



## City of Marquette, MI

### Meeting Minutes City Commission

300 West Baraga Ave  
Marquette, Michigan  
49855

Monday, April 13, 2026  
6:00 PM  
Commission Chambers

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### Call to Order, Pledge of Allegiance and Roll Call

Mayor Pro Tem Ottaway called the meeting to order at 06:00 PM.

**Present:** Sally Davis, Michael Larson, Cody Mayer, Cary Gottlieb, Jessica Hanley, Jermey Ottaway

**Absent:** Paul Schloegel

**Jessica Hanley moved to Excuse Mayor Paul Schloegel for personal reasons, seconded by Cary Gottlieb. The motion carried unanimously.**

### Approval of the Agenda

**Michael Larson moved to approve the agenda as written, seconded by Cody Mayer. The motion carried unanimously.**

### Announcements

Mayor Pro Tem Ottaway had no announcements.

**Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.**

Three residents commented about ongoing concerns with the condition and maintenance of rental properties in the city, lease terms and landlord interactions, and the cost of housing, and expressed concern about the broader local rental market. They noted impacts on community health and workforce retention and urged the City to consider mechanisms to protect tenants.

Angela Palomaki regarding her concerns with the proposed parking structure and hotel development adjacent to her dental practice, touching on concerns with parking and construction impacts.

Margaret Brumm commented on the same development project, and stated that the project as currently proposed differs significantly from the original plan.

## **Presentation(s)**

### 1. Peter White Public Library, by Library Director Andrea Ingmire

Peter White Public Library Director Andrea Ingmire provided an annual overview of library activities, highlighting operations, services, and strategic priorities. She said staff have intentionally reduced overall holdings to ensure relevance, and said circulation trends reflect a national shift, with physical circulation slightly down and digital usage increasing. She emphasized a strong demand for digital resources, particularly e-audiobooks, and noted the implementation of a usage cap on the Hoopla platform to manage rising costs.

Ingmire said program attendance has been strong, and she highlighted initiatives such as the summer reading program and a partnership with Feeding America, and discussed ongoing digitization efforts in partnership with NMU's UPLINK program; this program includes historical publications such as the *Mining Journal* and Polk directories, with additional projects underway.

She shared information about minor facility improvements and she highlighted the importance of financial stability, reporting that the library's endowment is healthy level. She said the library is beginning a new strategic planning process for 2026–2029.

## **Public Hearings**

### 2. Vault Brownfield Plan Amendment - Roll Call Vote

Mayor Pro Tem Ottaway opened the public hearing.

Mary Myers, representing the Lake Superior Community Partnership, spoke in support of the plan amendment, stating that the plan has evolved due to site and financial realities, but said it remains aligned with broader goals of economic development, job creation, and downtown revitalization.

Ann Gerou, representing InvestUP, spoke in support of the proposed amendment.

Sheryl Feldman spoke in opposition to the project, expressing concern about potential obstruction of views, particularly of nearby businesses and Lake Superior. She said she doesn't mind change, but questioned whether projected economic benefits would materialize locally, based on past experience.

Curtis Monroe, said he owned of the Vierling/United Trades building and that he supported the project.

Maryann Noonan said she had moved to Marquette recently and spoke in support of development generally, emphasizing the importance of revitalizing downtown and reducing vacant or underutilized properties. She expressed a desire to see the city continue to grow and thrive.

Angela Palomaki reiterated her concern that the amendment represents a reduced public benefit compared to the original 2021 proposal, and asked the Commission to reconsider whether the amended plan still justifies Brownfield funding.

Margaret Brumm said she opposed this amendment, and that the project has

significantly changed from what was originally presented. She said she believes the current proposal represents a fundamentally different project and urged the Commission to reconsider or delay action.

Geraldine Nault spoke in opposition to the amendment, citing frustration with continued use of tax increment financing.

Luke Salvatore said he moved to Marquette recently, and spoke in support of the project, emphasizing the importance of continued development, investment, and downtown vitality.

With no one else looking to speak, Mayor Pro Tem Ottaway closed the public hearing.

***Jessica Hanley moved to approve the amended Vault Marquette Brownfield Plan, and approve the attached resolution, seconded by Michael Larson.***

Discussion ensued, with commissioners focusing on the changes from the original plan, particularly the reduction in public parking and shift to a privately financed structure; the extent and timing of future parking capacity and public access; the structure and impact of tax increment financing and potential use of currently unallocated funds; the overall economic benefits and investment associated with the project; and broader community impacts, including effects on views, downtown character, and alignment with the original expectations of the development.

Commissioner Davis said she spent a lot of time reviewing this proposal and the prior approved plan and has asked staff a lot of questions. She voiced concerns over the possible loss of public views, added congestion, and impact to the public and said she thinks this proposal removes or delays key elements of the original plan, including the addition of residential units and public parking capacity. She said that the project would represent a financial benefit to the city, but said that long-term tax benefits will accrue to the Downtown Development Authority.

Following discussion, the commission voted on the motion, as follows:

**Yes: Michael Larson, Cody Mayer, Cary Gottlieb, Jessica Hanley, Jermei Ottaway**

**No: Sally Davis**

### **Consent Agenda - Roll Call Vote**

#### **3. Consent Items**

**Sally Davis moved to Approve the Consent Agenda as written, seconded by Cary Gottlieb. The motion Passed by roll call vote, as follows:**

**Yes: Sally Davis, Michael Larson, Cody Mayer, Cary Gottlieb, Jessica Hanley, Jermei Ottaway**

**No: None**

- a. Minutes of the 03-30-26 City Commission regular meeting
- b. Approve the total bills payable in the amount of \$1,005,691.62

- c. 2026 Fireworks Permit
- d. Biosolids Hauling Contract
- e. Friends of the Ore Dock BotEco Center Non-Profit Status - Roll Call Vote
- f. Marquette Beautification and Restoration Committee, Inc. Petunia Pandemonium Project
- g. Michigan Arts and Culture Council - Grant Award
- h. Ordinance 26-04 - Noxious Weeds
- i. Street Improvements and Maintenance Project - Contract Approval
- j. Superior Watershed Partnership Improvement Projects

### **New Business**

- 4. Amended Reimbursement Agreement - Vault Brownfield Plan

***Michael Larson moved to approve the amended Vault brownfield plan reimbursement agreement, and authorize the Mayor and City Clerk to sign the agreement, seconded by Jessica Hanley. The motion carried unanimously.***

- 5. McClellan Meadows Site Condominium 01-CSD-03-26

***Jessica Hanley moved to approve the Condominium Site development proposal for McClellan Meadows based on the proposal's substantial compliance with the City of Marquette Land Development Code and consistent with the Planning Commission's recommendation, provided the amended plan is submitted and complies with staff comments, and seconded by Cary Gottlieb. The motion carried unanimously.***

**Public Comments - Comments may not exceed three minutes per person. Please state your name and physical address when making public comments.**

Margaret Brumm spoke again in opposition to the Vault project, discussing historical environmental impacts, sewage treatment. She acknowledged Commissioner Davis for her position tonight, and then invited residents to attend an upcoming presentation on the history of the Cliffs-Dow site.

Sheryl Feldman expressed frustration regarding the McClellan Meadows plan. She said she supports progress, but raised concerns about potential impacts on neighborhood character and property values, and questioned the placement of low-cost housing within certain areas of the City.

## Comments from the Commission

**Commissioners Gottlieb** and **Larson** had no comments.

**Commissioner Hanley** took issue with the public comments regarding housing and said that characterizing lower-income residents as negatively impacting neighborhoods is unacceptable to her. She expressed support for Habitat for Humanity and is happy to see the development approved tonight.

**Commissioner Mayer** addressed earlier public comments regarding tenant concerns, acknowledging the challenges faced by renters and offering to assist residents in connecting with appropriate staff. He also expressed strong support for equitable housing opportunities, stating that opposition to housing based on income level is inappropriate and inconsistent with community values.

**Commissioner Davis** said the concerns raised during public comment regarding rental housing conditions were very surprising and asked the City Manager to address them. She clarified that some perceived vacant downtown properties are in transition for redevelopment and she clarified that the referenced housing project involves Habitat for Humanity homeownership, and not subsidized housing. She said she thinks such developments contribute positively to the community.

**Mayor Pro Tem Ottaway** addressed concerns raised during public comment regarding attitudes toward lower-income housing, emphasizing the City's commitment to inclusivity. He also commended the Commission for its thorough review and discussion of the Brownfield Plan amendment, noting the efforts made to consider public input and weigh competing factors.

## Comments from the City Manager

**City Manager Karen Kovacs** highlighted the significant amount of analysis and discussion undertaken by the Commission and staff regarding the Brownfield Plan amendment. She emphasized that the project represents a substantial private investment that would not be feasible without Brownfield support and highlighted its potential economic impact.

In response to earlier public comments regarding tenant-landlord issues, the City Manager said the City's authority is limited to enforcing life-safety and property inspection codes, and that many landlord-tenant disputes are civil matters that need to be handled outside municipal jurisdiction. She noted that rent control is also prohibited under Michigan law, but said staff can assist residents in identifying appropriate resources.

## Adjournment

Mayor Pro Tem Ottaway adjourned the meeting at 7:50 p.m.

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**Paul Schloegel, Mayor**

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**Kyle Whitney, City Clerk**

*If you require assistance to participate in any meeting, program or activity offered by the City of Marquette, please provide advanced notice to City of Marquette ADA Coordinator Eric Stemen at 906-225-8978 or via email at [estemen@marquettemi.gov](mailto:estemen@marquettemi.gov).*