

# City of Marquette Brownfield Redevelopment Authority Meeting Minutes

Wednesday, February 18, 2026  
9:00 a.m.

Second Floor Conference Room, Municipal Service Center  
1100 Wright Street, Marquette

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**Call to Order:** **Call to Order:** A regular meeting of the City of Marquette Brownfield Redevelopment Authority was held in the Second Floor Conference Room of the Municipal Service Center, 1100 Wright Street, Marquette on February 18, 2026. The meeting was convened at 9:10 a.m.

## **Roll Call:**

Present: Chair Callie New, Vice Chair Robert Kulisheck, David Allen, Doug Davis, and City/MBRA Treasurer Terra Bahrman.

**Motion:** Moved by Allen, seconded by Davis to excuse Secretary Tuccini and Mark Miller. Motion carried unanimously.

Also in Attendance: MBRA Executive Director Sheri Davie, MBRA City Liaison Sean Hobbins, MBRA Consultant Mac McClelland (via Teams), Jen Julien (via Teams), Barry Polzin.

## **Approval of the Agenda:**

**Motion:** Moved by Allen, seconded by Kulisheck to approve the agenda of the February 18, 2026 meeting, with the additional of the Audit Engagement letter. Motion carried unanimously.

**Announcements: None.**

**Public Comment: None**

### **1. Approval of Minutes:**

**Motion:** Moved by Allen seconded by Kulisheck to approve the minutes of the December 17, 2025 meeting. Motion carried unanimously.

## **Officer Reports:**

### **2. Treasurer**

**a. Financial Report – December 2025 / January 2026.** Treasurer Bahrman reviewed the MBRA Financial Reports for December 2025 and January 2026. Received and filed.

**b. FY 2026 Budget Amendment.** Treasurer Bahrman presented a request for approval of a budget adjustment to accommodate the EGLE Grant and Loan for the Vault project.

**Motion:** Moved by Allen, seconded by Davis to approve the FY 2026 Budget Adjustment as presented. Motion carried unanimously.

**c. Audit Preliminary Communication and Engagement Letter.** Treasurer Bahrman distributed two letters from Anderson Tackman, the City and MBRA auditor: Preliminary Communication that outlines the roles and responsibilities between the MBRA and the auditor and Letter of Engagement that outlines the auditor's scope of work and cost. In the past, the MBRA received and acknowledged receipt of the Preliminary Communication and the Letter of Engagement was included under the City's audit. This year, the auditors recommended the Letter

of Engagement be executed directly with the MBRA. Treasurer Bahrman noted that the cost of the audit is included within the service agreement cost between the MBRA and the City.

***Motion:*** Moved by Kulisheck, seconded by Davis to authorize the Chair to sign the Preliminary Communication acknowledgement and the Letter of Engagement. Allen expressed concern that the materials were not provided ahead of the meeting and McClelland apologized for inadvertently excluding from the packet. YEAS: New, Kulisheck, Davis. NEAS: Allen.

**3. Executive Director:** Executive Director Davie noted meetings and communications.

**Other Reports:** None

**4. Project Updates**

McClelland noted that, besides the agenda items, there was conversation with the MEDC regarding structuring the Act 381 Work Plan for the former Hospital. MEDC will discuss the phasing and let us know the preferred structure.

**Unfinished Business - None**

**New Business:**

**5. Chipp – LBRF Supplemental Request.** McClelland outlined the request from SLA Properties, LLC, the Chipp Developers for an additional funding from the Local Brownfield Revolving Fund to cover unforeseen additional development expenses. The total additional costs total over \$141,000, with the request to the LBRF of \$47,000.

***Motion:*** Moved by Allen, seconded by Davis to approve the allocation of up to \$47,000 from the LBRF to SLA Property, LLC for Brownfield Eligible Activity costs under the Chipp Brownfield Plan and Act 381 Work Plan, with reimbursement in accordance with the Development and Reimbursement Agreement. Motion carried unanimously.

**6. Vault Marquette.** Jen Julien, Marquette Vault, LLC and Barry Polzin, Architect summarized the alternative development proposal under the Vault Marquette Brownfield Plan. Due to external circumstances outside of Marquette Vault's control, development has had to immediately pivot from redevelopment of the State Saving Bank building and addition to the south to construction of a hotel in the east portion of property. Importantly, the alternative proposal includes the development of a private multi-level parking facility next to the new hotel with Brownfield TIF, obviating the need for public financing of a public parking facility. The total number of spaces is 120, less than the original 200 spaces. Jen had presented the alternative approach to the DDA, which was supportive, and will be presenting to the City Commission in the near future. There is a need to move quickly to utilize the State Revitalization and Placemaking (RAP) grant and open the hotel in June 2027. There are anticipated to be revisions necessary for the Brownfield Plan and the Reimbursement Agreement that will come back to the MBRA in March or April. Chair New noted that the residential component of the original proposal appears to have been removed and expressed her support for residential development. Jen noted that they reviewed the opportunity for residential units as part of the new project and could not make the economics work. Board members understood the situation, the need for the pivot, and were generally supportive of the project.

**7. Founders Landing – MDOT US-41/M-28 Infrastructure.** In January 2021, the MBRA approved an allocation of \$127,933 for US-41/M-28 Infrastructure expenses under the Founders Landing Brownfield Plan. The final watermain and storm sewer expense undertaken by the City totaled \$169,364.50. The expense would be a long-term obligation that will be reimbursed through Brownfield TIF in accordance

with the Founders Landing Development and Reimbursement Agreements with Landing Development Group II, LLC and Marquette Opportunity, LLC (Fairfield Inn).

***Motion:*** Moved by Allen, seconded by Davis, to approve the long-term obligation of \$169,364.50 for US-41/M-28 Infrastructure improvements under the Founders Landing Brownfield Plan and Development and Reimbursement Agreements. Motion carried unanimously.

**8. Invoice approval**

**a. Former Hospital – Traffic Study**

***Motion:*** Moved by Kulisheck, seconded by Allen to approve the invoices from DLZ from the LBRF for the traffic study for the former MGH redevelopment project. Motion carried unanimously.

**b. Mac Consulting Service**

***Motion:*** Moved by Davis, seconded by Allen, to approve payment of the invoices to Mac Consulting Service, LLC in the amount of \$2,940. Motion carried.

**c. Cliffs Dow – TriMedia Groundwater Monitoring**

***Motion:*** Moved by Davis, seconded by Allen to approve payment of the Tri Media invoice for groundwater monitoring and project management in the amount of \$18,815.91. Motion carried.

**Public Comment:** None

**Board Member Comments:** Doug Davis noted that website development is still under way.

**Chair Comments:** None

**Staff Liaison Comments:**

**Adjournment:** The meeting was adjourned at 10:35 a.m.

Respectfully submitted by

  
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Matt Tuccini, Secretary *Called New, Chair*  
City of Marquette Brownfield Redevelopment Authority

*4-8-20*  
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Date approved