



Downtown Management Board & Downtown Development Authority Regular Meeting

Wednesday, April 9th, 2025 8:00 AM

301 Washington Ave. Bay City, MI 48708 Room 317

1. Call to Order/Roll Call

DMB

Jeff Hildebrant
 Magen Samyn
 ex Scott Nemode
 Howie Diefenbach
 Avram Golden
 ex Kelli Wilson
 Jennifer Stasser
 ex Sara Dimitroff

DDA

Daniel Dimitroff
 John Neeb
 Jesse Kendall
 Don Carlyon
 Nick Schwall
 Paul Wiese
 Sheila Turbett
 Jamie Ralph
 Jean Ann DeShano
 Jim Reaume
 Terry Moultane
 Chris Girard

Also in attendance:

Dana Muscott, City Manager

Kellie Rupp, Marketing Director

Excused: Scott Nemode, Kelli Wilson, Sara Dimitroff

Absent: Nick Schwall

2. Approval of the Agenda

- a. DDA Approval of the Agenda: Reaume/Ralph
- b. DMB Approval of the Agenda: Stasser/Diefenbach

3. Review and Approval of Minutes

- a. DDA Approval of the March 2025 minutes: Reaume/Wiese
- b. DMB Approval of the March 2025 minutes: Samyn/Stasser
- c. DDA receive financials: Girard/Reaume
- d. DMB receive financials: No March 2025 financials received.

4. Public Input

- Samyn talked about upcoming Bay Area Chamber of Commerce Events. The April Eye Opener breakfast will be Friday, April 11th at the DoubleTree featuring the Bay County Library System. The State of the State will take place on May 5th also at the DoubleTree.
- Reaume shared that the Bay Future Annual Meeting will take place on April 16th at the DoubleTree.

5. Director & Committee Reports

DDA motion to receive Director & Committee reports: Girard/Neeb

DMB motion to receive Director & Committee reports: Samyn/Hildebrant

- a. Rupp Report
- b. Events Committee Report
- c. Parking Committee Report
- d. Marketing Committee Report
- e. Beautification Committee Report
- f. Michigan Main Street

6. Action Items

- i. Receive DDA/DMB employment contract

DDA Motion to accept: Girard/Weise

DMB Motion to accept: Samyn/Stasser

- ii. DDA Budget Approval

Motion to accept: Reaume/Girard

iii. Water Street TIF approval

Motion to accept: Reaume/Girard

iv. Tree project finalization and expansion

Motion to accept tree project expansion to 134 trees by Reaume, support from Girard, all in favor.

7. City District Updates

- City Manager Dana Muscett updated the boards that Josh Sharrow will be managing the concession stand in Wenonah Park this Summer.
- The City also updated the boards that they are using underutilized space at the airport to plant 500 trees to grow, then plant half within city limits in the years to come.
- Per Terry Moulane, the first reading of the new sign ordinance will be read on May 19th.
- The First ward commissioner, Stephen Prince has resigned from his position. There will be interviews soon. Downtown is split between the 1st and 2nd wards.

8. Roundtable

9. Adjournment

With no further business to attend to, Don Carlyon moved to adjourn the meeting at 9:03 AM.

a.) Rupp Report

- I've been actively working on securing sponsorships for Wednesdays in the Park and the Summer Season Celebration. So far, we've raised \$39,500 toward our \$62,000 goal. I have applied for funding from the Bay Area Community Foundation, MyMichigan Health, Dow and SC Johnson and am waiting to hear back on those.
- We have announced the lineup for the Summer concert series as well! Here is our 2025 lineup:
 - June 11th: Bay Concert Band
 - June 18th: Eagles Tribute (Epic Eagles)
 - June 25th: Country Music Tribute (The Family Tradition Band)
 - *skip the week of 4th of July for the Bay City Fireworks Festival*
 - July 9th: Queen Tribute (Simply Queen)
 - July 16th: Journey & Rock Tribute (The RockShow)
 - July 23rd: Creedence Clearwater Revival Tribute (Mystic Highway)
 - July 30th: Taylor Swift Tribute (Taylor's Story)
 - August 6th: Beach Boys Tribute (Sounds of Summer)
 - August 13th: Legends of Classic Country (sponsored by Brian's House Community Group)
 - August 20th: Jimmy Buffett Tribute (Air Margaritaville)
- Jeff and I attended the press conference for the Bay City Fireworks Festival on March 14th. The fireworks festival will be three nights, July 3rd - July 5th. The fair and rides will be in Vet's Park and then there will be 8 bands over 3 nights in Wenonah Park. Tickets range from \$10-\$60 and are available at baycityfireworksfestival.com
 - Thursday July 3rd: Josey Scott (original voice of Saliva), Sponge and Redburn
 - Friday, July 4th: Wrecking Crue (the Motley Crue Experience), Paradise City (Guns N' Roses Tribute) and Night Shift
 - Saturday, July 5th: Jerkwater Town Boys and Infamous Quick
- I received an update on the Saginaw St. and Washington Ave. cape seal project from Rachel Phillips at the City. Saginaw from 10th to 6th and Washington from 7th to Woodside must be repaired and restriped. They haven't been able to meet with contractors or a third party inspector to determine the exact work that needs to be done yet. Due to weather and seasonal limitations the work cannot start before May 15th and the temperatures have to be over 55 degrees. They will keep us in the loop as this project moves forward.
- I recently met the owners of Reverie Wedding Co., located at 701 Washington Ave. They are leasing the first floor of the old Huntington Bank building and have plans to transform the space into a event venue for weddings, showers, and special occasions, accommodating up to 200 guests. The rooms along Sixth Street will be converted into suites for bridal parties. They plan host a vendor night in May, inviting downtown business owners to preview the space. Their official opening is set for June 1st.

- There has also been some movement at the old Fabric Fair (206 5th St.) which is soon to be Calypso Wine Bar. The owner of this business is the same as Legacy Coffee House, Kassy Fitter. She is hoping to open the business in June.
- First Look Bridal is expanding their business into the space next door, so they will occupy 908 and 910 Washington in the Davidson building. In the expanded space they are going to have their tuxedos and mothers dress, additional changing rooms (seperate from the bridal side) and a new checkout counter. There will be a ribbon cutting for this new addition on April 24th at 4:00 PM with the Chamber of Commerce!
- We are working with Hanna Brown to help redo our wayfinding signs around Downtown and the handheld downtown map. Hoping that these will be available for distribution by the summertime. In the past we received grants from the community foundation and the rotary clubs to do these, I have reached out to the community foundation to see if I could get a history on that and if there may be support available.
- Since the transition of assisting the DDA in moving things along, it has been going well. I have worked with Sheri from the City Treasurers office working in New World. She has shown me how to enter in payments, enter in invoices and the daily receipting process. I have completed and submitted payroll and helped manage the two parking ambassadors. I recently got them new notebooks that will help make their job a little easier when out in the streets/lots.
- Over the past couple of summers, Bay Metro has provided free rides from the high rises and Bay Medical Care Facility to the Wednesdays in the Park concerts. This year I sent the lineup to Bay Metro which led to a phone call with Dave Smith. In our conversation we talked about setting up rides, almost like a shuttle, from the Adams/5th parking lot to the park so people can have easier access and a shorter walk with their chairs. He said they would absolutely be able to do this. I also suggested a ride from the west side, over to the concerts, they said that would also be easily manageable being that they have access to Liberty Bridge now. I am working on setting up a good pick up/drop off location on the west side to shuttle those concert goers as well.

b.) Events Committee Report

Events Committee Report

Next events meeting: April 15th

1. March Events:
 - a. Lucky Leprechaun Hunt: This event was on March 15th, inviting families and shoppers to downtown businesses in search of hidden leprechauns in 22 businesses downtown. The scavenger hunt encouraged participants to visit various downtown stores, collect the names of the leprechauns, and submit their entries for a chance to win an overnight stay at the DoubleTree and a \$50 downtown gift certificate. I had a total of 40 completed slips turned in to win the grand prize.
 - b. Spring Shop Hop: This event took place March 28th & 29th. There were 21 businesses that participated and hid eggs in their business. I did receive feedback that the leprechaun hunt seemed to draw more shoppers, but the weather could have affected that.
2. First Thursdays: The DMB is launching First Thursdays in Downtown Bay City, a new monthly initiative designed to increase foot traffic and extend business hours beyond the usual schedule. Taking place on the first Thursday of each month, the events will feature themed activities, merchant participation, and special promotions to encourage dining and shopping downtown.

We are encouraging businesses to stay open until 7 or 8 PM and get involved by offering in-store activities, sidewalk games, or themed specials. The DMB will support the event with promotions, activities, and giveaways to help draw visitors.

Themes:

- May 1 – Art Walk: Local student artwork displayed in participating businesses.
- June 5 – Passport Challenge Kickoff: Shoppers collect stickers for purchases to enter a \$300 gift card drawing.
- August 7 – Family Night: Entertainment throughout downtown, including face painting, balloon animals, and jugglers.
- September 4 – 80s Night & Bring Your Pet: 80s-themed activities, giveaways, and a pet-friendly atmosphere with treats and photo ops.

Additionally, we are including Dine Downtown, encouraging restaurants to offer a \$25-\$30 prix fixe menu on the First Thursday of the month.

Revenue	March Parking Report 2025	2025 Parking Permit Sales update		
Parking Lots - 55 tickets	1,080.00	Running Collected Payments:	41,183.07	
Street Parking - 45 tickets	1,010.00	Running Invoiced Payments:	-	
ParkMobile	412.65	Running Grand Totals:	\$ 41,183.07	
Parking Passes:	18,562.50			# \$
Revenue TOTAL	\$ 21,065.15	March Unpaid	73	\$ 2,950.00
Expenses		March Voided	36	\$ 470.00
Administrative				
Payroll - Gross (Ambassadors + Director)	3,975.38			
ParkMobile Fees	70.65			
Equipment Costs				
IPS Monthly Bill	1,536.50			
Parking Lot Ground Maintanence	-			
Expenses TOTAL	\$ 5,582.53			
Difference	\$ 15,482.62			

d.) Marketing Committee Report

	January 2025	February 2025	March 2025
Facebook Content Interactions	4,400	2,599	3,700
Facebook Followers	30,433	30,425	30,544
Facebook Post Reach	97,700	113,900	244,087
Facebook Video Watch Time	7d 4h	13h	1d 3h
Instagram Followers	8,765	8,787	8,809
Newsletter Open Rate	38%	39%	39%
Constant Contact Subscribers	9879	9869	9859

e.) *Beautification Committee Report*

- The committee talked about pet owners not picking up after their animals on sidewalks, particularly around the Shearer Building. A recommendation was made to send a friendly reminder to the building's HOA, including the relevant section of the city ordinance regarding pet waste cleanup
- As we get closer to spring, we wanted to make sure that we have maintenance lined up such as weeding, sidewalk cleaning, Waterfall park cleaning, etc. Mike Schingeck has sent us a number of quotes for different services he can offer over the past couple of months. He compiled them all into one document and it was presented to the committee. Below is an outline of his services and the costs. The full document with more details can be requested from Kellie.

1. Street/Sidewalk Cleanup

- Rate: \$40/hour
- Total Cost: \$4,040

2. Parking Lot Cleanup (4 lots)

- Rate: \$450/month
- Total Cost: \$3,600

3. Waterfall Park Maintenance

- Rate: \$200/month (potentially every other month)
- Total Cost: \$1,400, every other month \$700 total.

4. Watering Services

- \$5 per tree (not included in the total, dependant on if BACC leadership class needs this for the trees)

Overall Estimated Cost (April - November): \$9,040

f.) Michigan Main Street Report

- The MMS committee met back on the 13th to review and go over the Downtown Scorecard. The Michigan Main Street Downtown Scorecard is a tool used by the MMS program to assess the progress and effectiveness of participating communities in implementing the Main Street Approach for downtown revitalization. It helps communities measure their success based on key performance such as economic development impact, community engagement, historic preservation efforts, placemaking and public space improvements and marketing and promotional activities.
- Kellie sent the completed scorecard to Leigh at the MEDC. She said it is a huge accomplishment getting this finished. It was also asked what the suggested next steps would be. Leigh offered to meet online with the committee and discuss next steps and how we can strategically use our scorecard to move forward. The committee will meet with Leigh on April 2nd.

FEE FOR SERVICES AGREEMENT

This Fee for Services Agreement (“Agreement”) is made and entered into as of March 11, 2025 (“Effective Date”), by and between Bay City Downtown Development Authority (“Client”) and Bay City Downtown Management Board (“Service Provider”).

A. Scope of Services-For good and valuable consideration as noted in Section C, under the direction of the Client, the Service Provider shall perform the following services (collectively, the “Services”):

1. Short Term – Day-to-Day Services

- a. Collect and administer parking ticket receipts and voids.
- b. Collect and administer parking lot passes.
- c. Manage parking ambassadors on a day-to-day basis.
- d. Evaluate and determine if additional parking ambassador assistance is required in the office.
- e. Process payroll and prepare reporting for parking ambassadors.
- f. Invoice for any outstanding parking passes (Outdoor Adventure).
- g. Deposit all receipts.
- h. Process parking appeal requests and manage dispositions.

2. Medium Term – One to Three Month Services

- 1. Coordinate ongoing parking lot maintenance, including contract oversight.
- 2. Submit routine accounts payable either directly to New World or to the appropriate authority for further processing.
- 3. Coordinate with maintenance companies for any miscellaneous or routine maintenance and cleanup in the downtown area.
- 4. Waterfall Park Startup and Operations:
 - o Act as the primary point of contact for the contractor responsible for initiating the waterfall park.
 - o Coordinate the startup process and any required maintenance during the contract period.
- 5. Fireplace Repair and Maintenance:
 - o Coordinate with any current contracted company for the repairs of the downtown gas fireplaces.

- Oversee any required repairs during the contract period.

B. Term: This Agreement shall commence on the Effective Date and continue in effect until July 4, 2025, unless earlier terminated in accordance with Section E. The Term is inclusive of 84 work days. Subject to the agreement, both the Client and Service Provider agrees that the Term may be extended at the Compensation rate stipulated in Section C.

C. Compensation

1. The annualized fee for the Services is \$25,836.00, based on a daily business workday rate of \$98.99, presuming a 261-day year.
2. For the complete Term of this Agreement, the total fee payable shall be \$8,414.02.
3. The Service Provider shall be paid from the Client on a bi-weekly basis for Services rendered per this Agreement, with no more than a 14-day delay.

D. Independent Contractor: The Service Provider shall perform the Services as an independent contractor. Nothing herein shall be construed to create an employer-employee relationship, partnership, or joint venture between the parties.

E. Termination:

1. Either party may terminate this Agreement at any time upon providing a 30-day prior written notice to the other party, pursuant to the Method of Communication as noted below.
2. In the event of early termination, neither party shall be subject to any penalty; and payment for services rendered up to the effective date of termination shall be paid upon receipt of final invoice by the Service Provider.

F. Miscellaneous:

1. Entire Agreement: This Agreement constitutes the entire understanding between the parties regarding the subject matter herein and supersedes all prior agreements, representations, or understandings, whether written or oral.
2. Amendments: Any amendment or modification to this Agreement must be in writing and signed by both parties.
3. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state of Michigan, without regard to its conflict of law principles.
4. Notices: All notices or communications required under this Agreement shall be in writing and delivered to the parties via their method of communication noted below.

As to Client: US Mail Email _____

Address: _____

City, State, Zip _____

As to Service Provider: US Mail Email _____

Address: _____

City, State, Zip _____

5. **Severability:** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
6. **Confidentiality:** The Service Provider agrees that she will take any and all such actions and necessary steps as appropriate to safeguard any such confidential and proprietary information of the Client that may be received and will not use such information to directly interfere with the operations of or to compete with the Client's operations. Further, Service Provider will conduct Services to the best of her ability in a manner congruent with the policies and procedures of Client.
7. **Expense Reimbursement:** Client agrees to pay for any and all ancillary expenses incurred by Service Provider for such Services outlined in Section A above through presentation of receipts to Client. Any expected amount exceeding \$500 must have prior sign-off approval by the Client for payment or reimbursement. Client may provide a credit card for such expenses for use by Service Provider for ease of charging such expenses.
8. **Indemnification:** Service Provider shall indemnify, defend and hold harmless Client from and against any and all liabilities relating to, arising out of, or resulting from Services provided, but only to the extent that such liability relates to, arises out of, or results from Service Provider's gross negligence, willful misconduct or fraud.
9. **Headings:** The descriptive headings of the sections and subsections of this Agreement are for convenience only, and do not affect this Agreement's construction or interpretation.

IN WITNESS WHEREOF, the parties hereto have executed to this Agreement as of the Effective Date first written above.

Bay City Downtown Development Authority

By: _____

Dated: _____

Title: _____

Bay City Downtown Management Board

By: _____

Dated: _____

Title: _____

Bay City Downtown Development Authority
Budgeted Income Statement
6/30/2026

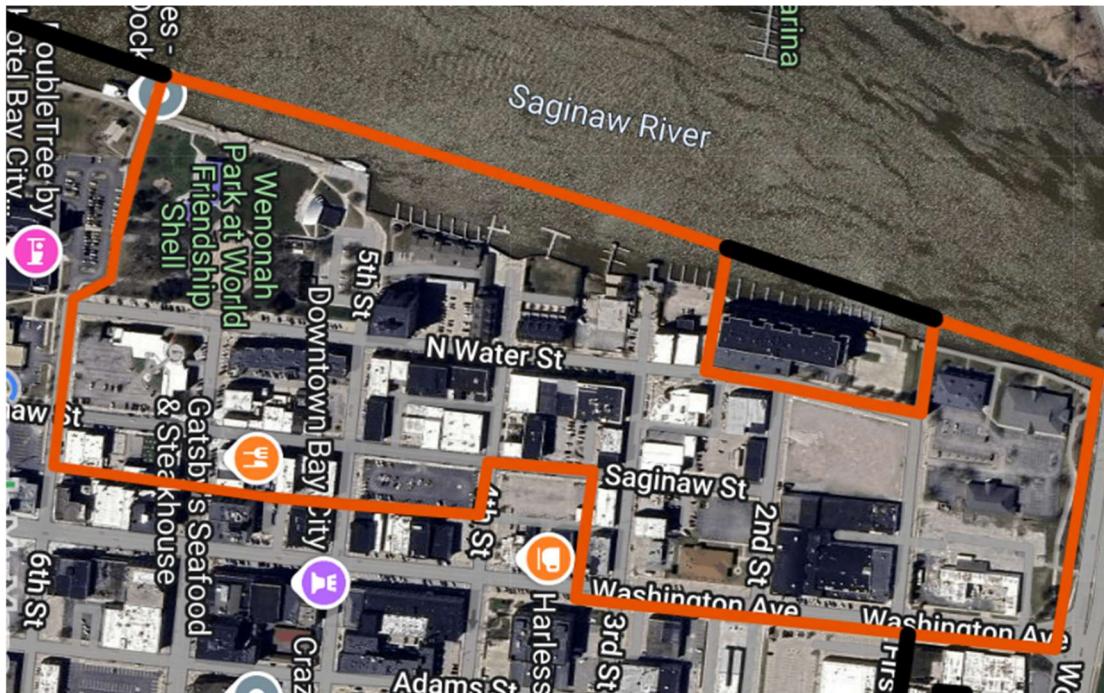
	Prior Year Budget	2025 YTD Actual (8Mo)	2025 YTD Annualized	2026 Proposed Budget (DDA)
Revenue				
Tax Revenue				
INTEREST ON TAXES	-	-	-	-
SPECIAL ASSESSMENT	153,000	-	-	173,844
Total Tax Revenue	153,000	-	-	173,844
Parking Revenue				
PARKING LOT-6TH & WASHING	10,000	9,365	14,048	10,000
PARKING LOT-SAGINAW ST	12,000	17,906	26,859	12,000
PARKING LOT-CENTER & ADAM	18,600	2,405	3,608	9,000
PARKING LOT-JENNISON	6,000	6,580	9,870	6,000
PARKING VIOLATIONS	6,800	5,308	7,962	10,320
Total Parking Revenue	53,400	41,564	62,346	47,320
Other Revenue				
INVESTMENT GAIN - MARKET	-	-	-	-
INTEREST EARNINGS	797	12	19	500
DONATIONS/CONTRIBUTIONS	425	10,169	15,254	-
MISCELLANEOUS INCOME	2,500	230	345	1,000
Total Other Revenue	3,722	10,412	15,617	1,500
Total Revenue	210,122	51,976	77,964	222,664
Expenses				
Administrative Expenses				
SALARIES & WAGES	-	37,530	56,296	96,265
HEALTH INSURANCE	-	2,800	4,200	3,744
F.I.C.A.	-	3,085	4,628	7,364
AUTO/MILEAGE/FOOD ALLOWNC	-	9	13	500
CELL PHONE ALLOWANCE	-	400	600	600
OFFICE SUPPLIES	1,500	197	296	2,000
ASSETS UNDER CAP THRESHLD	-	-	-	-
PROFESSIONAL SERVICES	76,200	4,546	6,819	4,576
DOWNTOWN MGT BOARD ADMIN.	-	-	-	-
COMMUNICATIONS	1,730	-	-	1,730
PRNT, PUB, ADVERTS, MRKTG	1,000	-	-	1,000
NATURAL GAS	852	423	634	1,000
ELECTRIC	1,104	402	603	1,200
OFFICE EQUIP MAINTENANCE	-	566	849	1,380

Bay City Downtown Development Authority
Budgeted Income Statement
6/30/2026

	Prior Year Budget	2025 YTD Actual (8Mo)	2025 YTD Annualized	2026 Proposed Budget (DDA)
BUILDING RENTAL	8,400	3,325	4,988	4,635
MEMBERSHIP & DUES	-	-	-	-
INDIRECT CHARGE-ADMIN	4,513	3,008	4,512	9,325
EDUCATION & TRAINING	500	1,285	1,928	1,000
TRAVEL, LODGING, & MEALS	500	71	106	1,500
INSURANCE & BONDS	634	424	636	1,038
Total Administrative Expenses	96,933	58,071	87,106	138,857
Downtown Expenses				
REPAIRS & MAINTENANCE	1,400	2,374	3,561	1,000
EQUIPMENT MAINTENANCE	-	-	-	-
LAND IMPROVEMENTS	30,700	-	-	10,000
GROUND MAINTENANCE	1,000	17,988	26,981	8,000
Total Downtown Expenses	33,100	20,362	30,543	19,000
Parking Expenses				
PARKING MAINT/CLEANUP	41,653	14,098	21,147	30,055
HARDWARE/SOFTWARE MAINT	17,400	9,587	14,380	24,598
Total Parking Expenses	59,053	23,685	35,527	54,653
Other Expenses				
BAY FUTURE	3,000	-	-	6,000
LATE FEES, PENALTIES AND	1,661	659	989	-
MISCELLANEOUS	100	1,066	1,600	500
FUND BALANCE RESERVE	-	-	-	-
DDA INSURANCE	1,275	807	1,210	2,575
CONTRIBUTION	15,000	2,196	3,294	-
Total Other Expenses	21,036	4,728	7,092	9,075
Total Expenses	210,122	106,845	160,268	221,585
Operating Surplus/(Deficit)	-	(54,870)	(82,304)	1,079

Water Street Tax Increment Financing District

Initial Budget FYE 6/30/2026



A tax increment financing (TIF) district is a special area that a local government designates to help boost development and improve the community. Here's how it works in plain language:

- **Identifying the Area:** The government chooses a neighborhood or district that needs economic or physical improvements.
- **Using Future Tax Gains:** Instead of waiting for all the funds, the government estimates that property values in the area will rise as the neighborhood improves. The extra tax revenue generated by this increase (called the “tax increment”) is then used to pay for things like new roads, parks, or other public improvements.
- **Paying for Improvements:** Essentially, the government borrows against the future increase in tax revenue to finance these projects, with the idea that better infrastructure and amenities will attract more businesses and residents, further increasing the tax base.

In simple terms, a TIF district is a way for a city or county to invest in an area by using the additional tax money that comes from the area's own growth.

The Bay City Downtown Development Authority (DDA) is responsible for the administration of the Water Street TIF District. Several years ago, the DDA elected to take out a loan to finance street improvements in the District and all the tax capture was used to cover debt service. The payments of those bonds will be complete as of April 2025. This will create some additional capital to make improvements that fall **within the bounds of the District that are approved TIF District Plan**. Most of the proposed budget is scheduled to go into fund balance. Only deferred improvement and rehabilitation items that have been previously identified have been contemplated in this budget. **Large project considerations and additional bond financing should be avoided until we have addressed our Executive Director issue.**

Water Street TIF District
Budgeted Income Statement
6/30/2026

	Prior Year Budget	2026 Proposed Budget (WST)	TIF Plan Item/Note
Revenue			
Tax Revenue			
CAPTURED TAX INCREMENT	417,132	429,378	99% Collections from estimate from Wade
INTEREST EARNINGS	10,066	11,369	3% on running balance, estimated start at
Total Revenue	427,198	440,747	
Expenses/Outlays			
PROFESSIONAL SERVICES	-	20,000	Ally concept planning and feasibility - TIF Plan 16
ENGINEERING SERVICES	-	10,000	Beautification/Art Install - TIF Plan 16
PARKING MAINT/CLEANUP	-	15,000	Improvements at Jennison and Saginaw - TIF Plan 19
ELECTRIC	11,500	11,500	Unknown - not sure what meter this is. Investigating
REPAIRS & MAINTENANCE	-	5,000	Water St Fountain Rehab - TIF Plan 19
GROUND MAINTENANCE	6,500	53,000	Streetscape - Brick repairs, Trees (52) - TIF Plan 15
INDIRECT CHARGE-ADMIN	908	1,200	Administrative Fees from City, estimate
FEES	157	200	Unknown
LAND IMPROVEMENTS	-	-	
DEBT SERVICE PRINCIPAL	475,000	-	Debt will be retired in April 2025
DEBT SERVICE INTEREST	19,000	-	Debt will be retired in April 2025
Total Expenses/Outlays	513,065	115,900	
Operating Surplus/(Deficit)	(85,867)	324,847	

Note: Other than some engineering and design, this project only contemplates rehabilitation and replacement of existing things. Sidewalk bricks and trees in the district are in desperate need of rehabilitation and replacement in the district. Additionally, the Waterfall Park is in need of some rehabilitation.



TO: Downtown Development Authority Trustees
FROM: John Neeb, Vice-Chair
DATE: 4/8/2025
SUBJECT: Leadership Class Tree Project and Project Expansion

The Bay Area Chamber of Commerce 2025 Leadership Class is proud to announce that their fundraising efforts were very successful, and they will be able to realize the entire \$25,000 match committed by the Downtown Development Authority. The scope of the Leadership Class's project is to replace as many trees as they can with the amount of money they've raised. The area they are working in is inside the Downtown Development Authority boundaries, but outside the Water Street TIF Boundaries. There are an estimated 70 trees in this area. They are primarily along Center Ave and Washington Ave.

Selected Contractor

Weiss Property Management – A full-service grounds maintenance company, Weiss is Bay City based company offering a comprehensive suite of landscaping services.

Selected Tree

American Sentry Linden – Included in City's Approved Tree List

- Uniform, upright, and narrow growth habit.
- Suitable for smaller landscapes and urban settings.
- Drought tolerant once established
- Beneficial for pollinators

Tree Surround

Rock Pave – A range of natural stone and colored recycled glass flooring and paving system for both interior and exterior applications. It uses a unique resin technology to bind specially selected natural stone and recycled glass pebbles, trowel to form a seamless and permeable durable surface. Mike Steele, Electric Vegetation Operations Supervisor for the City is comfortable with this selection.

Price

American Sentry Linden	\$198/Tree
Removal & Disposal of Grate or Stone	\$80/Location
Removal/Installation of Tree	\$325/Tree Estimated
Topsoil, Fertilizer, and Watering	\$75/Tree
Rockpave Tree Surround	\$350/Location
Projected Maximum	\$1,028/Tree

Project Proposed Expansion

With the final debt payment of the Water Street TIF District being made in April of 2025, I would propose that we continue the Leadership Class's project into the district. This will encompass approximately 65-70 additional tree replacements in downtown Bay City. The Leadership Class has already done the legwork in developing the concept and, determining the best products, and obtaining bids and pricing. This gives our organization the opportunity to continue to make some high visibility progress downtown while we work towards next steps for our organization.