City of Marquette Brownfield Redevelopment Authority
Meeting Minutes

Wednesday, April 8, 2026
9:00 a.m.
Second Floor Conference Room, Municipal Service Center
1100 Wright Street, Marquette

Call to Order: Call to Order: A special 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 March 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.

Also in Attendance: MBRA Executive Director Sheri Davie, MBRA City Liaison Sean Hobbins, MBRA Consultant Mac McClelland (via Teams), Jen Julien, Barry Polzin, Abbie Hanson, EGLE Brownfield Coordinator, Margaret Brumm, Frank Stabile

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

Approval of the Agenda:

Motion: Moved by Allen, seconded by Davis to approve the agenda of the April 8, 2026 meeting. Motion carried unanimously.

Announcements: None.

Public Comment: Margaret Brumm expressed her concerns regarding public parking, housing and view protection in the revised project that is the subject of the Brownfield Plan Amendment. She noted that she was a member of the LDFA and resigned after the LDFA approved the Interlocal Agreement and requested clarification of the LDFA review of the Amendment. The shift in the project plan reduces the public infrastructure.

1. **Approval of Minutes:**
   Motion: Moved by Allen seconded by Davis to approve the minutes of the March 18, 2026 meeting. Motion carried unanimously.

Officer Reports:

2. **Treasurer**
   a. **Financial Report – March 2026**. Treasurer Bahrman reviewed the MBRA Financial Reports for March 2026. Received and filed.

3. **Executive Director:** Executive Director Davie noted meetings and communications through the previous month. She noted that Dennis Stachewicz is scheduled to come to the May meeting for a Cliffs Dow update.

Other Reports:

4. **Project Updates**

McClelland noted that, besides the agenda items, conversations are continuing with the MEDC regarding structuring the Act 381 Work Plan for the former Hospital.

Unfinished Business - None

New Business:

5. **Vault Marquette**
   a. **Brownfield Plan Amendment:** This Brownfield Plan Amendment replaces the original Vault Marquette Brownfield Plan approved by the City of Marquette Brownfield Redevelopment Authority (MBRA) on June 17, 2021 and the Marquette City Commission on July 12, 2021. Changing circumstances have required a revised development plan. While the Eligible Property, Eligible Activity budget and impact to taxing jurisdictions remain unchanged, in the determination of the Brownfield Authority and the City, the development changes precipitated this Brownfield Plan Amendment. The key changes include:
      i. Reallocation of Environmental Eligible Activity budget to Non-Environmental Eligible Activities since EGLE Grant will cover much of the Environmental Eligible Activities
      ii. The original development plan included 40 residential units that are not included in the revised development plan, due to financial constraints.
      iii. The costs for selective demolition in the State Savings Bank building were significantly higher than originally anticipated.
      iv. Special Foundation costs were significantly higher than originally anticipated.

   The Eligible Property, Eligible Activity budget, and impact to taxing jurisdictions remain unchanged. However, given the scope of the development plan changes, an official Brownfield Plan Amendment was recommended.

   At their March 30 meeting, the City Commission established the public hearing for their April 13 meeting. Notices to taxing jurisdictions and to the Mining Journal were sent on March 31.

   Allen discussed the advantages of Brownfield incentives for this project and stated the project is an ideal candidate. Davis and Miller concurred with support for the project, understanding the phasing and scope has changed, but the project meets the original intent. Kulisheck noted that the MBRA role is to determine consistency and compliance with Act 381, and not the details of the project or parking, that is handled by the Planning Commission. Davis noted that any project of this scope and scale will likely need incentives to be successful. New expressed her concern about the residential component being removed and parking availability.

   Motion: Moved by Allen, seconded by Kulisheck to adopt the resolution approving the Vault Marquette Brownfield Plan Amendment and recommend approval to the City Commission. Yeas – Allen, Davis, Kulishek, Miller. Nays – New.

   b. **Reimbursement Agreement**
   The move from a public parking facility to a private parking facility and the separation of the Trestle Hotel and Vault Marquette into two projects developed by separate LLCs required changes to the Reimbursement Agreement. The Reimbursement Agreement must be approved by the MBRA, City Commission and both development entities.

   Motion: Moved by Allen, seconded by Kulisheck to approve the Amended Reimbursement Agreement to incorporate the additional development entities for the Trestle Hotel, 100 S. Lakeshore Boulevard LCC and address the shift from publicly financed parking facility to privately financed parking facility, with approval as to substance by the MBRA Executive Director and City Manager and as to form by the City Attorney. Motion carried unanimously.

c. **Act 381 Work Plan**
The MSF Act 381 Work Plan was presented to garner approval of Non-Environmental Eligible Activities for the first phase of the Vault Marquette development project, the Trestle Hotel. The MSF Act 381 Work Plan is submitted to the Michigan Economic Development Corporation (MEDC) for review and recommendation for approval by the Michigan Strategic Fund (MSF) for State tax capture.

Motion: Moved by Davis, seconded by Allen to Authorize the submittal of the MSF Act 381 Work Plan for Non-Environmental Eligible Activities for consideration of State tax capture approval. Motion carried unanimously.

6. **Invoice approval**
   a. **Founders Landing Bond Payment**
   Motion: Moved by Allen, seconded by Kulisheck to approve payment of a portion of the City CIP Principal and Interest Payment for the Baraga Street Extension in the amount of $64,900 and for the Pier Bond Interest Payment in the amount $86,065.63 for a total of $149,965,63. Motion carried unanimously.

   b. **DLP Bond Payments**
   Motion: Moved by Allen, seconded by Davis to approve payment of Principal and Interest for the Municipal Service Center in the amount of $494,650, for the DLP Street Improvement in the amount of $856,716.25, and for the DLP McClellan Street Improvements in the amount of $84,900 for a total of $1,436,266,25. Motion carried.

   c. **Mac Consulting Service**
   Motion: Moved by Davis, seconded by Allen to approve payment to Mac Consulting Service for MBRA Projects for the period January 1 – March 31, 2026 in the amount of $9,480. Motion carried.

Public Comment: Margaret Brumm noted that the Non-Aqueous Phase Liquid (NAPL) should not have been a surprise. She encouraged the developers to become part of Marquette and invest in Marquette. Brumm noted that she is giving a presentation on the history of Cliffs Dow at the Library next Wednesday.

Board Member Comments: Davis stated his appreciation for the public comments and engagement in the community.

Chair Comments: None

Staff Liaison Comments:

Adjournment: The meeting was adjourned at 10:15 a.m.

Respectfully submitted by

6/17/2026

Matt Tuccini, Secretary
City of Marquette Brownfield Redevelopment Authority

Date approved