



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes City Commission

Monday, August 25, 2025
6:00 PM
Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

Present: Davis, Gottlieb, Hanley, Larson, Mayer, Ottaway, Schloegel

Approval of the Agenda

Commissioner Sally Davis moved to Approve the agenda as presented, seconded by Commissioner Michael Larson and Carried Unanimously.

Announcements

Mayor Hanley had no announcements.

Boards and Committees

1. Reappointment(s)

Lori Hauswirth to the Parks and Recreation Advisory Board for a term ending 9-1-28.

Jon Nebel to the Parks and Recreation Advisory Board for a term ending 9-1-28.

Amanda Gobert to the Parks and Recreation Advisory Board for a term ending 9-1-28.

Mayor Pro Tem Paul Schloegel moved to Approve the reappointments as listed, seconded by Commissioner Cary Gottlieb and Carried Unanimously.

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

Geraldine Nault spoke about flowers outside City Hall, as well as the Staff and Citizens Academies.

Presentation(s)

2. Marquette Housing Commission, by Jackie Stark

Marquette Housing Commission chair Jackie Stark provided the annual report from the MHC. She highlighted the MHC's mission, noted strong staff retention, and discussed various MHC offerings, including the Housing Choice Voucher program and the Youth and Family Center at Lake Superior Village.

Stark reviewed the list of MHC properties and discussed housing demand, emphasizing efforts to expand affordable/workforce housing and voucher utilization,

and talking about the property-management services being provided by the organization.

3. Marquette Brownfield Redevelopment Authority, by Callie New

Marquette Brownfield Redevelopment board member Bob Kulisheck discussed the MBRA board and staff, and then introduced Deputy City Manager Sean Hobbins, who acts as a city staff liaison to the board, to provide an overview presentation.

Hobbins offered a brief overview of tax-increment financing mechanisms and explained how TIF districts have been historically utilized by the city to make redevelopment feasible on contaminated, blighted, or obsolete properties. With recent changes to state law, he said, brownfield TIFs can now also support housing projects. He emphasized that when increased tax revenue is generated from development projects in TIF districts, the developers are still paying full taxes, but the newly generated funds are captured and used to reimburse developers for eligible costs related to the project. This mechanism allows for local and state support for rehabilitation and remediation, as well as for certain housing needs. He said the MBRA's Revolving Loan Fund has recently supported environmental work for Habitat for Humanity and a traffic study for the old hospital site.

Hobbins reviewed key projects, including Cliffs Dow, Founders Landing, Liberty Way, the hospital, Ore Dock Brewing Company, and new housing TIF projects such as the CHIP apartments and the project being discussed tonight at 401 W. Washington Street.

Public Hearing(s)

4. 401 W. Washington Street Brownfield Plan - Roll Call Vote

Stosh Wasik said he is available for questions if needed and thanked the City for all the work that has gone into this project to this point.

Commissioner Michael Larson moved to approve the 401 W. Washington Street Brownfield Plan and the attached resolution, seconded by Mayor Pro Tem Paul Schloegel. Discussion ensued.

Commissioner Sally Davis said she is happy to add additional housing at reduced rent levels and said she likes the location and look of the project. She said she has had questions about this project and has discussed it at length with staff.

She said that she believes the 20-year TIF capture is too long for this project but noted that the capture will all occur within the boundaries of the DDA and will not reflect in any way on the city general fund. Since the DDA board supported this project, she said, she plans to vote for it.

The City Commission then voted on the motion, which carried unanimously by Roll Call vote.

5. Consent Agenda - Roll Call Vote

Commissioner Sally Davis moved to Approve the Consent Agenda with an amendment to the minutes, adding the following to Geraldine Nault's public comment: "She is not in favor of another City/DDA TIF. It takes money from the City taxes.", seconded by Commissioner Cody Mayer and Carried Unanimously by Roll Call Vote.

- 5.a.** Approve the minutes of the August 11, 2025 work session
- 5.b.** Approve the minutes of the August 11, 2025 regular Commission meeting
- 5.c.** Approve the total bills payable in the amount of \$4,090,360.63
- 5.d.** 01-PUD-03-25: Planned Unit Development Agreement for Brownstones at Uptown
- 5.e.** Grove Street Booster Station Fiber Connect
- 5.f.** KBIC Funding for the Hospitality House of the Upper Peninsula, Inc.
- 5.g.** MERS Annual Meeting - Officer Delegate Appointment
- 5.h.** Ordinance 25-10: General Provisions - Roll Call Vote
- 5.i.** Ordinance 25-11: Alcoholic Liquors - Roll Call Vote
- 5.j.** Resolution- Addition of Beecher Street Right of Way - Roll Call Vote
- 5.k.** Resolution- Addition of Hemlock Drive and Nuthatch Lane - Roll Call Vote
- 5.l.** Resolution- Addition of Hospital Drive - Roll Call Vote
- 5.m.** Sale of Surplus Equipment
- 5.n.** Wright Street Sidewalk Easement

New Business

- 6.** Resolution- City of Marquette Staff Academy Professional Development Training - Roll Call Vote

Commissioner Cary Gottlieb moved to Approve the costs for the staff academy program and adopt the resolution in support of the staff academy, seconded by Commissioner Jerney Ottaway and Carried Unanimously.

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Matt Luttenberger spoke about planning related to transportation and internal commuting in the city.

Comments from the Commission

Commissioner Larson thanked staff for the detailed and repeated explanations of brownfield financing. He said a key takeaway for him was the importance of the state tax

capture, which often makes these projects viable.

Mayor Pro Tem Schloegel wished Commissioner Mayer a happy birthday, and talked about how increased school and university activity is going to lead to additional traffic.

Commissioner Ottaway said today's news that Biolife Plasma is shutting down immediately is unfortunate. He said this is bad for employees, but also noted that the property is part of a brownfield project, and he asked staff to look into the specifics of that parcel.

There were no comments from **Mayor Hanley**, or from **Commissioners Gottlieb, Mayer** and **Davis**.

Comments from the City Manager

City Manager Karen Kovacs welcomed NMU students back and wished good luck to everyone returning to school next week.

Adjournment

Mayor Hanley adjourned the meeting at 6:59 p.m.

Jessica Hanley, Mayor

Kyle Whitney, City Clerk

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