



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Agenda City Commission

WORK SESSION

Monday, March 11, 2024

4:30 PM

Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

Present: Davis, Hanley, Larson, Ottaway, Schloegel, Smith

Absent: Mayer

Announcements

Mayor Davis had no announcements.

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

Margaret Brumm spoke about trade-offs, and said that if you look at the benefits to be realized from a decision, you need to know what will be lost.

Sheryl Feldman asked how long the TIF will be for.

Fred Stonehouse said this whole thing should be carefully considered, and that the City and DDA should have a closer relationship.

Jen Tucker said the City Commission should remember that place is more important than potholes, and that people come to downtown Marquette because of the place that has been created.

Demetri Kaltsas said the TIF will be for 30 years.

Jim Johnson said this TIF expansion is vital for the future of Third Street.

1. Downtown Development Authority Tax Increment Financing Plan

Assistant City Manager Sean Hobbins offered a brief presentation detailing the current TIFs in the DDA district and of the City's active brownfield projects.

The City Commission touched on their support for the DDA's mission, and Commissioners followed up with questions about timelines, next steps and alternatives, use of TIF funds.

Staff said this plan accomplishes the goals as laid out in the DDA Master Plan, and said the DDA would have the ability to partner with the city for some of the major infrastructure projects in the district. Staff also said the length of the TIF allows for bonding in the long term.

Some Commissioners indicated that while they support extending the TIF district,

they have concerns about the fact that all increased property values since the establishment of the existing TIFs have gone to the DDA; the amount of property taxes received by the city was capped at the time the districts were created (in 1984 and 1992).

Mayor Davis and Commissioner Ottaway indicated a willingness to extend the TIF as requested, but shared a desire to evaluate the future goals and plans for the DDA, to ensure that it has the resources needed, while not taking too much from the City budget. Commissioner Ottaway said he would like to see a conversation about using revenue sharing with the DDA as a way to balance the equation a bit. Mayor Davis said the issue is that the city in 2054 may still be collecting taxes at the 1992 level.

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Geraldine Nault worried about the length of the plan and said this sounds like a subsidy of the DDA.

Sheryl Feldman said all of this will fall on the citizens, and that 30 years is too long.

Margaret Brumm said tonight's presentation didn't hold her attention.

Demetri Kaltsas said this discussion is new and so people are skeptical. He spoke about zoning and land use.

Fred Stonehouse talked about the difficulty in making future plans to revisit documents, and talked about natural turnover of the city commission. He suggested extending the TIF for a period of one year.

Adjournment

Mayor Davis adjourned the meeting at 5:48 p.m.

Sally Davis, Mayor

Kyle Whitney, City Clerk

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