



Bay Area Transportation Authority Board of Directors

Regular Board Meeting

Thursday, August 13, 2026

1:00 PM

Hall Street Transfer Station - Conference Room

115 Hall Street, Traverse City, MI 49684

- 1. Call to Order**
- 2. Pledge of Allegiance and Moment of Silence**
- 3. Roll Call**
- 4. Public Comment – Agenda Items***
- 5. Approval of Agenda / Conflict of Interest**
- 6. Consent Calendar**
 - a. Approval of the Regular Board Meeting Minutes for June 25, 2026
 - b. Acceptance of the following Reports
 1. FY26 Q3 Ridership Report - Eric Linguar
 2. FY26 Q3 Turnover Report - Chris Davis
 3. Correspondence/Staff Compliments – Chris Davis
 4. BATA Board Tracker - Eric Lingaur
- 7. Consent Calendar Items Removed**
- 8. Executive Director's Report**
- 9. Chairperson's Report**
- 10. Guest Presentations**
 - a. Suttons Bay Housing Tax Increment Financing (TIF) Update – Susan Leithauser-Yee

11. Financial Update

- a. Financial Update – Patrick Preusser

12. Discussion Items

- a. Millage Education Efforts – Eric Lingaur
- b. Farebox System Update – Eric Lingaur & Paul Clauson
- c. Cherry Festival Service Recap – Eric Lingaur

13. Action Items

There are no action items this month.

14. Public Comment – General Matters*

15. Closed Session

No closed session is scheduled.

16. Other Business

17. Next Meeting

Thursday, September 24, 2026
1:00 p.m.
Suttons Bay Library
416 N. Front Street
Suttons Bay, MI 49682

18. Adjourn

*** Public Comment:**

Any interested party or person may address the board on any matter of BATA concern during public comment. Comments will be limited to 5 minutes, and a one-minute warning will be given when needed. Any public comment that becomes disruptive, unduly repetitive, or impedes the orderly progress of the meeting may be terminated by the presiding officer. After you have completed your comments, the board may ask any clarifying questions. If needed, you will be assigned a member of BATA's staff to follow up directly on any open concerns.

BATA Regular Board of Directors Meeting Minutes

Location: Hall Street Transfer Station, 115 Hall Street, Traverse City, MI 49684

Date/Time: Thursday, June 25, 2026 / 1:00 PM

1. Call to Order

The meeting was called to order by Vice Chairperson Lance Boehmer at 1:04 PM.

2. Pledge of Allegiance and Moment of Silence

3. Roll Call

- John Sommavilla – PRESENT
- Gwenne Allgaier – PRESENT
- Sarah Bye – PRESENT (Virtual)
- Janice Wyant – PRESENT
- Fern Spence – PRESENT
- Lance Boehmer – PRESENT
- Wayne Schmidt – ABSENT

4. First Public Comment*

Justin Reed from the Traverse House Clubhouse addressed the Board regarding concerns with the new fare system. Their organization distributes paper tickets to passengers. They will be asking a representative from BATA to make a presentation at one of their upcoming meetings.

5. Approval of Agenda/Declaration of Conflict of Interest

Motion by Fern Spence, supported by Gwenne Allgaier, to approve the June 25, 2026, Regular Board Meeting/Agenda/Declaration of Conflict of Interest as presented.

- **Ayes: 5**
- **Nays: 0**
- **Motion Carries: 5-0**

6. Consent Calendar

The purpose of the Consent Calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff, or the public may ask that any item on the Consent Calendar be removed and placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the Consent Calendar, the action noted in parentheses on the agenda is approved by a single Board action adopting the Consent Calendar.

Consideration of Approving the Following

- a. Regular Board Meeting Minutes of May 28, 2026
- b. Special Board Meeting Minutes of May 29, 2026
- c. Special Board Meeting Minutes of June 11, 2026

Consideration of Accepting the Following Reports

- d. Local Advisory Council Meeting Minutes of June 1, 2026
- e. Monthly Income Statement
- f. Correspondence - Staff Compliments
- g. BATA Board Tracker

Motion by Gwenne Allgaier, supported by Fern Spence, to approve the June 25, 2026, Regular Board Meeting Consent Calendar, with the exception of item 6c. Special Board Meeting Minutes of June 11, 2026, which was removed by John Sommovilla for discussion.

- **Ayes: 5**
- **Nays: 0**
- **Motion Carries: 5-0**

7. Any Items Removed from the Consent Calendar.

Item 6c. Special Board Meeting Minutes of June 11, 2026

John Sommovilla recommended the Board make two corrections to the minutes as presented: under item 11. Director's Comments and Announcements/Open Floor (on page 17 of 37 in the June 25, 2026, Board packet) correct his name from Jim to John in the first bullet, and strike the sentence in the second bullet within the parentheses that states "Administration confirmed that Fern did receive orientation on June 5, 2025, at the Firefly Restaurant with Chris Davis", because the statement added to the meeting minutes was not made during the public meeting on June 11, 2026. The Board agreed with the recommendations to correct the minutes.

Motion by John Sommovilla, supported by Fern Spence, to approve the June 11, 2026, Regular Board Meeting Minutes, as amended.

- **Ayes: 5**
- **Nays: 0**
- **Motion Carries: 5-1**

The Board discussed the onboarding process for new Board members and expressed interest in a more formal process. Chris Davis, as Interim Executive Director, implemented meeting one-to-one with new Board members to share and review an orientation binder. John Sommovilla noted as Governance Chairperson he previously attended Board orientations for new Board members. Ms. Davis noted that she was not made aware of this previous practice when she became Interim Executive Director. It was agreed that Administration will work on expanding and formalizing the orientation process for incoming Board members and will bring a proposed orientation plan to a future Board meeting.

8. Executive Director's Report

Chris Davis, Interim Executive Director, provided the Board with the June 2026 update, highlighting the following items: Hosted the Try Transit Day breakfast for over 160 people at BATA's Hall Street Transfer Station and provided 1,455 free rides to passengers across the fixed route system; Administration handed out anniversary service pins to BATA employees at the monthly Communications meetings, and the recognition was very well received. The service pins represent about 700 years of experience collectively among BATA employees; Operations is in the midst of preparing for Cherry Festival week with expanded hours and ambassadors positioned at Hall Street to assist with questions; All EV chargers at headquarters and Hall Street have been commissioned; BATA's service during the Bayshore Marathon was a great success with expanded hours and increased usage over last year; and, in preparation for transporting seasonal workers, BATA met with Interlochen Center for the Arts, The Homestead in Glen Arbor, and the Grand Traverse Resort and Spa to talk about routes and schedules.

9. Chairman's Report

No report at this time.

10. Old Business

No old business.

11. New Business

a. Link Service Recommendations

Eric Linguar, Director of Communications and Development, Adam BeVier, Operations Manager of Demand-Response and Dispatch Supervisor, and Ben Gordon in Partner Success at Via, presented an overview of proposed enhancements to the BATA Link on-demand service. Link service has been in place for six years and is extremely successful and popular. The presentation outlined a phased approach to improve service by creating separate urban and rural service zones to better address differing rider needs. Proposed changes include expanded advance scheduling options for rural riders, improved reliability for work and medical trips, and increased efficiency through software enhancements. Staff also discussed evaluating fixed-route and on-demand service integration during a future second phase to better utilize resources. Board members discussed rider accessibility, commuter service, scheduling flexibility, coordination with neighboring transit providers, and prioritizing door-to-door service for seniors and individuals with disabilities. Staff emphasized that the proposed changes are intended to improve service levels and efficiency without increasing operating costs. No Board action was requested or taken.

b. Onboarding Process for New Executive Director

The Board reviewed the draft onboarding plan for incoming Executive Director Patrick Preusser. His first day on the job is scheduled to be Wednesday, July 22, 2026, and the press release announcing his appointment went out to media on June 25, 2026. Any questions regarding the press release should be directed to Eric Linguar. The Board discussed prioritizing Patrick's one-on-one meetings with Board members before August 13, 2026, regular Board meeting while maintaining flexibility in scheduling. The Board also recommended prioritizing introductory meetings with BATA Directors, followed by key community partners and local government officials throughout the month of August. Additional suggestions included conducting orientation activities aboard BATA buses when practical, introducing Patrick at the Michigan Township Association (MTA) meeting – Fern Spence said she will forward the MTA meeting information and contacts to Chris Davis, and hosting public meet-and-greet events with Patrick at both Hall Street and BATA Headquarters to engage passengers, community stakeholders, and the public. Administration will

refine the onboarding schedule based on the Board's feedback and provide the revised draft document to Patrick for his input. Once approved, Kelly Walter will contact all stakeholders to schedule the meetings.

12. Second Public Comment

No public comment was offered.

13. Director's Comments and Announcements/Open Floor

- John Somnavilla asked about hiring efforts for open positions. Chris Davis provided an update on current hiring efforts, including the recruitment of bus drivers and the onboarding of the new Accounts Payable Specialist/Administrative Assistant, Kelly Walter. Two drivers are completing new hire training this month, and four drivers start training on July 6, however more drivers, as many as eight, are still needed.
- Fern Spence reported on the regional planning efforts related to the Coalition to End Homelessness, and BATA's role in this effort. The City and County are working collaboratively on passing a resolution of support, and Fern said it would be helpful if we could provide a statement to the City and County that BATA is a supportive partner in this effort. Board members discussed emphasizing the importance of coordinating transportation planning, funding for transit services, rider access to bus passes, and ongoing communication with community partners. Administration reported that BATA has participated in preliminary discussions with various organizations and will continue to monitor and engage in the planning process as appropriate. Once a resolution is passed, Lance Boehmer will ask the City Manager and Fern Spence will ask the County Administrator to forward the resolution to BATA Administration.
- Gwenne Allgaier expressed her appreciation to Interim Executive Director Chris Davis for her leadership and service in the absence of an Executive Director, keeping BATA going and keeping staff spirits strong while continually working to build the organization. Board members concurred thanking Chris for her service.

14. Adjournment

The meeting adjourned at 1:57 PM. The next BATA Board meeting is scheduled for Thursday, August 13, 2026, at 1:00 PM at the Hall Street Transfer Station, 115 Hall Street, Traverse City, MI 49684.

Meeting Minutes Submitted by: Kelly Walter

Meeting Minutes Approved on: _____

Gwenne Allgaier, Secretary: _____



Bay Area Transportation Authority

RIDERSHIP

Q3 2026 Ridership Report (April – June)

Q3 2026 Ridership: Total Ridership

Year / Quarter	Fixed Ridership	Link Ridership	Agency Ridership	Total Ridership	% of previous year
FY 2026 Q3	92,485	26,595	8,777	127,857	95% of 2025 Q3
FY 2025 Q3	97,483	28,414	8,505	134,482	116% of 2024 Q3
FY 2024 Q3	77,217	27,984	9000*est.	114,201	2024 was 131% of '23
FY 2023 Q3	50,905	29,897	6,599	87,401	

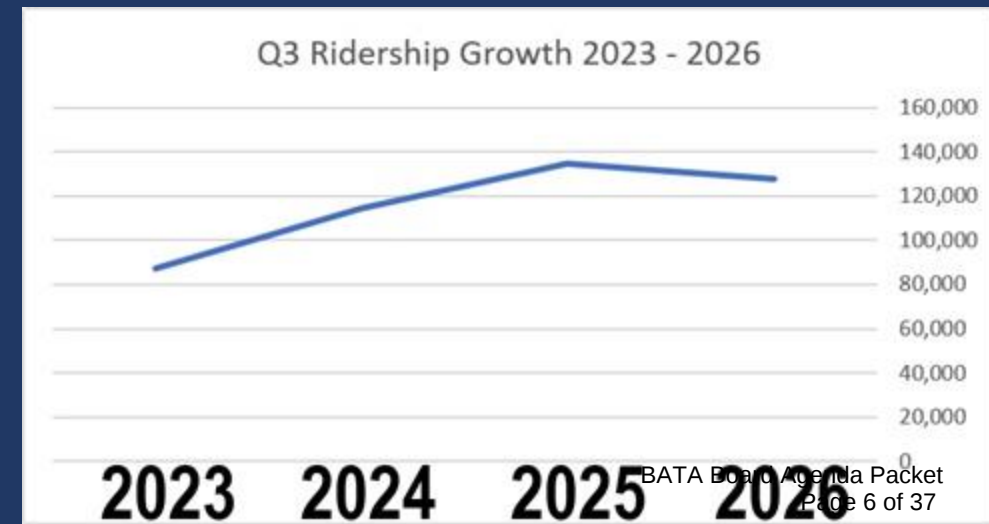
2023 Q3: 87,401

2024 Q3: 114,201

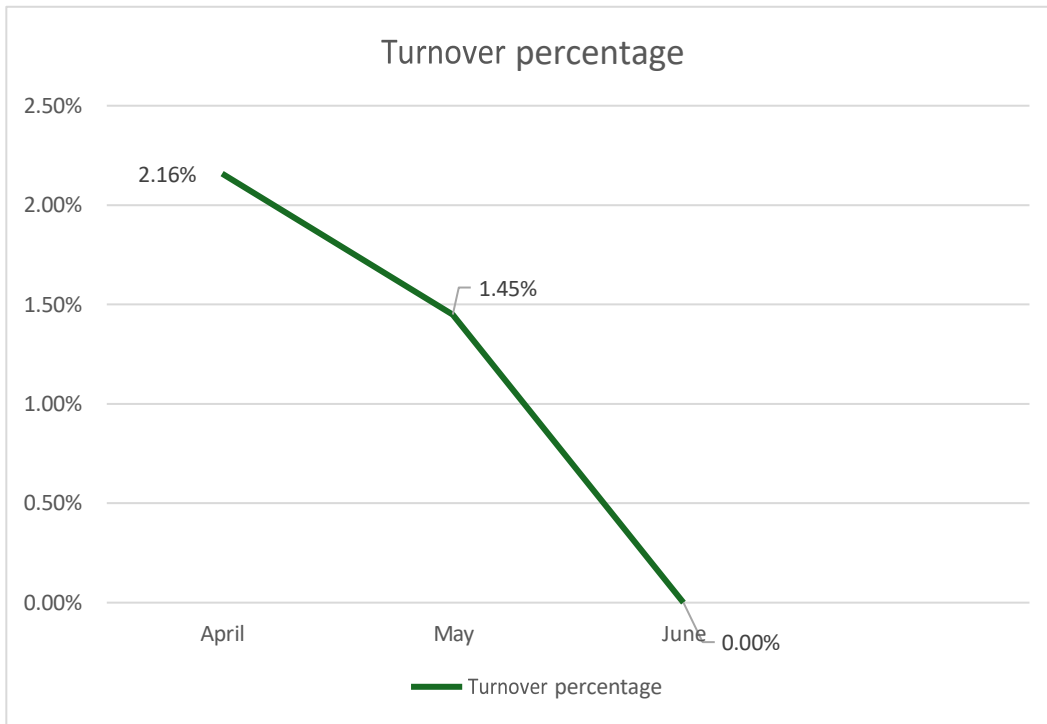
2025 Q3: 134,482

2026 Q3: 127,857

*** No Cherry Festival dates in Q3 2026 unlike previous years.**



2026 Q3 Attrition



Quarter Month	Number of Terminated Employees	Average Number of Employees	Turnover Percentage
April	3	139	2.16%
May	2	138	1.45%
June	0	140	0.00%

STAFF COMPLIMENTS – JULY 2026

*Joe Pizani, Kim Chambo – A passenger wrote to Joe to thank him for what a great, informative, and very friendly driver he is. He also said that Kim is great and does her job well!

*Meridith Lauzon – A dispatcher wrote to recognize Meridith for all the help she provided to dispatch on a day where they were having issues with VIA.

*Kevin Graves – A passenger with vertigo from a stroke called to say that she was having a difficult time and Kevin jumped out of the driver's seat and came over and helped her with the bus door and was as cheerful as could be.

*Ruth Paris, Shelly Kamp – A passenger who doesn't get around well called to give kudos to Ruth and Shelly because they were so great, didn't make her feel bad and didn't judge her even with her lack of mobility.

*Kris Suchland – A long time passenger called to say how fantastic Kris was and how phenomenal he was in helping him when there was confusion with a new stop.

*Andy Hayden, Doris Morgan – A passenger called to say how pleasant and so powerful Andy was that he just changed the passenger's attitude from being upset to being happy. The passenger also said that Doris was very helpful and pleasant and that she went out of her way to help him get off the bus because he is mobility impaired and didn't have his wheelchair.

*Sid Pearson – Shout out to Sid for doing a very tough job consistently with a positive attitude and a smile. He will do whatever it takes to keep BATA running safely and professionally. Sid is also very good at communicating with Dispatch and when he says he's going to take care of something, we know it's going to get done.

*Kim Chambo, Joe Pizani and Tom Turner – A customer called to say how kind Kim, Joe and Tom are to her. She said she is treated so well. She said they are always VERY nice to her!

*Adam Peplinski – A supervisor wrote to commend Adam for noticing a rider in emotional distress and called emergency services to check on her. She had made suicidal statements, and Adam got her help right away.

*Shelly Kamp – A passenger called to thank Shelly on her driving through some severe storms in the Northport area and for getting her where she needed to go. She said Shelly did a really good job!

*Drivers – A passenger called to praise BATA drivers on their excellent service. She said they are very, very polite and kind and helpful when she makes her connections from Cadillac.

*Dawn Rinz – A passenger called to say how well Dawn handled a very difficult situation on her bus.

*Joe Pizani – A passenger called to say that Joe is the best driver. He is very good at stopping and starting smoothly. The passenger said that Joe does not have a lead foot and that he hopes to have Joe as a driver again soon.

*Drivers – A passenger called to compliment BATA drivers for their driving during the Cherry Festival and he said it was the best idea anybody's ever had to have those shuttle buses. He said every driver was kind, friendly, helpful, and he just couldn't say enough.

*Konrad Kuzma, Jay Windham – A passenger wrote to say that Konrad assisted her in getting to the correct bus, then waited for her, answered her questions knowledgeably and was very polite. Jay and Konrad were both wonderful drivers who go out of their way to ensure riders get to where they need to go and really seem to care. She said Jay has helped her numerous times when she needed it and is always so nice even at 7 am!

*Pete Solitz – A passenger wrote to say that Pete went above and beyond to assist her. He even called the Clinic for her since she didn't have a phone. She said Pete was calm, competent, proactive and quick thinking.

*Mariah Guernsey – Shout out to Mariah for taking the initiative to reach out to staff and give notice to her going to clean out the refrigerators with a time

schedule so staff can mark items to retain. John Hansen has also helped with this in the past. Thanks for keeping our beautiful appliances well kept!

*Nathan Esper, Gabrielle Lee, Shelly Kamp, Jef Pataky – Congratulations and thank you to Nathan, Gabby and Shelly for participating in and Jeff for leading BATA's team at the Bus Rodeo in Frankenmuth on July 30. We are so proud of you!

*Tim Wittersheim, Dispatch– A passenger who takes BATA all the time said that she appreciates every minute and every second of the day BATA is on the road! She said that she was at Walmart and wasn't feeling well and was trying to book a ride, she didn't have one, and Tim pulled up and asked how he could help. Tim made a phone call to dispatch and was able to get her a ride.

*Drivers, Linda Cushman – A frequent passenger called to give a shout out to all the drivers and all the people at BATA. She said she loves everyone at BATA and considers all the drivers at BATA her family. She said Linda is great, so sweet, so kind and caring, and we have a great team!

*All Employees – We received a card from a visitor to Traverse City. She said thank you all for the most important part of her stay in Traverse City. She said she enjoyed the BATA services and that it blessed her life!

*Shout out to EVERYONE who assisted with our cookout. It was a great success. Everyone seemed to enjoy amazing food, great conversation and the positive camaraderie!

*Nathan Esper and Konrad Kuzma – An employee shared what great backups Nathan and Konrad are and how willing they are to always help. The employee said Nathan is a great wealth of information and Konrad is always smiling and positive.

Chris Davis

BATA Board Tracker

Board Meeting Date Discussed	Board or Staff Member	Topic	Status
6/25/2026	Eric Linguar	Coalition to End Homelessness	
6/25/2026	Patrick Preusser	Leelanau Service Financial Analysis	

Bay Area Transportation Authority

Board of Directors

BOARD REPORT

Executive Director's Report

Board Meeting Date:	August 13, 2026
Agenda Section:	Executive Director's Report
Presenter:	Patrick Preusser, Executive Director
Estimated Presentation Time:	5 minutes

Executive Summary

It has been a privilege to join BATA and begin serving our employees, Board of Directors, customers, and the communities we serve. During my first several weeks, my primary focus has been listening, learning, and building relationships to better understand our organization, strengthen connections with our employees and partners, and identify opportunities that will support BATA's continued success.

I have been impressed by the professionalism and commitment demonstrated across every department. Even while navigating leadership transitions and preparing for several major initiatives, our team continues to deliver exceptional service while moving the organization forward.

Strategic Priorities

As I continue settling into the Executive Director role, my immediate priorities remain focused on:

- Supporting a successful transition within the Finance Department while maintaining strong financial stewardship.
- Building strong relationships with employees, board members, local governments, community partners, and regional stakeholders.
- Preparing for several important organizational initiatives, including the upcoming millage renewal, implementation of the new fare system, and continued service improvements.
- Establishing communication practices that promote transparency, collaboration, and accountability.

Key Updates

Finance Transition

The Finance Department transition has remained a key organizational priority. Staff have done an outstanding job maintaining continuity while managing additional responsibilities. To support the

transition and help ensure timely and accurate financial reporting, BATA has engaged specialized governmental accounting professionals to assist staff with several priority financial activities. I appreciate the collaboration demonstrated across departments as we work together to restore the regular financial reporting cycle while maintaining focus on BATA's broader financial responsibilities.

Community and Regional Partnerships

Over the past several weeks, I have met with numerous community partners, local government leaders, educational institutions, business organizations, and regional stakeholders. These conversations have reinforced the important role BATA plays in supporting workforce mobility, economic development, and quality of life throughout northwest Michigan.

I have been encouraged by the positive relationships our employees have established throughout the community and look forward to continuing to strengthen those partnerships.

Organizational Highlights

Several key initiatives continue to move forward:

- Preparations for implementation of the new EZ Fare system continue, including validator installation, employee training, customer education, and outreach to community partners to support a successful launch.
- Operations continues preparing for fall service changes, school service implementation, and employee training while maintaining service levels despite ongoing staffing challenges.
- Information Technology has completed several important infrastructure improvements, including implementation of FuelCloud, strengthening connectivity for Link service, and supporting several technology initiatives that improve operational reliability.
- Facilities continues investing in customer amenities, including new shelters for riders, Hall Street improvements, and preparations for the arrival of new fleet vehicles later this year.
- Human Resources continues recruiting new drivers, advancing employee wellness and safety initiatives, and supporting employee development.

Employee Recognition

One of the things that has impressed me most is the commitment of our employees. Whether serving customers, supporting operations behind the scenes, or responding to unexpected challenges, our staff demonstrate teamwork and a strong commitment to public service. I appreciate their warm welcome and the pride they take in serving our community.

Upcoming Milestones

Over the coming weeks, our primary areas of focus include:

- Completing the Finance Director transition while maintaining continuity of financial operations.

- Continuing public education efforts related to the November millage renewal.
- Preparing for the launch of the new EZ Fare system through employee training, customer outreach, and community education.
- Finalizing fall service updates and school service planning.
- Continuing stakeholder engagement and strengthening organizational relationships.

Financial Impact

There is no direct financial impact associated with this report. Financial matters requiring Board consideration are presented separately within the Financial Update and accompanying agenda items.

Attachments

None.

**Proposed 38-unit Attainable Housing Development
926 & 980 S Hermann Rd, Suttons Bay Township**

What is Attainable Housing?

- As defined by MSHDA (Michigan State Housing Development Authority), “**Attainable Housing**” refers to housing units that meet specific income and rent criteria designed to make housing more affordable for low- to moderate-income households. It is a distinct but related concept to “Affordable Housing”, which is targeted to a lower income tier.
- “Attainable”, “Missing Middle” and “Workforce” Housing are sometimes used interchangeably.
- The income-qualified household served must have income in the range of 60% to 120% of AMI or less. As of 5/1/2026,
 - 120% of AMI for a two-person household in Leelanau County is \$117,240. Rent cap for this income level is \$2,931.
 - 60% of AMI for a two-person household in Leelanau County is \$58,620. Rent cap for this income level is \$1,465.

Why do we lack sufficient Attainable Housing?

- New home construction has become increasingly expensive in relation to wages, due to rising land costs, construction materials, labor, and regulatory requirements. (Land, Lumber, Labor & Legal).
- Construction code requirements intended to enhance safety and energy efficiency have also driven up construction cost.
- In NW Michigan, high cost of land and skilled construction labor is driven by a persistent imbalance between supply and demand.

How does this impact my community?

- A household that spends more than 30% of its income on housing is considered “rent burdened”. A 2-person household earning \$97,700 (100% of Area Median Income) could afford monthly housing expense of \$2,442. This equates to a home price in the high \$200,000s to low \$300,000s.
- Many people who work in Suttons Bay cannot afford to live in/near Suttons Bay. This is especially problematic for filling essential, in-person roles, such as teacher, fire fighter and county road worker.

**Proposed 38-unit Attainable Housing Development
926 & 980 S Hermann Rd, Suttons Bay Township**

What is the proposed project?

- 30 units of for-sale housing to be constructed on 980 S Herman Rd and 8 units of rental housing to be constructed on 926 S Herman Rd.
- Peninsula Housing purchased 980 S Herman Rd for \$300,000 in December, 2022 and purchased 926 S Herman Rd in 2025 for \$45,000 with 100% philanthropic contributions. The land is now and will continue to be owned by Peninsula Housing, through a Community Land Trust (CLT) legal structure. A goal of the CLT is to preserve affordable homeownership opportunities through the long-term leasing of land under owner-occupied homes.
- As of May, 2026, it is expected the for-sale homes will be a combination of
 - 1BR duplex units (target price \$180,000)
 - 2BR duplex units (target price \$225,000) and
 - 3BR single-family homes (target price \$270,000)
- The prices above reflect affordability for households earning 80% of Leelanau County 2026 AMI. In addition, two duplex units will be priced to reflect affordability for households earning 60% of AMI.

Who is the development team?

- Peninsula Housing is the developer.
- Homestretch Nonprofit Housing is the construction manager.
- Mansfield Land Use Consultants is the civil engineer.
- Financing is expected to come from Independent Bank, Federal Home Loan Bank of Indianapolis and from philanthropic contributions.

Who is Peninsula Housing?

- Peninsula Housing operates as a community land trust and non-profit organization dedicated to establishing attainable housing throughout Leelanau County.
- The entity currently owns the land under 5 homes, of which 2 are owned by the residents and 3 are rented.
- The organization is managed by a 5-member board. It has no paid staff

Who is Homestretch Nonprofit Housing?

- It is proposed the Homestretch would build and operate 8 rental units on land owned by Peninsula Housing.
- Homestretch maintains an office in Traverse City. It has served the NW Michigan area since the late 1990s and has constructed 156 housing units to date.

**Proposed 38-unit Attainable Housing Development
926 & 980 S Hermann Rd, Suttons Bay Township**

What is a Community Land Trust? How would the homes remain permanently affordable?

- Community Land Trust is characterized by separation of land and building ownership: The CLT owns the land, while homeowners buy only the home and improvements.
- Homeowners sign a ground lease for 89 years with the CLT, paying a small monthly fee.
- Resale price caps limit how much homeowners can sell the home for, keeping it affordable for future buyers. Homeowners can still benefit from property appreciation, but resale profits are restricted to maintain affordability.

What is H-TIF (Housing Tax Increment Financing)?

- Brownfield TIFs have been utilized in the United States since the 1950s to catalyze development / redevelopment. Housing TIF was authorized by the State of Michigan in 2023.
- Under a TIF structure, incremental tax revenue is diverted from the municipality to the developer to reimburse for certain Eligible Expenses; in the case of a Housing TIF, these include roads and underground utility infrastructure.
- TIF subsidies are not appropriated directly from a township's budget, but the township forgoes tax revenue. The foregone revenue is hypothetical; the project would not be built without the TIF subsidy.
- Through the use of TIF, municipalities typically divert future property tax revenue increases from a defined area or district toward an economic development project or public improvement project in the community.
- **See Appendix A** for expected impact on Suttons Bay Township property tax line items.

What is an H-TIF Workplan

- A HTIF Work Plan is a detailed, legally required plan submitted to the Michigan State Housing Development Authority (MSHDA) for a Housing Tax Increment Financing (HTIF) project.
- An HTIF Work Plan must include:
 1. Location, size, and scope of housing development.
 2. Data showing the community's housing shortage or need.
 3. Eligible Activities, e.g. construction of affordable rental units, Infrastructure improvements for housing, Site preparation How the project will generate and use future property tax growth.
 4. Supporting Documentation; maps, financial projections, legal descriptions, and compliance with Public Act 90 of 2023 and Act 381 requirements

**Proposed 38-unit Attainable Housing Development
926 & 980 S Hermann Rd, Suttons Bay Township**

What is PILOT (Payment in Lieu of Taxes)

- A Payment in Lieu of Taxes (PILOT) is a financial agreement between a housing developer and a local government that allows the developer to make fixed annual payments, based on a percentage of rent revenue, instead of paying property taxes.
- Properties that are awarded a PILOT tax abatement must meet criteria for both tenant income and rent level to ensure they serve a population earning income < 120% of AMI.

**Proposed 38-unit Attainable Housing Development
926 & 980 S Hermann Rd, Suttons Bay Township**

Appendix A: Incremental Tax Revenue Forgone if HTIF Approved and Project Completed

Total Annual Capture		
		Captured Mills
	2025 Winter	
\$3,036.00	County Road	0.4915
\$1,942.67	County Seniors	0.3145
\$1,235.40	Early childhood	0.2000
\$2,875.39	BATA	0.4655
\$3,217.60	Twp Allocation	0.5209
\$3,039.08	Library	0.4920
\$19,433.46	Fire/Rescue	3.1461
	2025 Summer	
\$18,531.00	State Ed Tax	3.0000
\$0.00	School Oper	
\$0.00	Sinking Fund	
\$0.00	School Debt	
\$0.00	Debt 2024	
\$17,681.04	North Ed	2.8624
\$20,087.60	County alloc	3.2520
\$91,079.25		14.7449

If the project were completed as proposed, without benefit of Housing TIF, tax revenue above would flow to the various municipal line items shown. However, the project, as proposed has a an ~\$4 million funding gap to be closed. It would not be constructed without government and philanthropic support.

_____. 2026

RE: Housing Development at 980 & 926 Herman Rd, Suttons Bay Twp

To Whom It May Concern,

We offer this letter of support for Peninsula Housing's proposed 38-unit workforce housing development to be constructed on land currently known as 926 and 980 Hermann Road.

A Leelanau County Housing Needs Assessment completed by Community Research Services in January 2026 identified:

- Need for 56-64 workforce housing rental units, with "workforce" defined as household earning \$50,000-\$120,000 annually.
- Demand for homes priced in the \$250,000-\$325,000 range is evident, but more challenging to quantify.
- It is difficult to find and relocate qualified workers for various employment opportunities that may exist within Leelanau County, regardless of the type of industry or occupation. Various factors contribute to this trend, including the distance from other communities, a lack of residential choices, and a housing marketplace that currently favors vacation/2nd homes rather than entry-level homes for new residents or step-up homes for maturing families.
- Rental housing has historically been a small portion of the community's housing stock. Correspondingly, a minimal introduction of new units would have an immediate and lasting impact upon stabilization of the local marketplace.

For these reasons, we support for both PILOT and Housing TIF for Peninsula Housing's Hermann Rd home development project in Suttons Bay Township.

Given the funding gap that is typical for new construction for this market segment, support is critical to bringing more workforce housing to our region.

Thank you for your consideration.

Bay Area Transportation Authority

Board of Directors

BOARD REPORT

Financial Update

Board Meeting Date:	August 13, 2026
Agenda Section:	Financial Update
Presenter:	Patrick Preusser, Executive Director
Estimated Presentation Time:	5 minutes

Executive Summary

As part of the ongoing Finance Department transition, BATA reviewed its financial reporting status and determined that additional work is necessary to complete the June month-end close before the related quarterly financial statements can be presented to the Board. To support this effort, BATA has engaged specialized governmental accounting professionals to work alongside staff in completing the month-end close, validating financial activity, and returning to the regular financial reporting cycle. Based on the current work plan, BATA anticipates completing the June month-end close and presenting the related quarterly financial statements, along with the July month-end financial statements, at the September 24, 2026, Board meeting.

Financial Overview

Staff are actively completing and validating the June month-end close. As a result, the related quarterly financial statements are not included in this month's board packet.

Our priority is to ensure the Board receives financial information that is complete, accurate, and reliable. Rather than presenting preliminary financial statements, staff are focused on completing the remaining accounting activities necessary to finalize the month-end close and support accurate financial reporting.

Key Updates

BATA has taken several steps to support a timely return to the regular financial reporting cycle, including:

- Engaging specialized governmental accounting professionals to supplement staff capacity and expertise during the Finance Department transition.
- Establishing a coordinated work plan to complete the June month-end close and return to the regular financial reporting cycle.

- Prioritizing critical financial responsibilities, including federal grant drawdowns, year-end financial reporting, and preparation for the annual independent financial audit.

Based on the current work plan and the assessment of the specialized governmental accounting professionals supporting BATA, the remaining work is expected to be completed within the next one to two weeks. BATA remains on track to present the completed June quarter-end financial statements and July month-end financial statements at the September 24, 2026, Board meeting.

Next Steps

BATA's immediate priorities include:

- Complete and validate the June month-end close.
- Finalize the June 30, 2026, quarter-end financial statements.
- Complete the July 31, 2026, month-end close and financial statements.
- Present the June 30, 2026, quarter-end financial statements and July 31, 2026, month-end financial statements to the Board at the September 24, 2026, Board meeting.
- Continue preparations for federal grant drawdowns, year-end financial reporting, and the annual independent financial audit.

Attachments

None.



Bay Area Transportation Authority

BATA Millage Renewal

November 3, 2026

Millage Education

BATA's millage request will be on the ballot on Nov. 3, 2026.

Messaging:

- Let's Go Places!
- Driving Our Community.

This is a millage renewal at a lower rate of .4589 mills.

Millage Education

Millage education activities are starting now and include:

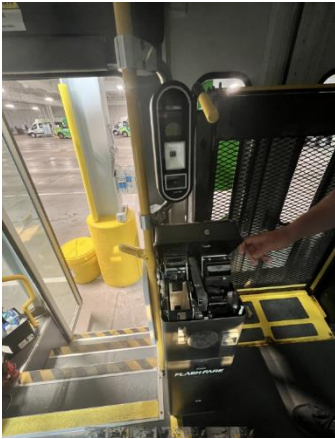
- Website / FAQs
- Posters / Brochure
- Digital / Social Media
- Combined with several community outreach sessions. Examples include:
 - Traverse Connect – Aug. 7
 - Grand Traverse County Board – TBD
 - Leelanau County Board - September
 - Community Foundation – TBD
 - League of Women Voters - TBD



Digital / Social



New Fare System (EZfare) Update 08.06.26



Hardware Installation: Complete

- BATA's entire fleet is now equipped with the EZFare hardware
- BATA's IT Team did a great job coordinating the installation with the vendor and modifying placement with each bus configuration.



Ticket Vending Machines (TVMS): Finalizing Order

- Quantity: Purchase of 2 large Flowbird TVMs with current budget as part of NeoRide contract
- Tentative delivery date of December 2026
- Locations:
 - LaFranier Park-n-Ride (shelter)
 - Hall Street Transfer Station (tarmac outside)



EZfare Roll External Out and Education Timeline:

- Staff training and testing: Now – end of August
- Started sharing info and educating external groups
- Go Live: Aug. 19, 2026 (internal only)
- Implementation / Launch:
 - Week of Aug. 24 Staff Testing & Select Riders
 - Week of Aug. 31: Soft Launch
 - Week of Sept. 7: Start officially rolling out after Labor Day
 - Week of Sept. 14: Officially live and big push to get riders signed up who haven't already



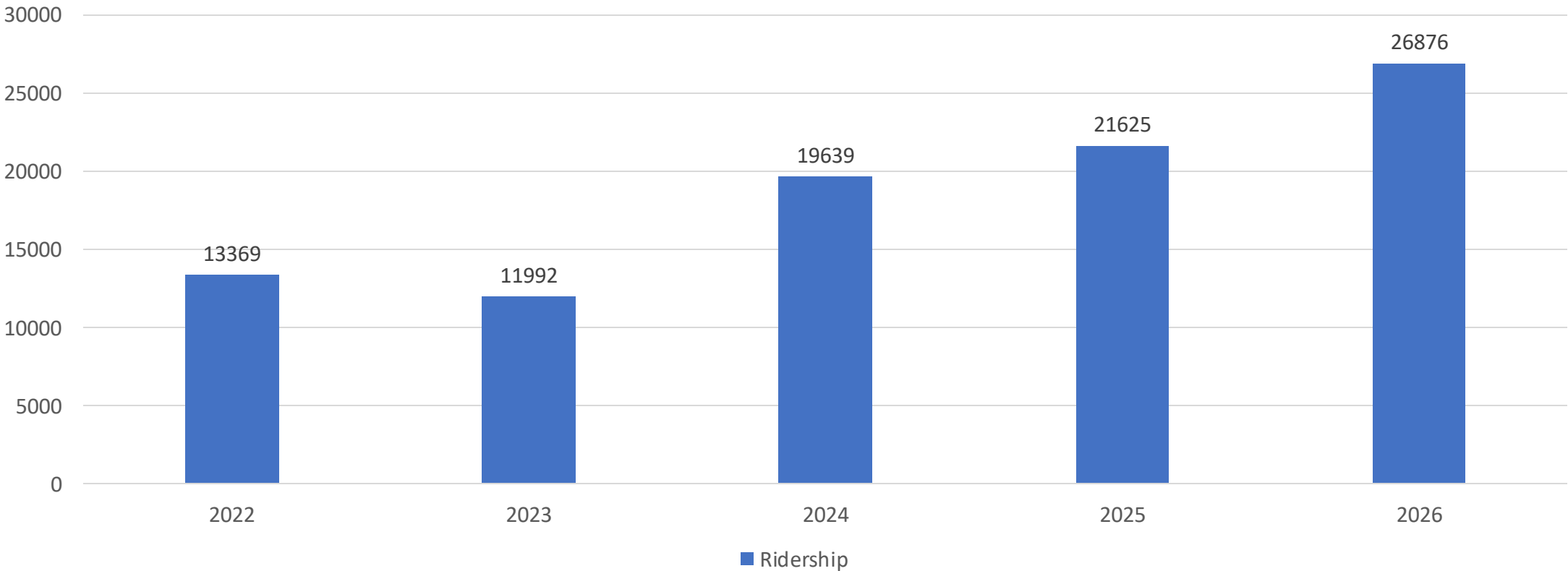
2026 Cherry Festival Ridership



Festival Totals (2022 – 2026)

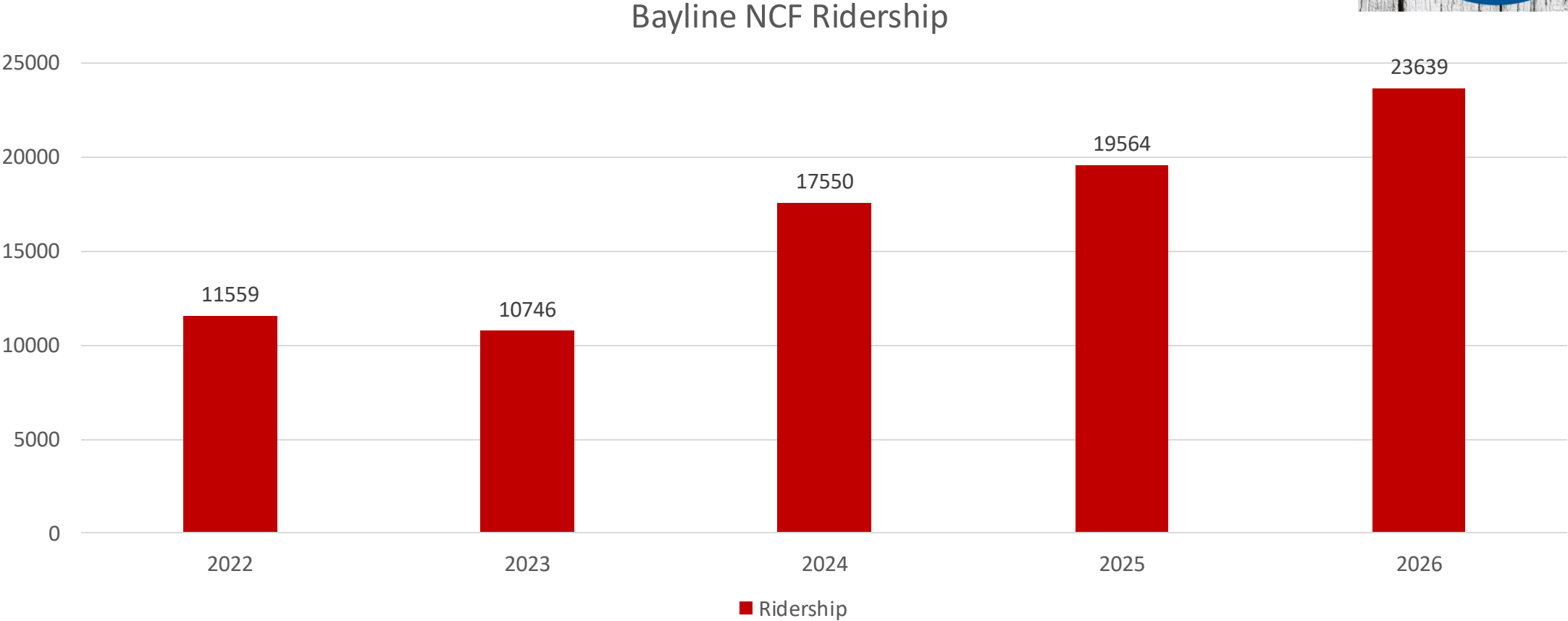


Festival Ridership



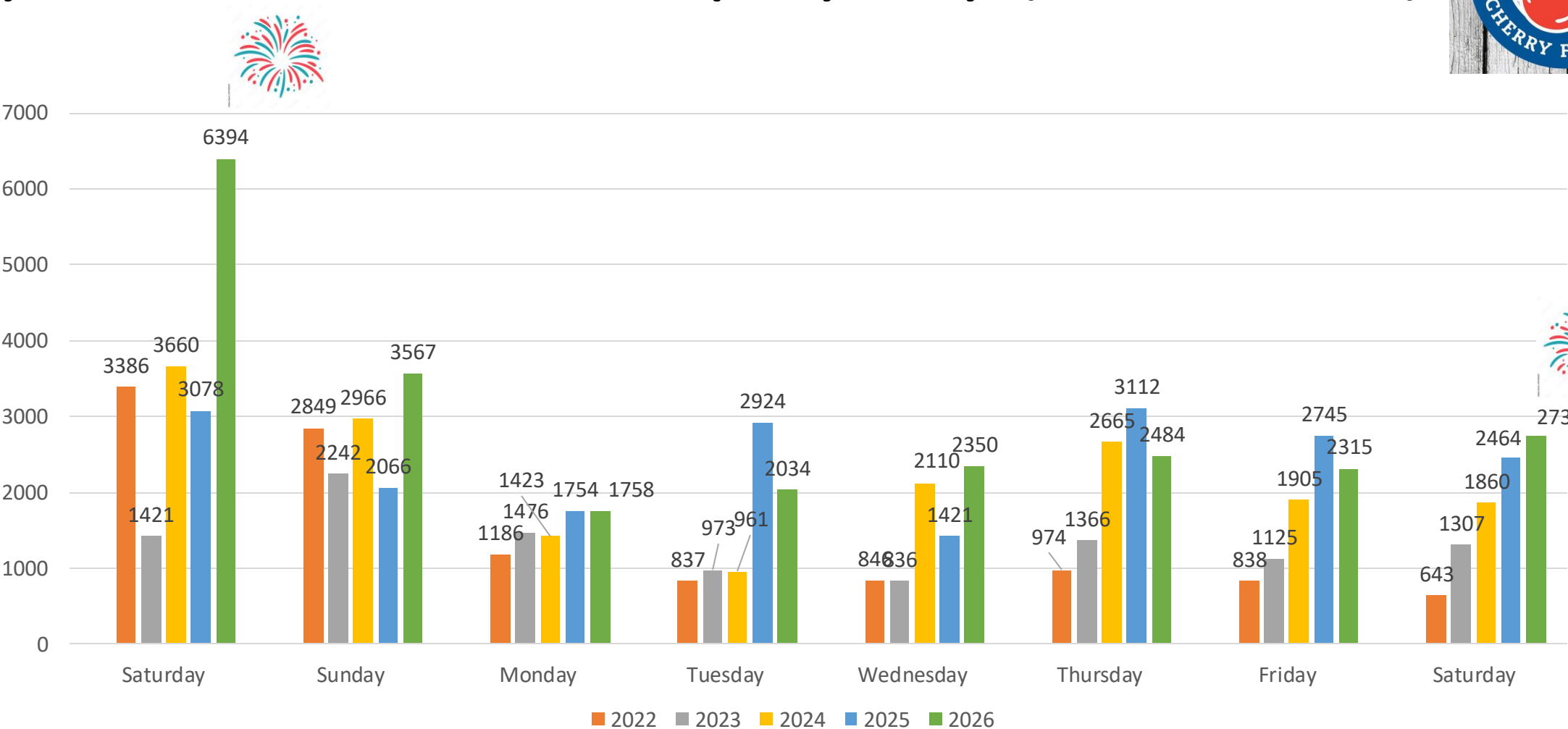
NOTE: Totals include Bayline, Open Ramp, Orchard Tour and City Loop Route 2 LaFranier Park-n-Ride ridership combined. **Total Cherry Festival Ridership Record: 2019 = 29,019**

Bayline NCF Ridership Only (2022 – 2026)



Cherry Festival Bayline Only Ridership Record: 27,269 (2019)

Bayline Festival Ridership By Day (2022-2026)

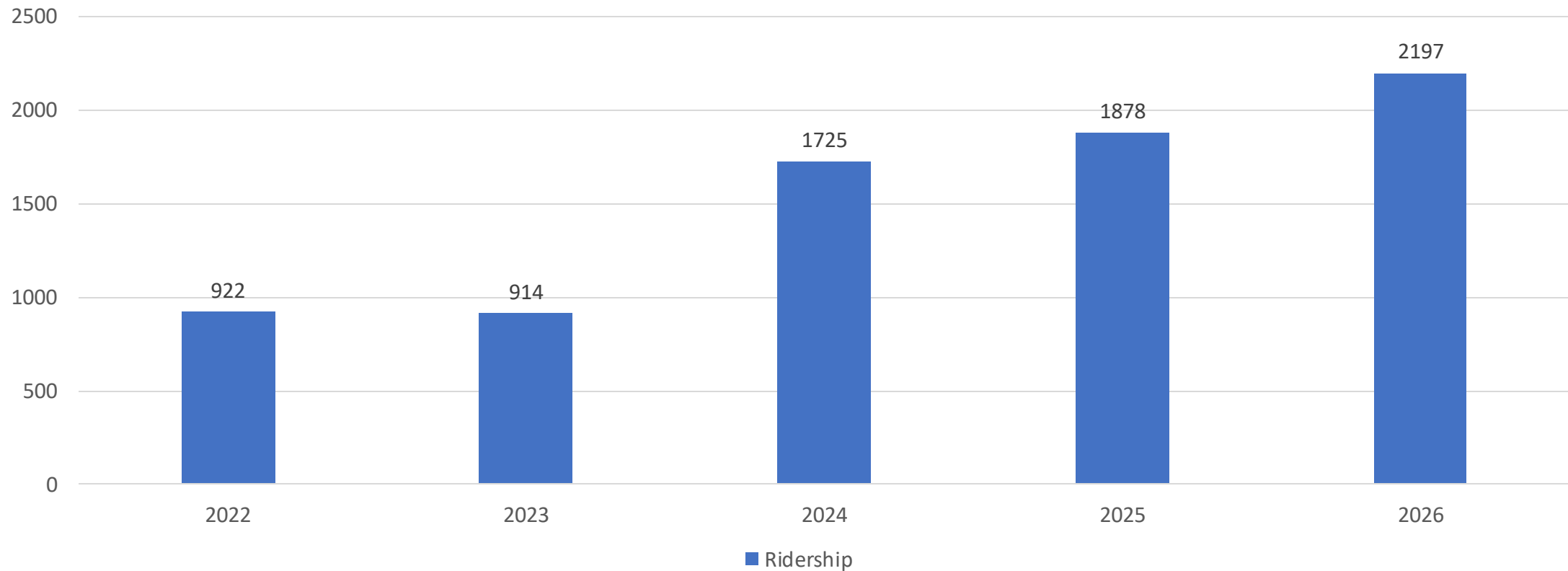


Cherry Festival Single Day Bayline Ridership Record: 6,394 (2026)

Open Ramp (2022-2026)



Ridership

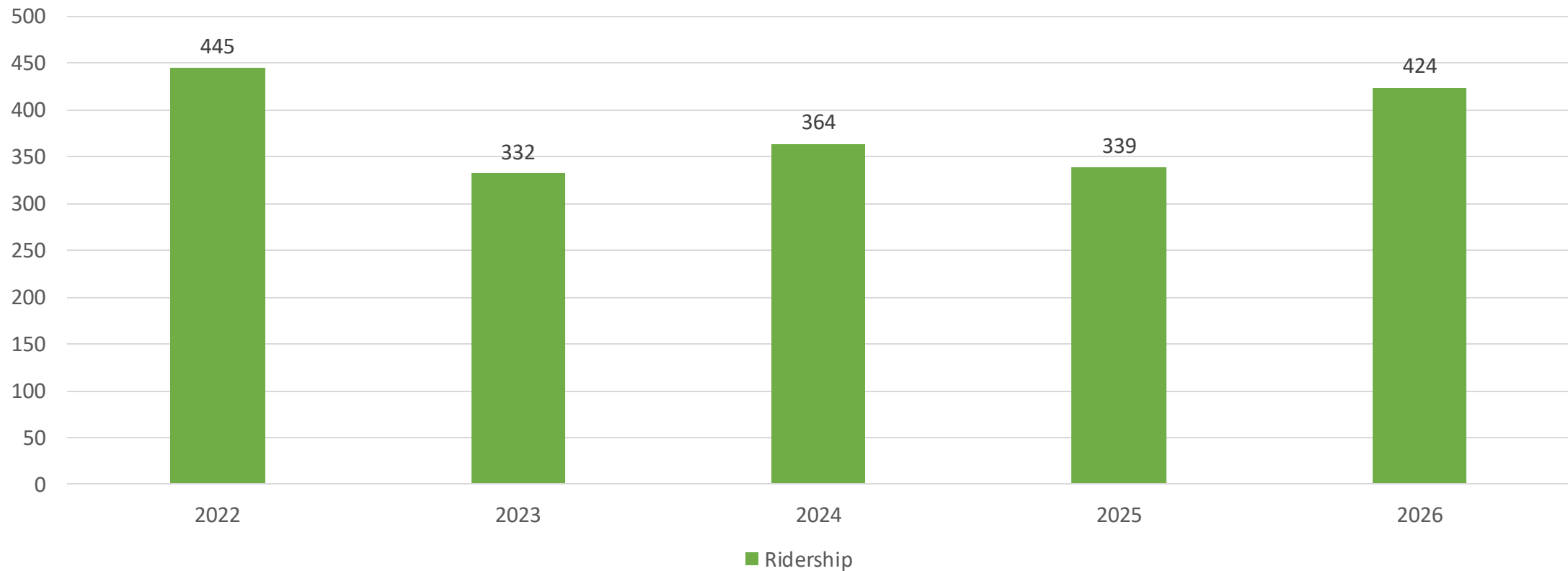


Cherry Festival Open Ramp Ridership Record: 2,197 (2026)

Orchard Tour (2022-2026)



Ridership



Cherry Festival Orchard Tour Ridership Record: 850 (2019)

NEW: Route 2 LaFranier Park-n-Ride



- This year we added BATA's City Loop Route 2 and LaFranier Park-n-Ride to our Cherry Festival service.
- We had 586 additional rides on Route 2 during Cherry Festival above its average daily ridership.



Interesting Anecdotes



- **Record Ridership:**

- 24% increase in total Cherry Festival ridership year over year (2025 = 21,625 to 2026 = 26,876)
- 2nd highest festival ridership to date (2019 = 29,019)
- We set an all-time single day ridership record on July 4 with 7,126 across all BATA services (Bayline, Loop and Link). With 6,394 rides on the Bayline alone with the airshow and the 4th of July holiday and fireworks falling all on the same day.

- **Top stops:**

- Hall Street Westbound: 4,872
- Meijer: 2,474
- Hall Street Eastbound: 2,210
- NMC Maple Lot: 1,506



Favorite Comment

