



CALL TO ORDER & CERTIFICATION OF QUORUM

Board Chair Julie Estlinbaum called the board meeting to order at 5:00 pm and a quorum was certified.

PRESENT

Board Chair Julie Estlinbaum
Vice-Chair DC Dunham
Board Member William Cornman
Board Member Samantha Denbow
Board Member Craig Hlavinka
Board Member Bryan Prochnow
Board Member Mike Estlinbaum

ABSENT

Board Member Edward "Bubba" Cook
Board Member Jim Folse

APPROVAL OF AGENDA

Motion made by Board Member Bill Cornman to approve the agenda, Seconded by Vice-Chair DC Dunham. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried.

APPROVAL OF MINUTES SUMMARY

1. TIRZ Board 1 & 2 Meeting minutes of April 17, 2023

Motion made by Board Member Mike Estlinbaum to approve the minutes of April 17, 2023, Seconded by Board Member Samantha Denbow. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried.

PUBLIC COMMENTS

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:



2. **Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending September 30, 2023.** Scotty Jones, Assistant City Manager

Motion made by Board Member Craig Hlavinka to approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending September 30, 2023, Seconded by Board Member Mike Estlinbaum. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried.

3. **Discuss, consider, and/or approve an extension for the current development agreement between SAL Holdings LLC, TIRZ #1, and City of Bay City regarding Phase II.** SAL Holdings, LLC

DC Dunham with Sal Holdings stated that Sal Holdings will not be extending there contract. No action required.

4. **Discuss and/or approve landscape architect change for the TIRZ #1 Cottonwood Creek Greenspace.**

DC Dunham, Sal Holdings, introduced Mitch Wright with Vista Planning & Design. Ms. Dunham stated that they would Vista to take over the design and planning of the project.

Motion made by Board Member Bill Cornman to approve landscape architect change for the TIRZ #1 Cottonwood Creek Greenspace not to exceed \$20,000, Seconded by Board Member Samantha Denbow.

Voting Yea: Board Chair Julie Estlinbaum, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum
Abstaining: Vice-Chair DC Dunham. Motion carried.

5. **Update on TIRZ #1A Valor Park development.**

D C Dunham, Sal Holdings, provided an update on Valor Park, stating that Phase I is complete and waiting on as-builts and acceptance from the city.

ITEMS / COMMENTS FROM BOARD MEMBERS

Board Member Bill Cornman asked about the Bold Fox Development and Scotty Jones replied that she had reached out to them but they did not reply as of the meeting.



Minutes

TIRZ Board 1 & 2 Regular Meeting

November 06, 2023

Board agreed that the next meeting will be February 8th at 4:00 p.m.

ADJOURNMENT

Motion made by Board Member Mike Estlinbaum to adjourn, Seconded by Vice-Chair DC Dunham. Voting Yea: Board Chair Julie Estlinbaum, Vice-Chair DC Dunham, Board Member Bill Cornman, Board Member Samantha Denbow, Board Member Craig Hlavinka, Board Member Bryan Prochnow, Board Member Mike Estlinbaum. Motion carried and the meeting adjourned at 5:30 p.m.

PASSED AND APPROVED, this ____ day of _____, 2024.

JULIE ESTLINBAUM.; BOARD CHAIRMAN

TIRZ BOARD #1 & #2

JEANNA THOMPSON

CITY SECRETARY