIC COMMENTS (PLEASE KEEP COMMENTS TO WITHIN 3 MINUTES)**
- 10. DIRECTOR COMMENTS**
- 11. ADJOURNMENT**

04/07/2025 11:15 AM

User: SCAGLE

DB: Bangor

BANK RECONCILIATION FOR CITY OF BANGOR

Bank EDC-3 (EDC)

FROM 03/01/2025 TO 03/31/2025

Reconciliation Record ID: 964

Page 1/1

Beginning GL Balance:

139,169.14

Less: Cash Disbursements

(7,016.25)

Ending GL Balance:

132,152.89

Ending Bank Balance:

139,169.14

Add: Deposits in Transit

0.00

Less: Outstanding Checks

AP Checks

Check Date	Check Number	Name	Amount
------------	--------------	------	--------

03/24/2025	1029	ABONMARCHE	7,016.25
------------	------	------------	----------

Total - 1 Outstanding Checks:

7,016.25

Adjusted Bank Balance

132,152.89

Unreconciled Difference:

0.00

REVIEWED BY: _____

DATE: _____



STURGIS BANK

Your Account Statement

Statement Date: 03/31/2025
 Your Account Number: 3600472322
 How to reach us: 269-427-7941
 (1-888-255-7372)
www.sturgis.bank/Our-Bank/Contact-US



Sturgis Bank and Trust Company
 232 W Monroe Ave
 Bangor, MI 49013

|||||
 ECONOMIC DEVELOPMENT CORPORATION
 257 W MONROE ST
 BANGOR, MI 49013-1330

964

Privacy Notice - Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has changed and you may review our policy and practices with respect to your personal information at <https://www.sturgis.bank/Privacy-Policy>

SMALL BUSINESS CHK ACCOUNT 3600472322

MINIMUM BALANCE	139,169.14	LAST STATEMENT 02/28/25	139,169.14
		CREDITS	.00
		DEBITS	.00
		THIS STATEMENT 03/31/25	139,169.14
TOTAL DAYS IN STATEMENT PERIOD 03/01/25 THROUGH 03/31/25:			31

- - - ITEMIZATION OF OVERDRAFT AND RETURNED ITEM FEES - - -

	TOTAL FOR THIS PERIOD	TOTAL YEAR TO DATE
* TOTAL OVERDRAFT FEES:	\$.00	\$.00
* TOTAL RETURNED ITEM FEES:	\$.00	\$.00

- END OF STATEMENT -

STATE OF MICHIGAN

IN THE SEVENTH DISTRICT FOR VAN BUREN COUNTY - WEST
1007 East Wells Street, South Haven, Michigan 49090

ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF BANGOR,

Case No. 2024-0959 GC

Plaintiff,

Hon. Arthur H. Clarke III

v.

THOMAS SIMPSON,
Individually,

Defendant.

SCOTT GRAHAM (P41067)
SCOTT GRAHAM PLLC
Attorney for Plaintiff
1911 West Centre Avenue, Suite C
Portage, Michigan 49024
Telephone: 269.327.0585

JUDGMENT

AT A SESSION OF COURT HELD IN THE COURTHOUSE
IN THE CITY OF SOUTH HAVEN, COUNTY VAN BUREN,
STATE OF MICHIGAN ON 3/31, 2025.

PRESENT: HONORABLE ARTHUR H. CLARKE III
DISTRICT COURT JUDGE

This matter coming to be heard on Plaintiff's Motion for the Entry of
Default Judgment, and Defendant having failed to answer or otherwise respond
to Plaintiff's Complaint, and a Default having entered, and the Court being
fully advised in the premises,

7TH DISTRICT COURT-WEST

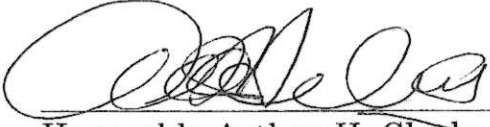
MAR 28 2025

RECEIVED

IT IS HEREBY ORDERED AND ADJUDGED that Judgment enters in favor of Plaintiff and against Defendant in the amount of Four Thousand and 00/100 Dollars (\$4,000.00).

IT IS FURTHER ORDERED AND ADJUDGED that this Judgment resolves all issues in this case.

Dated: 3/31/25


Honorable Arthur H. Clarke-III
District Court Judge P29110

User: SCAGLE

DB: Bangor

PERIOD ENDING 04/30/2025

GGL NUMBER	DESCRIPTION	2024-25	YTD BALANCE		ACTIVITY FOR MONTH 04/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE		% BDGT USED
		AMENDED BUDGET	NORMAL	(ABNORMAL)		NORMAL	(ABNORMAL)	
Fund 244 - ECONOMIC DEVELOPMENT FUND								
Revenues								
Dept 000								
244-000-664.000	INTEREST INCOME	0.00		0.00	0.00	0.00	0.00	0.00
244-000-676.000	CONTRIBUTIONS FROM OTHER FUNDS	0.00		0.00	0.00	0.00	0.00	0.00
244-000-694.000	MISCELLANEOUS INCOME	0.00		250.00	0.00	(250.00)	100.00	100.00
244-000-696.001	PROCEEDS FROM THE SALE OF LAND	0.00		0.00	0.00	0.00	0.00	0.00
244-000-956.005	TIFA TAXES TO EDC	57,900.00		57,706.46	0.00	193.54	99.67	99.67
Total Dept 000		57,900.00		57,956.46	0.00	(56.46)	100.10	100.10
Dept 728 - EDC ADMINISTRATION								
244-728-699.000	TRANSFER IN - EDC	0.00		0.00	0.00	0.00	0.00	0.00
244-728-699.101	TRANSFER IN-GENERAL FUND	0.00		0.00	0.00	0.00	0.00	0.00
Total Dept 728 - EDC ADMINISTRATION		0.00		0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		57,900.00		57,956.46	0.00	(56.46)	100.10	100.10
Expenditures								
Dept 728 - EDC ADMINISTRATION								
244-728-808.000	AUDIT	3,000.00		0.00	0.00	3,000.00	0.00	0.00
244-728-818.000	CONTRACTUAL SERVICES	0.00		0.00	0.00	0.00	0.00	0.00
244-728-826.000	LEGAL FEES	3,000.00		0.00	0.00	3,000.00	0.00	0.00
244-728-840.000	INSURANCE & BONDS	3,000.00		2,857.00	0.00	143.00	95.23	95.23
244-728-880.000	COMMUNITY PROMOTION	0.00		0.00	0.00	0.00	0.00	0.00
244-728-900.000	PRINTING & PUBLISHING	3,000.00		0.00	0.00	3,000.00	0.00	0.00
244-728-946.000	ENGINEERING	16,500.00		16,385.00	0.00	115.00	99.30	99.30
244-728-956.001	EDUCATION & TRAINING	0.00		0.00	0.00	0.00	0.00	0.00
244-728-988.000	CONSTRUCTION	0.00		0.00	0.00	0.00	0.00	0.00
244-728-995.000	TRANSFER OUT - EDC	0.00		0.00	0.00	0.00	0.00	0.00
Total Dept 728 - EDC ADMINISTRATION		28,500.00		19,242.00	0.00	9,258.00	67.52	67.52
TOTAL EXPENDITURES		28,500.00		19,242.00	0.00	9,258.00	67.52	67.52
Fund 244 - ECONOMIC DEVELOPMENT FUND:								
TOTAL REVENUES		57,900.00		57,956.46	0.00	(56.46)	100.10	100.10
TOTAL EXPENDITURES		28,500.00		19,242.00	0.00	9,258.00	67.52	67.52
NET OF REVENUES & EXPENDITURES		29,400.00		38,714.46	0.00	(9,314.46)	131.68	131.68

04/16/2025

CITY OF BANGOR

2024

PROPERTY #:	80-54-812-060-00	SCHOOL:	80020
CLASS:	302	PRE/MBT %:	0.0000
TAXABLE VAL:	35,000	SEV:	35,000
TAXPAYER: SONAS REAL ESTATE HOLDINGS LLC		MORTGAGE CODE:	
5198 LAKESHORE DR			
WATERVLIET MI 49098			

PROP ADDRESS: INDUSTRIAL PARK RD

SUMMER TAX INFO

AD VALOREM TA	1,038.59
SP. ASSMENTS:	0.00
ADMIN FEE:	10.38
INTEREST:	0.00
TOTAL:	1,048.97

TOTAL PAID	1,048.97
DATE PAID	08/26/2024
BALANCE DUE	0.00

TOTAL BALANCE DUE

WINTER TAX INFO

AD VALOREM TAX:	1,478.58
SP. ASSMENTS:	0.00
ADMIN FEE:	14.78
INTEREST:	44.36
TOTAL:	1,537.72

TOTAL PAID	
DATE PAID	
BALANCE DUE	1,537.72

TOTAL BALANCE DUE

LEGAL DESCRIPTION

1036-G 12-2-16 * COM AT S 1/4 POST OF SEC, TH N 0 DEG 47'24"W ON N & S 1/4 L 949.46 FT TO BEG, TH S 57 DEG 27'50"E 286.06 FT, TH N 32 DEG 33'59"E 530.0 FT, TH TH N 57 DEG 27'50"W 432.0 FT TO INDUSTRIAL PARK RD TH S 32 DEG 33'59"W ALG SAID RD 530.0 FT, TH S 57 DEG 27'50"E 145.94 FT TO BEG. *** SPLIT ON 1 SEPTEMBER 1999 FROM 80-54-812-058-13 FOR 2000.

04/16/2025

CITY OF BANGOR

2024

PROPERTY #:	80-54-812-059-20	SCHOOL:	80020
CLASS:	302	PRE/MBT %:	0.0000
TAXABLE VAL:	32,500	SEV:	32,500

TAXPAYER: SONAS REAL ESTATE HOLDINGS LLC
5198 LAKESHORE DR
WATERVLIET MI 49098

MORTGAGE CODE:

PROP ADDRESS: INDUSTRIAL PARK RD

SUMMER TAX INFO

AD VALOREM TA	964.41
SP. ASSMENTS:	0.00
ADMIN FEE:	9.64
INTEREST:	0.00
TOTAL:	974.05

TOTAL PAID	974.05
DATE PAID	08/26/2024
BALANCE DUE	0.00

TOTAL BALANCE DUE

WINTER TAX INFO

AD VALOREM TAX:	1,372.98
SP. ASSMENTS:	0.00
ADMIN FEE:	13.72
INTEREST:	41.19
TOTAL:	1,427.89

TOTAL PAID	
DATE PAID	
BALANCE DUE	1,427.89

1,427.89

LEGAL DESCRIPTION

Split/Combined on 01/18/2020 from 80-54-812-059-00;