

**CALL TO ORDER & CERTIFICATION OF QUORUM**

Board meeting was called to order by the Board Chairman, William Bell Jr., at 4:05 pm

**PRESENT**

William Bell Jr., Chairman  
Bryan Prochnow  
Craig Hlavinka  
DC Dunham  
Edward "Bubba" Cook

William Cornman  
Jim Folse

**ABSENT**

Kent Pollard  
Samantha Denbow

Noted by the Board, that at the last meeting Julie Estlimbaum was nominated as Vice Chairman. Ms. Estlimbaum is no longer on the TIRZ #2 Board and was replaced by City nominee Jim Folse. City Secretary is to correct the Board Member listing and place Vice Chairman nomination on the agenda for the next meeting.

**APPROVAL OF AGENDA**

Motion made by William Cornman to approve the agenda, Seconded by DC Dunham. Voting Yea: Bryan Prochnow, Craig Hlavinka, DC Dunham, Bubba Cook, William Bell Jr, William Cornman, James Folse. Motion carried.

**PUBLIC COMMENTS**

Mitch Thames, Chamber of Commerce and Agriculture, stated in regards of the Board asking him to speak to the other taxing entities about Bold Fox proposal, he has spoken with the Hospital Board and the others are scheduled.

**APPROVAL OF MINUTES SUMMARY****1. Accept minutes summary from the August 12, 2021 TIRZ #2 Board Meeting**

Motion made by William Cornman to approve the minutes of August 12, 2021 with corrections, Seconded by Bubba Cook. Voting Yea: Bryan Prochnow, Craig Hlavinka, DC Dunham, Bubba Cook, William Bell Jr, William Cornman, Jim Folse. Motion



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carried.

## **REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

### **2. Proposal ~ Discuss, consider, and/or take direction on the development proposal from Bold Fox Development**

Alex Kamkar, Bold Fox Development, discussed their proposal on the 58 acre parcel presented at the Workshop on July 8th. Mr. Kamkar stated that they still need to do homework on financial plans and are in contact with contractors. Financial backers prepared. He stated that they have met with the City Manager and the City Finance Officer. There are 4 things that need to happen: Project plan amendment, financials, regionalized study compartmentalized to fold into with Regional Drainage Study, petition and annexation into the TIRZ territory.

Board conferenced called David Pettit, DPED, to ask what was involved in the expansion and development. Mr. Pettit replied that there will need to be an amendment to the creation ordinance and boundaries, a public hearing, and other taxing entities will need to amend participation agreements. Bill Cornman asked about how much in expenses and Mr. Pettit answered that services are under public bidding process, but one he had done was around \$25,000. Mr. Cornman also asked about how long does it take to get done and Mr. Pettit replied that the City part will take about 3 to 4 weeks and the other taxing units by the end of the year. Mr. Bell asked about if the other taxing units do not want to participate and Mr. Pettit replied then we do a boundary 2A with no increments.

Mr. Cornman stated that he would like the board to retain David Pettit. DC Dunham recapped with 1) amend land area, 2) Finance project plan by Bold Fox, 3) Reimbursement agreement.

William Cornman made a motion to request the City of Bay City to retain David Pettit, Professional Services. Second by DC Dunham. Voting Yea: Bryan Prochnow, Craig Hlavinka, Bubba Cook, DC Dunham, William Bell Jr, William Cornman, Jim Folse. Motion carried.

## **ITEMS / COMMENTS FROM BOARD MEMBERS**

There were no items from the Board.

## **ADJOURNMENT**



Minutes

TIRZ Board 2 Regular Meeting

September 09, 2021

Motion made by William Cornman to adjourn, Seconded by DC Dunham. Voting Yea: Bryan Prochnow, Craig Hlavinka, DC Dunham, Bubba Cook, William Bell Jr, William Cornman, Jim Folse. Motion carried and the Board adjourned at 5:03.

**PASSED AND APPROVED**, this 11<sup>th</sup> day of NOVEMBER, 2021.

JULIE ESTLINBAUM.; BOARD CHAIRMAN

TIRZ BOARD #2

JEANNA THOMPSON

CITY SECRETARY