

SAGINAW COUNTY BUILDING AUTHORITY

REGULAR MEETING MINUTES

Date and Time:	Thursday, October 9, 2025 * 10:30AM
Location:	Saginaw County Governmental Center 111 S. Michigan Avenue, Saginaw, MI 48602 Board Room 200
Council Members Present:	Mary Catherine Hannah (arrived at 10:48), Bill Smith, Leon Turnwald
Council Members Absent:	AnnMarie Batkoski-Sullivan, Tim Novak
Others in Attendance:	Jaime Ceja (Administrator's Office), Kevin Murphy (Dow Event Center), Andrew Klaczkiwicz (IT), Tony DePelsMaeker (Maintenance), Kelly Suppes (Purchasing/Risk), Koren Thurston (Finance Director), Jessica Sargent (Commission on Aging), Jake Golden (Spence Brothers), Jack Tany (BOC), Terry Gregory (R.C. Hendrick & Son),

- I. **CALL TO ORDER:**
Secretary L. William Smith called the meeting to order at 10:39AM.
- II. **PUBLIC COMMENT:** N/A
- III. **APPROVAL OF MEETING MINUTES:**
10:55 AM - Member Turnwald made a motion to approve the meeting minutes from September 4, 2025. Member Smith supported. Motion passed (3-0).
- IV. **OPEN ISSUES:**
 1. **THE DOW EVENT CENTER – PHASE 2 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
 - a. **Project Update Phase 2 Signage** – Jake stated that he is currently working with Kevin and the sign company to create a plan for signage. Once they have a plan Jake will go to the City of Saginaw to find out if permitting is necessary.
 - b. **Other**
 2. **THE DOW EVENT CENTER – PHASE 3 CAPITAL IMPROVEMENTS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
 - a. **Project Update** – Kibbe will have full bid documents ready by December 5th and contracts completed in February 2026. Job should be completed by Fall 2026.
 - b. **Simoni Contract** – No contract yet, Kevin is still working on it.
 - c. **Mezzanine** – Spence is doing work in the mezzanine for the Spirit.
 - d. **Ice** – Kevin stated the ice has been good. Mr. Goslin is still pursuing the filtration system. Experts from the CHL were brought in to look at the ice and made some recommendations. Member Smith asked if there have been complaints from referees or equipment managers. Kevin stated none that he was aware of. The reoccurring comment was that they want fast ice which would require thinner ice. Kevin is looking at adding insulation to the dasher boards which will help alleviate melting. Chair Hannah stated that during the Memorial Cup humidity was an issue and we brought in dehumidifiers, is there an option to do that again on a permanent basis. Kelly stated that the new Zamboni should be delivered in November and that may also help with the ice. Kevin stated that clearer ice will result in the logo's showing clearer which Mr. Goslin is concerned about. Member Turnwald stated that a reverse

osmosis system is an on-demand system, you need a large storage tank and a lot of salt. This equals a lot of space.

3. MARIE DAVIS SENIOR CENTER - RENOVATIONS – JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

- a. **Punch List Update** – The punch list is down to a handful of items (fascia/gutters/generator fencing) that should be on site this week. Spence will also be onsite to remove items left behind. Punch list items should be completed by next week.
- b. **Fascia** – Jake stated that he needs Bob from Case Architecture to come out and look at it. Jessica stated that it was blowing off the building. Jake stated he is holding payment at this time to help motivate Case. Chair Hannah directed Kelly to call Case and ask them to work directly with Spence.
- c. **Budget** – Jake will send charge back order so the remainder can be used on the Eleanor Frank project. Andrew asked if the refund included the cabling IT did. Jake and Andrew agreed to speak offline.
- d. **Other**

4. ELEANOR FRANK SENIOR CENTER - RENOVATIONS PROJECT – TERRY GREGORY, PROJECT MANAGER, R.C. HENDRICK & SON

- a. **Project Update** – Subs are contracted, permits are secure, and the schedule is done. Fire suppression needed some revisions, which should cost about \$11,500. Looking at October start date and complete by Thanksgiving.
- b. **Refrigerated Truck** – Truck will cost \$350 a day, unavoidable. Member Smith asked if the Federal shutdown would affect the COA. Jessica stated yes, most likely it would but to what extent is it unknown at this time.

5. THE DOW EVENT CENTER – KEVIN MURPHY, GENERAL MANAGER, THE DOW EVENT CENTER

- a. **Legends & ASM Informational** – Legends brings expertise in project development, global sales, partnerships, hospitality, and merchandise. Edge Sports has a focus on youth and amateur teams. The contract with the Spirit and ASM is up this season, and the agreement is somewhat ambiguous in some areas and very clear in others. Now that Legends is on board with ASM the contract needs to be looked at a bit closer and negotiated in some areas.
- b. **Suites** – Only one suite was sold for off season events as well as the Spirit season. This is for Local 85 but that contract is with the Spirit and not ASM which had its own complexities, the suite was sold without final approval from the Fire Marshall and changes had to be made to the suite.
- c. **Elevator** – Member Smith asked if there was any opportunity for a second elevator to the theater side of the DEC. Chair Hannah stated that currently there is no return on investment for an elevator. If we decide later to renovate structurally then it may be an option.
- d. **Past Event Recap** – Disney on Ice, Memorial Service, Spirit opener in September, Great Gatsby and Thorn.
- e. **Upcoming Event Preview** – Spirit games, Starship and Foghat, Larry Fleet, Nitty Gritty Band, Killers of Kill Tony, Bee Gees, Colton Dixon, Theresa Caputo and Dustin Lynch.
- f. **Operational Updates** –
 - i. **Naming Rights Update** – The Joly CU will be sponsoring the red room and will now be called The Jolt Celebration Room. There will be a ribbon cutting on October 22nd. Dow is looking for a five (5) year term giving up the theater and the red room to cut costs. Chair Hannah stated that we need to clean up the language in the agreements,

currently the Spirit has the ability to approve naming rights. It would have been nice to be included in the discussion. Promises have been made to Team One CU for the event park. Member Smith asked to look at the contracts.

- ii. Arena Football Team – Currently working on a contract with an arena football team, Michigan Arsenal. They have six (6) games during the summer and the team is owned by George Bradford, former google executive. There will be a press release on October 15th.

- iii. Event Park – Season was average.

- g. **New Bookings** – Harlem Globetrotters, bull riding, The Rock Orchestra, Cinderella Ballet, Bert Kreischer.

6. COURTHOUSE – HVAC PROJECT – TONY DEPELSMAEKER, MAINTENANCE DEPARTMENT

- a. **Project Update HVAC** – Two of the boilers are up and running. Communicating with courts regarding noise. The Parks Department ceiling will be done this winter and is on schedule. The Judges lot exit gate has been replaced.

- b. **Other** – N/A

V. NEW ISSUES

1. Other

- a. **Animal Control** – Jack asked Mary Catherine to have Rachel supply a list of issues and how much was spent to rectify the issues.

VI. NEXT MEETING

- 1. Next meeting will be held Thursday, November 6, 2025 at 10:30AM.

VII. ADJOURNMENT

- 1. The meeting was adjourned at 11:50AM.