



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Agenda City Commission

WORK SESSION

Monday, December 13, 2021

4:30 PM

Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

Present: Bonsall, Davis, Hanley, Hill, Mayer, Smith, Stonehouse

Announcements

Mayor Smith 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 offered suggestions on how to better share information related to work sessions.

Sarah Lucas, director of the Lake Superior Community Partnership, spoke about local housing issues, including the cost of construction, limited supply and the concept of filtering.

Geraldine Nault thanked the Commission for hosting informational sessions like this one. Colleen Roberts commented on the proposed development and said she has no problems with the proposal as she sees it.

Cary Gottlieb, from the Noquemanon Trail Network, said he has worked with Bob Mahaney over the years and knows he is dedicated to the NTN. He said he supports the development.

1. Discussion: Hemlock, L.L.C. - Housing Development

City Manager Karen Kovacs offered a brief overview of the proposal, which could include a City commitment to build infrastructure.

Community Development Director Dennis Stachewicz offered a brief history of the site and of the possible funding mechanisms that were considered. Ultimately, he said, staff was looking to pursue a plan wherein taxes from generated by the increased value on the property will be used immediately to reimburse the infrastructure costs - he compared this to a very similar plan in place at Veridea's Harbor Vista property.

Veridea Group President Bob Mahaney then offered a brief presentation to the City Commission. He said the plan involved modular housing, and would include 60-70

units located on a 29-acre site. Construcion, he said, may start in the summer of 2022, and the early estimate was for a \$20 million Veridea investment, with \$2 million of City infrastructure. The aim is to make the neighborhood very walkable and to tie it directly to the NTN trail network.

Commissioners asked for specifics on the size and cost of the units, with Mr. Mahaney stating that the goal was for the cheapest units to begin at \$279,000, though some will start at a higher price point and optional upgrades will be possible. Several commissioners raised the idea of creating deed restrictions or using other mechanisms to limit the homes to being utilized as primary residences, prohibiting the use of the properties as rentals and guaranteeing the long-term affordability of resale value.

In response to questions about the possible City investment tied to this project, staff highlighted data showing from the Harbor Vista development, where an initial City investment of about \$350,000 was being reimbursed through regular tax payments from the parcel. Total taxes paid to the City there were about \$2,500 in 2017, and had increased to more than \$52,000 paid in 2021.

Commissioners generally approved of the plan and the clear presentation of facts and agreed that the City should do whatever it can to attempt to increase housing supply at this point in time.

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Geraldine Nault said she was happy with tonight's presentation and was thankful to be able to attend. She said the presentation was informative and that this looked like a good project.

Margaret Brumm said the Commission discussion tonight was very productive and that the group asked several vital questions.

Adjournment

Mayor Smith adjourned the meeting at 5:52 p.m.

Jennifer A. Smith, Mayor

Kyle Whitney, City Clerk

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