

City of Marquette, MI



Meeting Agenda City Commission

**Monday, December 19, 2022
6:00 PM
Commission Chambers**

300 West Baraga Ave
Marquette, Michigan 49855

Call to Order, Pledge of Allegiance and Roll Call

Approval of the Agenda

Announcements

Boards and Committees

1. Appointment(s)

Lauren Tilma, Public Art Commission, for an unexpired term ending 02-26-23 and term ending 02-26-26

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

Presentation(s)

2. Election Board, by City Clerk Kyle Whitney

3. Consent Agenda

3.a. Approve the minutes of the December 12, 2022 regular Commission meeting

3.b. Approve the total bills payable in the amount of \$ 1,025,375.85

3.c. Community Development Block Grant Certifying Officer Authorization

3.d. Schedule Public Hearing- Community Development Block Grant

3.e. Superior Watershed Partnership - Lease

New Business

4. Charter Study Group

5. City Commissioner Appointment

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

Comments from the Commission

Comments from the City Manager

Adjournment

Kyle Whitney, City Clerk

If you require assistance to participate in any meeting, program or activity offered by the City of Marquette, please provide advanced notice to City of Marquette ADA Coordinator Eric Stemen at 906-225-8978 or via email at estemen@marquettemi.gov.

City of Marquette, MI

300 West Baraga Avenue
Marquette, MI 49855

Agenda Date: 12/19/2022

Consent Agenda

Approve the minutes of the December 12, 2022 regular Commission meeting

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- ▣ 12-12-2022 Meeting Minutes



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Minutes City Commission

Monday, December 12, 2022
6:00 PM
Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

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

Approval of the Agenda

Commissioner Evan Bonsall moved to Approve the agenda with the removal of item 4.d. DNR Spark Grant Application from the Consent Agenda to item 5 under New Business and renumber the remaining items sequentially, seconded by Commissioner Jennifer Smith and Carried Unanimously.

Announcements

Mayor Pro Tem Davis announced the next Commission meeting will be held on December 19 instead of the last Monday of the month.

Boards and Committees

1. Appointment(s)

George Patrick, Marquette Area Wastewater Treatment Advisory Board, for an unexpired term ending 06-01-25
Kevin Clegg, Planning Commission, for an unexpired term ending 02-15-23 and term ending 02-15-26
Margaret Rayner, Planning Commission, for an unexpired term ending 02-15-25
Nathan Williams, Planning Commission appointment to the Board of Zoning Appeals, for an unexpired term ending 02-15-23 and term ending 02-15-24
Nina van den Ende, Presque Isle Park Advisory Committee, for an unexpired term ending 04-01-24
Hannah Milkie, Public Art Commission for an unexpired term ending 02-26-25
Lance Larson, Public Art Commission, for an unexpired term ending 02-26-24
Richard Johnson, Traffic-Parking Advisory Committee, for an unexpired term ending 05-30-23
Barbara Owdziej, Marquette County Transit Authority, for a term ending 12-31-25

Commissioner Jennifer Smith moved to Approve the appointments as listed, seconded by Commissioner Evan Bonsall and Carried Unanimously.

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

James Gallant spoke on the MARESA Community Wellness Task Force.

Deanne Johnson, on behalf of Marquette County Habitat for Humanity, requested support from the Commission on the proposed Spring Street housing development. She gave a brief overview of Habitat for Humanity and the way it functions within the community. She explained how the proposed development could impact the city.

Jerney Ottaway stated he was in attendance to support the DDA director with her presentation and as a DDA Board member he is making himself available for questions. He also acknowledged his support for the property sale on Spring Street. His public comment concluded by informing the community of his application to fill the Commission's vacant seat. He welcomed questions from the public.

Margaret Brumm brought her concerns to the Commissions on the potential dangers of the viewing window on the pier during the winter. She spoke on aspects of the DNR Spark Grant and encouraged the Habitat for Humanity development on Spring Street. She brought attention to graffiti on a project development sign located on Lakeshore Blvd.

Matt Luttenberger brought forth his concern on the process used to fill a Commission vacancy.

Pete Frazier showed support for the Spring Street development. He also spoke on his application for the Commission's vacant seat.

Lynn Swadley, Angela Rayhorn, Tom Rulseh, and Antonio Adan shared their support for the potential land purchase and affordable housing development by the Marquette County Habitat for Humanity.

Presentation(s)

2. Downtown Development Authority, by Executive Director Tara Laase-McKinney

Tara Laase-McKinney, DDA Executive Director provided a high-level overview of the DDA's mission and goals. She gave a breakdown of fiscal year 2022 revenue and expenditures, and described facets of the DDA including, maintenance, facade improvement grants, the DDA parking system, and farmers' market. The presentation was concluded with 2023 Projections.

The presentation was then opened to the Commission for discussion.

Public Hearing(s)

3. Rezoning Parcel of NMU Owned Property at 1000 Wright Street - Roll Call Vote

There was no public comment.

Commissioner Jennifer Smith moved to Approve to adopt ordinance 717, rezoning the .22-acre parcel as Civic in accordance with Section 54.1405 of the Land Development Code, seconded by Commissioner Jessica Hanley and Carried Unanimously by Roll Call Vote.

4. Consent Agenda - Roll Call Vote

Commissioner Evan Bonsall moved to Approve the consent agenda as amended, seconded by Commissioner Jennifer Smith and Carried Unanimously.

4.a. Approve the minutes of the November 28, 2022 regular Commission meeting

4.b. Approve the total bills payable in the amount of \$1,336,984.93

4.c. Blight Self Certification

4.d. Publication and Communication Ordinance Review

4.e. Marquette Figure Skating Club - Storage Lease Agreement

4.f. Marquette Junior Hockey Corporation - Concession Lease Agreement

4.g. Schedule Public Hearing- Marquette Township PA 425 Agreement

4.h. Noquemanon Ski Marathon Trail Access Permit

4.i. Superior Watershed Partnership - Lease

4.j. Xerox Lease Renewal

New Business

5. DNR Spark Grant Application - Roll Call Vote

Commissioner Hanley moved to Approve the resolution authorizing the City's application for the DNR Spark Grant, and authorize the City Clerk to sign the resolution, seconded by Commissioner Stonehouse.

Discussion ensued, with the City Manager providing more detail on the rapid pace of this grant and the reasons why this specific project was selected as a best fit for the grant.

City staff followed up with detail on the unique location and some aspects of the project which plan to be included.

Commission discussion continued with additional questions and comments. Commissioner Stonehouse stated this grant application is a great example of the City being prepared with projects in place and ready to act on funding opportunities when they arise. His comment was followed up by Commissioner Bonsall with several questions.

Commissioner Bonsall asked if the Parks and Recreation Advisory Board (PRAB)

had the opportunity to review the grant and for an explanation of the location to be utilized as a trailhead, opposed to the Marquette Commons. Staff responded that PRAB would be reviewing it at their meeting tonight, as it was their first opportunity to do so. Staff also explained the diversity of the Marquette Commons with numerous events and the difficulty to find parking due to the busyness of the area, identifying the Father Marquette Park, cultural trail and LSCP building as the best location for the downtown trailhead. Staff confirmed no other projects have been identified that would fit within the criteria or budget of the grant.

The motion carried unanimously by Roll Call Vote.

6. Police Labor Union Wages

Commissioner Jennifer Smith moved to Approve the Marquette Professional Police Association's 3% wage increase effective October 1, 2022, seconded by Commissioner Fred Stonehouse and Carried Unanimously.

7. Notice of Intent Resolution - Fiscal Year 2023 Solids Handling Improvement CWSRF Bonds - Roll Call Vote

Commissioner Jessica Hanley moved to Approve a notice of intent resolution to start the process of issuing additional Clean Water State Revolving Fund Bonds for a not-to-exceed amount of \$6,800,000 for the solids handling improvement project, seconded by Commissioner Fred Stonehouse and Carried Unanimously by Roll Call Vote.

8. Request to Purchase City-owned Property - 600 W. Spring Street - Roll Call Vote

Commissioner Bonsall moved to authorize the city manager to negotiate the sale of parcel 0240012, subject to the value of the parcel being determined in writing - at the cost of the purchaser - by a State Certified or licensed real estate appraiser, seconded by Commissioner Hanley.

Commissioner Stonehouse questioned the structure of the motion, with clarification given by the City Attorney.

Commissioner Stonehouse then moved to amend the motion to read: Adopt the resolution of Intent to Sell, and authorize the City Manager to negotiate terms for the potential sale of the property. Commissioner Smith seconded this motion to amend and it carried unanimously.

There was a brief discussion with Commissioners indicating support for the project.

The main motion, to Adopt the resolution of Intent to Sell, and authorize the City Manager to negotiate terms for the potential sale of the property, carried unanimously by Roll Call Vote.

Public Comments - Comments may not exceed three minutes per person. Please

state your name and physical address when making public comments.

James Gallant spoke on Roberts Rules of Order and Board and Committee appointments.

Deanne Johnson thanked the Commission for their support on the Habitat for Humanity affordable housing project and looks forward to working with the City.

Tom Relseh showed appreciation to the City for recognizing the work of the Police Department.

Matt Luttenberger followed up his first public comment regarding filling the Commission vacancy and the piers. He requested maps be provided as visuals during meetings to help provide additional context on the topics being discussed.

Margaret Brumm spoke on the attendance of the Commissioners.

Comments from the Commission

Commissioner Hanley addressed public comment regarding Commissioners' attendance. She also brought attention to the importance of the appointment of the Commission vacancy and encouraged the public to reach out to her and share their opinion on the applicants.

Commissioner Smith thanked Mayor Pro Tem Davis for conducting the meeting. She thanked the Department of Public Works employees ahead of the winter weather to come. She acknowledged positive feedback on recycling. She brought awareness to the wide array of things that are done in city government, stating tonight's meeting is a great example of that.

Commissioner Stonehouse echoed Commissioner Smith's comment. He also commented on the timeline of addressing affordable housing and the importance of ensuring we have all the tools necessary before moving forward.

Commissioner Bonsall thanked Mayor Pro Tem Davis for conducting the meeting on short notice of the mayor's absence. He showed enthusiasm for the Commission's support with the Spring Street development of eight affordable houses and the continued need for housing in our community.

Mayor Pro Tem Davis thanked the city staff working through the police union wage negotiations and showed her excitement for the Habitat for Humanity property.

Comments from the City Manager

City Manager Karen Kovacs provided a photo which illustrated the difference between a new and used plow blade and mentioned the increase in prices for steel and material. She reminded the community to give plow drivers space as they work through the heavy snow which is expected to come this week. She thanked staff on the wonderful job decorating a plow truck for the City's holiday parade. She closed with a reminder of her next community office hours.

Adjournment

The meeting was adjourned at 7:51.

Sally Davis, Mayor Pro Tem

Rachel Quayle , Deputy City Clerk

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City of Marquette, MI

300 West Baraga Avenue
Marquette, MI 49855

Agenda Date: 12/19/2022

Consent Agenda

Community Development Block Grant Certifying Officer Authorization

BACKGROUND:

The City of Marquette is currently working with the Michigan Economic Development Corporation (MEDC) to obtain a Community Development Block Grant (CDBG) in the amount of \$8 million for the demolition of a portion of the former Marquette General Hospital, owned by the Northern Michigan University Foundation. The City has received a letter of intent from the MEDC for these funds and is in the process of completing the extensive application.

A component of the CDBG application is an Environmental Assessment that requires a demonstration of compliance in multiple categories. At the October 11, 2022 City Commission meeting, the City Commission designated the City Manager as the Certifying Officer for the Environmental Assessment process. The Environmental Assessment and component reviews are now largely complete with a Finding of No Significant Impact and the forms require signatures from the Certifying Officer to submit along the CDBG application.

FISCAL EFFECT:

None by this action.

RECOMMENDATION:

Authorize the City Manager to sign all attached and subsequent forms related to the CDBG environmental assessment for the Former Marquette General Hospital Demolition Project in her capacity as the Certifying Officer.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- ▣ Environmental Assessment
- ▣ 106 Application
- ▣ Demolition ID Form

**Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58**

for the

**Former Marquette General Hospital Demolition Project
420 W. Magnetic Street
City of Marquette, Marquette County, Michigan**

Final: December 9, 2022

Prepared for:

City of Marquette
Karen Kovacs, City Manager
300 W. Baraga Avenue
Marquette, Michigan 49855

Northern Michigan University Foundation
Brad Canale, Chief Executive Officer
607 Chohodas Hall
1401 Presque Isle Avenue
Marquette, Michigan 49855

Prepared By:

Mac Consulting Service, LLC
8334 Outer Drive South
Traverse City, Michigan 49685

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FIGURES

Figure 1 – Site Location Map

Figure 2 – Parcel Location Map

APPENDICES

Appendix A	Site Photographs
Appendix B	Historic Properties Information
Appendix C	Floodplain Management Documentation
Appendix D	Wetlands Protection Documentation
Appendix E	Coastal Zone Management Documentation
Appendix F	Water Quality Documentation
Appendix G	Endangered Species Documentation
Appendix H	Wild and Scenic Rivers Documentation
Appendix I	Air Quality Information
Appendix J	Farmlands Protection Information
Appendix K	Thermal/ Explosive Information
Appendix L	Noise Control Information
Appendix M	Airport Clear Zones Documentation
Appendix N	Environmental Justice Documentation
Appendix O	Contamination/ Toxic Sites Information
Appendix p	EGLE Permit Information Checklist

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Former Marquette General Hospital Demolition Project
420 W. Magnetic Street
City of Marquette, Marquette County, Michigan

Final: December 9, 2022

1.0 PROJECT INFORMATION

The following sections summarize information relevant to the project.

Project Name: Former Marquette General Hospital Demolition

Project Location: 420 W. Magnetic Street, City of Marquette, Marquette County, Michigan

Responsible Entity: City of Marquette, 300 W. Baraga Avenue, Marquette, Michigan 49601

Grant Recipient (if different than Responsible Entity): Not Applicable

State/Local Identifier: Michigan Economic Development Corporation

Preparer: Mac Consulting Service LLC, 8334 Outer Drive South, Traverse City, Michigan 49685

Certifying Officer Name and Title: Karen Kovacs, City Manager, City of Marquette

Consultant (if applicable): Mac Consulting Service LLC, Mac McClelland

Direct Comments to: Mac Consulting Service LLC, Mac McClelland

Description of Proposed Project: The Northern Michigan University Foundation (NMUF) is leading a consortium of public and private partners to demolish the former Marquette General Hospital. The proposed project would conduct asbestos abatement and remove the buildings and subsurface structures on the property. NMUF has acquired the property from DLP Marquette General Hospital, LLC. The size and scale of the remaining buildings on the property that will need to be removed represents a significant extraordinary cost. The project will not be able to proceed with the burden of almost \$20 million in asbestos abatement and demolition without financial support.

Statement of Purpose and Need for the Proposal: The former Marquette General Hospital has significant barriers to reuse for the original construction purpose and is facing chronic vacancy as a result. The complex was purpose built as a hospital and adaptive reuse into contemporary commercial or residential uses is exceptionally difficult due to the layout and structure. Additionally, this hospital no longer holds a Michigan Certificate of Need required to operate as a hospital and would not likely be able to obtain one in the future due to the existence of the newly constructed regional hospital that replaced this facility.

As a result, asbestos abatement and demolition of the existing building is proposed to provide for future redevelopment of the property to meet community needs and interests.

Existing Conditions and Trends: The property is comprised of 11 buildings on a unified parcel comprising 17.05 acres. The following table provides the parcel number, address, description and acreage.

Parcel Number	Address	Description	Acreage
0410680	420 W. Magnetic Street	Land in the City of Marquette, Marquette County, MI, described as: A parcel of land being all of Lots 1 through 3, the North 102.3 feet of Lots 4 and 5, the North 135 feet of Lot 7, the North 90 feet of Lots 8 and 9, all of Lots 68 through 90, all of Lots 92 through 99, all of Excluded Lots B and C, and the North 150 feet of the West 150 feet of Excluded Lot D, of the Normal Addition to the City of Marquette, AND all of Lots 61 through 72, all of Lots 97 through 120, all of Lots 150 through 153, all of Lots 160 through 163, of the College Heights Plat, AND The vacated 50-foot Lee Street between College Avenue and Magnetic Street and the vacated 25-foot Lee Street East of Lot 61 in the College Heights Plat AND Lot 60 and the North 15 feet of Lot 61 except the West 24 feet of said lots, of College Heights Subdivision to the City of Marquette, Michigan; and Lots 68, 69, 70, 71, 72, 73, 74, and the North 15 feet of Lots 79, 80 and 81 of Normal's Addition to the City of Marquette, Michigan; together with the South 11.8 feet of that portion of vacated Kaye Avenue lying immediately adjacent to the East 26 feet of Lot 60 of College Heights Subdivision to the City of Marquette and to Lots 68, 69, 70 and a portion of 71 as more particularly outlined in red on Exhibit D attached hereto and made a part hereof, of Normal's Addition to the City of Marquette, and that portion of vacated Lee Street lying South of Kaye Avenue and previously conveyed to Northern Michigan University;	17.05

2.0 FUNDING INFORMATION

The following sections summarize funding information associated with the proposed project.

Grant Number: Not Applicable

HUD Program: Community Development Block Grant (CDBG)

Funding Amount: \$ 8,000,000

Estimated Total HUD Funded Amount: \$ 8,000,000

Estimated Total Project Cost (HUD and non-HUD funds): \$22,000,000.00

3.0 COMPLIANCE WITH 24 CFR 50.4, 58.5, and 58.6 LAWS AND AUTHORITIES

The following sections summarize the compliance or conformance determinations for each statute, executive order, or regulation. These activities are summarized in the following table.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required* Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Historic Properties		X	X			The City of Marquette has submitted an Application for a Section 106 Review to the State Historic Preservation Office (SHPO) for consultation. Commonwealth Heritage Group, a Certified Historical Consultant, prepared the Section 106 review on behalf of the City. Commonwealth concluded: (1) the potential for encountering significant and intact archaeology resources in the Area of Potential Effects (APE) and recommended no further archaeological investigation; (2) the Project is expected to have no adverse impacts on the historic above-ground properties on the Northern Michigan University campus; (3) the former Marquette General Hospital building in the Project Area are not considered historic and no historic above-ground resources are anticipated to be directly or indirectly affected by the planned Project Activities. The Section 106 Application and supplemental materials are provided in Appendix B.
Floodplain Management (HUD 8-step decision-making process must be used if project is located in/impacts floodplain)	X	X				The FEMA website was reviewed to determine if the subject property was located within a flood plain. According to the website, the subject property is located within Map 26103C0495D. Details of this map indicate the subject property is located outside the 500-year floodplain. As an area designated as having minimal flood hazard potential, no further evaluation is warranted. This area is not a FEMA Special Flood Hazard Area, as a result of the location of the property, the 8-step decision process was not warranted. Refer to Appendix C for the flood plain related documentation.
Wetlands Protection (HUD 8-step decision-making process must be used if project is located in/impacts wetlands)	X	X				The US Fish and Wildlife Data Mapper website was reviewed to determine if the subject property was located within a wetland area. According to the database, the subject property is not located within a wetland area. The Michigan Department of Environment, Great Lakes and Energy, Wetlands Map was also consulted, which indicates the site is not located within a wetlands area. Copies of the maps are contained in Appendix D.
Coastal Zone Management	X					The Michigan Coastal Management website was reviewed to determine if the subject property was located within a Coastal Management Zone. According to the website, the subject property is outside the Coastal Management Zone of Marquette County, as depicted in Appendix E.
Water Quality	X	X				The USEPA Sole Source Aquifer map website was consulted to determine if the subject property was located within a designated sole source aquifer area. As shown on the attached map (Appendix F) the subject property is not located within a designated sole source aquifer area. The EPA Designated Sole Source Aquifers Nationally Fact Sheet with Designated Aquifers and Pending Petitions Listed (Appendix F) did not identify a designated sole source aquifer area for the Upper Peninsula nor for the subject property site.

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Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Endangered Species		X	X				The Former Marquette General Hospital Demolition Project was entered into The United States Fish and Wildlife Service Information for Planning and Consultation (IPaC) for project review. The IPaC Consultation is provided in Appendix F, which includes the endangered/threatened species listed for the project area is contained within Appendix F. There were a total of 5 threatened, endangered or candidate species on the list. IPaC did not identify critical habitats within the project area under NOAA Fish and Wildlife jurisdiction. IPaC identified 15 migratory bird species that are protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act with varying probability of presence in the 10 km grid cells the project overlaps during a particular week of the year. The property is predominantly developed with buildings and impervious surface, with less than 10% urban greenspace. The S7 Consultation Technical Assistance Additional Guidance for "No Effect" Determination was conducted and included in Appendix G. Based on this evaluation, the project will not affect suitable habitat for listed species or designated critical habitat.
Wild and Scenic Rivers	X	X					The National Wild and Scenic Rivers System webpage was reviewed to determine the location of Wild and Scenic Rivers in the State of Michigan. According to the database there are no Wild and Scenic Rivers located in the location of the subject property. The Yellow Dog River is located within Marquette County but is approximately 30 miles away and will not be affected by the project. Refer to Appendix H for a map and listing of the Wild and Scenic Rivers in the State of Michigan.
Air Quality	X	X					The EGLE Air Quality Division Attainment Status for the National Ambient Air Quality Standards (NAAQS) map was reviewed to determine if the subject property was located within an EPA Nonattainment area. According to the database, the subject property is not located within a county that contains EPA Nonattainment areas. A map of the EPA Nonattainment area is provided in Appendix I.
Farmlands Protection	X						The HUD Assessment Tools for Environmental Compliance (ATEC) for Farmlands Protection was completed, which documented the proposed development would not convert agricultural land. This determination was made as the site is a former hospital located in an urban area of the City of Marquette and adjacent to Northern Michigan University. The site is comprised of 11 buildings and asphalt parking area that comprise up to 90% impervious surface. As the site and adjacent properties are not developed as farmland, no conversion of farmland as part of the development is anticipated. A copy of the completed worksheet and NRCS Web Soil Survey is contained within Appendix J.
Thermal/Explosive	X						The HUD ATEC for Explosive and Flammable Facilities was completed which documents the proposed development was in compliance with the Explosive and Flammable Hazards section. The proposed activities under the CDBG grant for site and building demolition will not include any activity that will increase residential densities or convert residences to commercial uses. The future proposed redevelopment will increase residential densities; however, there is no information available on current or planned stationary aboveground storage containers of more than 100 gallons capacity containing common liquid industrial fuels or of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels. A copy of the completed worksheet is contained within Appendix K.

Continued from previous page:

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Noise Control			X				A noise review was conducted for the location of the subject property using the HUD for Noise Abatement and Control ATEC. Following guidance, a review of potential noise generators within the project radius or consideration – major roads above 10,000 average annual daily traffic (AADT) within 1,000 feet, railroads within 3,000 feet and commercial or military airport with 15 miles. There are no major roads or railroads with the 1,000 / 3,000-foot radius. Sawyer International Airport is approximately 12.5 miles from the project site, within the radius. Duane DuRay, CM, Director of Operations/Airport Manager was contacted to determine if a noise contour map had been prepared. Duane stated that, given the size and scale of the Airport, contour maps have not been required by the FAA. The US Department of Transportation Bureau of Transportation Statistics Noise Map Application was consulted and identified that noise levels at the Airport site were below the 65 db threshold for Day Night Average Sound Levels (DNLs). The Airport Master Plan confirmed the noise levels from a previous Environmental Assessment conducted in 1999. As a result, noise levels at the project site 12.5 miles from the Airport are less than 65db. Traffic information for the surrounding roadways was available from the City Engineering Department. No major roads are located within the 1,000-foot radius. The nearest railroad was related to the now shuttered Presque Isle Power Plant and is approximately 8,250 feet at its nearest point. A copy of the completed worksheet, radius maps, USDOT Noise Map, and the Airport Master Plan excerpt is included in Appendix L. As shown in the attachments, the noise levels for the subject property will not exceed the combined 65db DNL limit set by HUD guidelines.
Airport Clear Zones	X						The Airport Hazards Guidance was followed to determine if the subject property was located within an Airport Clear Zone. The subject property is approximately 12.5 miles (66,000 feet) from Sawyer International Airport. The subject property was determined not to be located within the Accidental Potential Zone (APZ) or Runway Protection Zone/ Clear Zone (RPZ/CZ). A copy of the completed worksheet and map are contained within Appendix M.
Environmental Justice	X						A review of the Climate and Economic Justice Screening Tool identify the Census Tract in which the site is located as a Disadvantaged Community, including factors of high energy cost, high rates of reported asthma, high UST releases, high housing costs, and low income. The proposed project scope under the CDBG grant is for the site and building demolition, that will not have impact on the Disadvantaged Community. No minority populations or low-income populations will be displaced as part of the demolition. As part of the hiring and operations processes the owner will not discriminate between race, color, national origin, or income. The future project will not result in industrial air emissions or the generation of hazardous waste that may impact surrounding neighborhoods. A map showing the location of the subject property and surrounding areas and a summary of the Climate and Economic Justice Screening Tool is contained within Appendix N. Refer to Appendix A for photographs of the site.

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Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required *	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained *	Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Contamination/Toxic Sites	X		X				A Phase I Environmental Site Assessment was completed for the subject property, which had identified the presence of a Recognized Environmental Condition (REC) associated with underground storage tanks previously used on the site. To address the REC identified in the Phase I ESA, a Phase II ESA was conducted in November 2021. The results of the Phase II ESA did NOT identify constituents in soil and groundwater at the subject property in excess of the Michigan Department of Environmental (MDEQ) Generic Cleanup Criteria (GRCC). As a result, the site is NOT a Part 201 Facility, as defined by Act 451, PA 1994 as amended. A copy of the Phase II ESA Report documentation including the Soil and Groundwater Analytical Data Summary Tables and the Soil Boring Location Map are included as Appendix O. The Phase I ESA identified one nearby Part 213 Facility with Leaking Underground Storage Tanks. The Phase I ESA indicated the site is not an REC based on the down-gradient location and file information. A review of EGLE Environmental Mapper which shows the above site is included in Appendix O.

Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
Federal Requirements								
Flood Insurance - 58.6(a)	X							As previously stated, the subject property is not located within a FEMA Special Flood Hazard Area, thus, does not require Flood Insurance and as a result 58.6(a) is not applicable.
Coastal Barriers - 58.6(c)	X							As previously stated, the subject property is not located within a Coastal Management Zone, as a result 58.6(c) is not applicable.
Airport Clear Zone Notification - 58.6(d)	X							As previously stated, the subject property is not located within an Airport Clear Zone, as a result a notification of such pursuant to 58.6(d) is not applicable.
Water Quality	X							No potable or other use wells are present on the subject property or proposed to be installed as part of the development. Following development, the subject property will connect to the City of Marquette municipal water supply, which is operated by the City of Marquette. The City performs Quality testing of the water source on an annual basis, as required by the United States Environmental Protection Agency. Connection to the system will be obtained as part of the building permit application and implementation process.
Solid Waste Disposal	X							The subject property is located within the City of Marquette, which provides solid waste disposal/ recycling services in the City. Following its development, the subject property will use City services for garbage disposal/ recycling services.
Fish and Wildlife	X		X					The proposed development is located within the urbanized area of the City of Marquette. As a result, no change to wildlife due to the development is anticipated. No surface water bodies are present on the subject property or immediately adjacent to the site, as a result no fish will be impacted as a result of the development.
Stormwater								The project scope is limited to demolition and will not deleteriously affect stormwater. The proposed development will be designed/ engineered by a licensed architect and civil engineer. The site design and engineering will conform to all local, state, and federal regulations. The permitting process will ensure the proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project does not have the potential to degrade water quality in the area through erosion and/or siltation during construction, because the applicant will be required to propose and comply with conditions of the site-specific Soil Erosion Permit, to be issued by Marquette County.

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Other Areas of Statutory and Regulatory Compliance Applicable to Project	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency	Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached. * - Evidence is attached that required actions have been taken.
State Statutes Use the Michigan Department of Environment, Great Lakes and Energy's Environmental Permit Checklist to determine which, if any, state statutes apply. Document any relevant state statute compliance below.								
State Statutes				X				The Michigan Department of Environment, Great Lakes and Energy's (EGLE) Environmental Permit Checklist to determine which, if any, state statutes apply to the proposed project. Review of the checklist indicates that three items apply to the proposed development, as follows: (1) Notifying Asbestos NESHAP Program (2) Obtaining a Soil Erosion Permit; and (3) Connecting to the City of Marquette municipal water supply system. Prior to development of the subject property the Asbestos NESHAP program will need to be notified of demolition activities. A Soil Erosion Permit be obtained through Marquette County. Connection to the municipal water system will be permitted through the City of Marquette. Each of these items is required to be addressed as part of obtaining a building permit for the proposed building. Based on our review of the EGLE checklist, no other potential EGLE permits would be required for the proposed development. Refer to Appendix P for a copy of the completed checklist.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	No compliance steps or mitigation required.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	No compliance steps or mitigation required.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	No compliance steps or mitigation required.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	No compliance steps or mitigation required.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	No compliance steps or mitigation required.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	No compliance steps or mitigation required.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	No compliance steps or mitigation required.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	No compliance steps or mitigation required.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	No compliance steps or mitigation required.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	No compliance steps or mitigation required.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	No compliance steps or mitigation required.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	No compliance steps or mitigation required.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	No compliance steps or mitigation required.

Continued from previous page:

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	No compliance steps or mitigation required.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	No compliance steps or mitigation required.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ ☒	No compliance steps or mitigation required.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project scope under the CDBG Grant will be demolition. The future planned development will be consistent with the City of Marquette Master Plan and Zoning Ordinance. The property is currently zoned Mixed Use. The future use will be more compatible with the surrounding residential neighborhoods to the south and west and provide a smoother transition to the more commercial areas to the east and Northern Michigan University than did the former Marquette General Hospital.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project scope under the CDBG Grant will be demolition. As part of the demolition, soil erosion will be managed through compliance with the demolition Soil Erosion permit. For the future proposed development, construction and design of the building and grounds will be completed by area professionals. The development will be reviewed for approval through the City of Marquette / Marquette County and will follow all local, state, and federal guidelines during its development. The subject property consists of a relatively flat site. As part of the development, a Soil Erosion Permit will be obtained through Marquette County. Implementation of the permit procedures are designed to prevent soil erosion, drainage issues, and stormwater runoff.
Hazards and Nuisances including Site Safety and Noise	2	A Phase I Environmental Site Assessment was completed for the subject property, which had identified the presence of a Recognized Environmental Condition (REC) associated with underground storage tanks previously used on the site. To address the REC identified in the Phase I ESA, a Phase II ESA was conducted in November 2021. The results of the Phase II ESA did NOT identify constituents in soil and groundwater at the subject property in excess of the Michigan Department of Environmental (MDEQ) Generic Cleanup Criteria (GRCC). As a result, the site is NOT a Part 201 Facility, as defined by Act 451, PA 1994 as amended. As part of the demolition, the demolition contractor will have a site safety plan implemented, which will also include limiting access to the site both during demolition activities and after hours. Lead and asbestos air monitoring will be conducted and dust control measures will be implemented to ensure safety and protection of workers and the surrounding neighborhoods. Operations will be completed following Michigan Occupational Safety and Health Administration (MIOSHA) standards, statutes, and guidelines.
Energy Consumption	1	The project scope under the CDBG Grant will be demolition. The future development will be required to meet the Michigan Energy Code and the use of renewable energy systems will be assessed and implemented if effective. The building permitting process is administered by the City of Marquette and Marquette County.
SOCIOECONOMIC		
Employment and Income Patterns	1	The project scope under the CDBG Grant will be demolition. The future proposed development will provide short-term construction jobs. The specific nature of the development is to be determined. The project is anticipated to focus on housing of all product types and price points, including affordable and workforce housing, as well as commercial uses that will enhance and support the community.
Demographic Character Changes, Displacement	1	Most of the subject property is currently vacant, with only one building minimally occupied. The site is located in the urbanized area of Marquette between residential neighborhoods and Northern Michigan University. The subject property is zoned Mixed Use, which is consistent with its intended use as a mixed use residential and commercial development. As these uses are consistent with the intended use of the site and the adjacent properties, the proposed development will not change the demographic character of the area or displace any communities.

Continued from previous page:

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Northern Michigan University is located directly north of the subject property. NMU is a dynamic four-year public university with over 170 courses of undergraduate studies and over 25 graduate degree programs, with cultural and Division 2 athletic events. Marquette Senior High School is less than a half-mile to the west. Marquette is widely known for its cultural and community events, including the Hiawatha Music Festival and Marquette Blues Festival, U.P. 200 Sled Dog Races, Art Week and the Fresh Coast Film Festival, among many others.
Commercial Facilities	2	The subject property is located within the urbanized area of Marquette, is less than a mile away from the Downtown Business District and two blocks from the growing Third Street commercial district.
Health Care and Social Services	2	The U.P. Health System – Marquette Hospital is a major regional health care facility located about 0.85 road miles from the project site.
Solid Waste Disposal / Recycling	2	The subject property is located within the City of Marquette, which provides waste disposal/ recycling services. Following its development, the property will use City of Marquette services for solid waste disposal/ recycling services.
Waste Water / Sanitary Sewers	2	The subject property is located within the City of Marquette, which operates a Wastewater Treatment Plant that accepts wastewater through the sewer system. As part of the proposed development, the property will connect to the City of Marquette sewer system.
Water Supply	2	The future development will connect to the City of Marquette municipal water supply system. This system is used in the area of the subject property. No water wells will be installed as part of the development. The City of Marquette also has an ordinance that prevents installation of water wells.
Public Safety - Police, Fire and Emergency Medical	2	The City of Marquette Police Department is located in the City Hall complex at 300 W. Baraga Avenue, approximately 1.0 road miles from the subject property. The Marquette Fire Department is located at 418 S. Third Street, approximately 1.2 road miles from the subject property. The Marquette County Sheriff's Office is located approximately .75 miles from the subject property at 236 W. Baraga Avenue. The closest Michigan State Police Post is located approximately 1.45 road miles from the subject property at 1924 Industrial Parkway in Marquette. U.P. Health System – Marquette is located at 850 W. Baraga Avenue is the closest medical facility, which is located approximately 0.85 road miles from the subject property.
Parks, Open Space and Recreation	2	There is a Lake Superior waterfront park from downtown Marquette to Presque Isle Park, as well as numerous other City parks and an extensive network of non-motorized trails around Marquette that links these parks.
Transportation and Accessibility	2	Development of the subject property will increase the number of residents from the current vacant site. However, when compared to when the site was in full use as a hospital, traffic is anticipated to be lower. Infrastructure and road improvements are anticipated to provide better site access and traffic flow, including the reconstruction of College Avenue through the center of the property.
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The subject property does not contain any unique natural features or water resources.
Vegetation, Wildlife	2	The proposed development is located within the urbanized area of Marquette. As previously stated, the Northern Long-eared bat has been identified as a threatened species under the Endangered Species Act. While there are no known hibernacula and known roost trees in the project area or surrounding area, tree cutting will be limited from June 1 to July 31. No other change to wildlife is anticipated. No surface water bodies are present on the subject property, as a result no fish will be impacted as a result of the development.
Other Factors	2	None Applicable.

Additional Studies Performed:

Phase I and II Environmental Site Assessments, TriMedia Environmental and Engineering, dated November 3, 2021 and December 15, 2021 respectively

Field Inspection (Date and completed by):

September 30, 2022, Mac McClelland, Mac Consulting Service, LLC

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The following is a list of references that were consulted as a part of the Environmental Assessment.

1. [U.S. Department of Agriculture, Natural Resources Conservation Service](#)
2. [National Registry of Historic Places](#)
3. Audie Connor, Cultural Resources Director, Keweenaw Bay Indian Community
4. Federal Emergency Management Agency, [FEMA Flood Plain Map Service Center](#)
5. U.S. Fish and Wildlife Service, [National Wetlands Inventory](#)
6. Michigan Department of Environment, Great Lakes and Energy [Wetlands Map Viewer](#)
7. Michigan Department of Environment, Great Lakes and Energy, [Coastal Management](#)
8. U.S. Environmental Protection Agency [Sole Source Aquifer Map](#)
9. U.S. Fish and Wildlife Service [Information for Planning and Consultation \(IPac\)](#)
10. [National Wild and Scenic Rivers System](#)
11. U.S. Fish and Wildlife Service [Data Mapper](#)
12. Michigan Department of Great Lakes and Energy [Air Quality Division](#)
13. U.S. Department of Housing and Urban Development, [HUD Assessment Tools for Environmental Compliance \(ATEC\)](#),
14. U.S. Department of Transportation Bureau of Transportation Statistics [Noise Map Application](#)
15. Duane DuRay, CM, Director of Operations/Airport Manager, Sawyer International Airport
16. U.S. Council on Environmental Quality [Climate and Economic Justice Screening Tool](#)
17. Phase I ESA, 420 W. Magnetic Street, Marquette, MI, completed by TriMedia Environmental and Engineering, dated November 3, 2021
18. Michigan Department of Environment, Great Lakes and Energy, [Environmental Permit Checklist](#),
19. Additional Resources identified in the Section 106 SHPO Application and Supplemental Materials

List of Permits Obtained: None, Not Applicable.

Public Outreach [24 CFR 50.23 & 58.43]: The Northern Michigan University (NMU) Foundation invited residents of the Marquette community to participate in forums related to the potential redevelopment of the former hospital site located adjacent to the NMU campus.

Two methods of engagement were utilized — two in-person forums were held on May 3, 2022 (one afternoon and one evening session), and two in-person discussion-based meetings with specific community members, referred to as “Affinity Groups,” took place on May 4 and May 9, 2022. The first Affinity Group meeting was targeted to community leaders, meaning attendees were those that hold leadership positions at NMU, private businesses and government agencies. The second Affinity Group was organized through Connect Marquette,

which is a networking group of working professionals that promotes professional development through events and leadership opportunities.

Community forums were advertised through press release and social media; affinity group attendees were invited via email from the NMU Foundation and through coordination with Connect Marquette. All meetings were conducted at the Northern Center on NMU's campus. A total of 74 people participated in the forums and 19 community members participated in the Affinity Group discussions. The engagement tools helped provide a foundational understanding of what opportunities the vacant site might offer the community.

Cumulative Impact Analysis [24 CFR 58.32]:

The subject property is located in the urbanized area of Marquette. The scope of work under the CDBG is demolition of a designated blighted area, as determined by the Marquette City Commission. The removal of blighted buildings will greatly enhance the surrounding properties in the short term. The uses of adjacent properties are anticipated to remain the same as they are consistent with zoning in the area. Removal of the blighted buildings in the project area will provide increases to land development factors and socioeconomic factors, and may increase demand on community facilities and services from growth of surrounding properties. The increase on the demand of land development factors will be the result of improvements to surrounding properties in an area that is planned for future growth and is consistent with area zoning. Changes to area socioeconomic factors will result from both an increase in short-and long-term surrounding property improvements from both direct and indirect project factors. The project is not anticipated to directly result in an increase in demand for community facilities and services, but improvements to surrounding properties may. The removal of the blighted buildings in this area is anticipated to have a significantly positive socio economic and community impact.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

The subject property consists of 8.67 acres within the urbanized area of Marquette. If the existing blighted buildings are not removed to provide for future redevelopment, the property would remain vacant and continue to deteriorate.

No Action Alternative [24 CFR 58.40(e)]:

Below are no action alternatives that were considered.

Option 1: No Demolition of the Site

The subject property consists of 8.67 acres with 11 buildings in the urbanized are of Marquette, adjacent to Northern Michigan University to the north and residential neighborhoods to the south and west, and the Third Street commercial district to the east. If the existing buildings in the project area are not demolished, the subject property would remain vacant and blighted and continue to deteriorate.

Summary of Findings and Conclusions:

An EA in accordance with 24 CFR Part 58 was completed for the former Marquette General Hospital at 420 W. Magnetic Street, Marquette, Marquette County, Michigan. This previously developed hospital property has 11 buildings that are proposed to be removed under the scope of the CDBG Grant.

Removal of the existing buildings was selected as the preferred alternative after evaluation determined that the no demolition alternative was not acceptable. The results of the EA conclude that no significant impact is anticipated as a result of the proposed Former Marquette General Hospital demolition project. Some areas of EA evaluation concluded that some beneficial impact would occur.

Additionally, asbestos abatement and demolition would require permitting by the City of Marquette, Marquette County and/ or the State of Michigan. These permits would include but not be limited to local demolition permit if applicable, Notification of Intent to Demolish, and Soil Erosion Permit. As a result of the review, approval, and inspection processes required to obtain permits for the asbestos abatement and demolition, all aspects of the proposed asbestos abatement and demolition would be completed as required by governing regulations, as such, no significant impact from the proposed project would be expected as a result of the permitting and regulatory processes for asbestos abatement and demolition.

Based on the remaining evaluation criteria analyzed above, no significant impacts to the environment would be expected.

4.0 MITIGATION MEASURES AND CONDITIONS

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
	No mitigation measures are required.

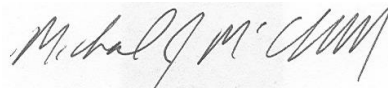
5.0 DETERMINATION

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:



Date:

December 9, 2022

Name/Title/Organization:

Michael (Mac) McClelland, Mac Consulting Service, LLC.

Certifying Officer Signature:

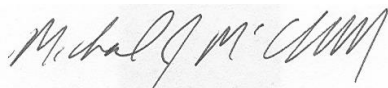
Date:

Name/Title/Organization

Karen Kovacs, City Manager, City of Marquette

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

This Environmental Assessment was completed by Mac Consulting Service, LLC and was prepared by the following:



Michael (Mac) McClelland
Manager
Mac Consulting Service, LLC



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for SHPO Section 106 Consultation Form* when completing this application.

Mail form, all attachments, and check list to: Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48913

I. GENERAL INFORMATION

- ☒ New submittal
☐ More information relating to SHPO ER# [SHPO Project #](#)
☐ Submitted under a Programmatic Agreement (PA)
PA Name/Date: [PA name/date, if applicable](#)

- a. **Project Name:** City of Marquette, Marquette General Hospital Demolitions Project
b. **Project Municipality:** City of Marquette
c. **Project Address (if applicable):** 420 W. Magnetic Street, Marquette, Michigan 49855
d. **County:** Marquette

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

- a. **Federal Agency:** Department of Housing and Urban Development - CDBG
Contact Name: See below
Contact Address: [Federal contact mailing address](#) **City:** [Federal contact city](#) **State:** [Federal contact state](#)
Zip: [Federal contact zip code](#)
Email: [Federal contact email](#)
Specify the federal agency involvement in the project: [Specifically identify the federal involvement with the project](#)
- b. **If HUD is the Federal Agency: 24 CFR Part 50** ☒ **or Part 58** ☐
Responsible Entity (RE): Michigan Economic Development Corporation
Contact Name: Gregory C. West, EDFP
Contact Address: 300 North Washington Square **City:** Lansing **State:** MI **Zip:** 48913
RE Email: westg2@michigan.org **Phone:** 517.241.0909
- c. **State Agency Contact (if applicable):** Michigan Economic Development Corporation
Contact Name: Gregory C. West, EDFP
Contact Address: 300 North Washington Square **City:** Lansing **Zip:** 48913
Email: westg2@michigan.org **Phone:** 517.241.0909
- d. **Applicant (if different than federal agency):** City of Marquette
Contact Name: Karen Kovacs, City Manager
Contact Address: 300 W. Baraga Avenue **City:** Marquette **State:** Michigan **Zip:** 49855
Email: kkovacs@marquettemi.gov **Phone:** 906.225.8102
- e. **Consulting Firm (if applicable):** Commonwealth Heritage Group, LLC
Contact Name: Katie Remensnyder
Contact Address: 3215 Central Street **City:** Dexter **State:** Michigan **Zip:** 48130
Email: kremensnyder@chg-inc.com **Phone:** 517-262-9484



APPLICATION FOR SHPO SECTION 106 CONSULTATION

III. PROJECT INFORMATION

a. Project Location and Area of Potential Effect (APE)

i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.

- ☒ Street map, clearly displaying the direct and indirect APE boundaries
- ☒ Site map
- ☒ USGS topographic map Name(s) of topo map(s): Marquette (1975)
- ☒ Aerial map
- ☒ Map of photographs
- ☒ Other: Soils, historic mapping

ii. **Site Photographs**

iii. **Describe the APE:**

The Archaeology APE for the Project encompasses 8.0 ha (19.9 ac), is 278.0 m (912.1 ft) long, and is 495.0 m (1,624.0 ft) wide. The depth of disturbance is currently unknown.

The assumed Above-Ground APE is 8.0 ha (19.8 ac) and is considered to include those cultural resources (buildings, structures, objects, or sites) that are within the Project Area.

iv. **Describe the steps taken to define the boundaries of the APE:**

The Project Area is assumed to be the area of potential effects (APE) for archaeological resources (Archaeology APE). This area includes the work areas in which ground disturbing activities are planned to occur as well as any permanent and temporary rights-of-way.

The Above-Ground APE was selected to include only the resources within the Project Area. Because many of the hospital buildings were constructed after the resources in a one-parcel/property deep radius were built, the surrounding properties were excluded from the Above-Ground APE. Their integrity of setting has already been lost due to the construction of the hospital buildings and their additions, and therefore the demolitions are anticipated to have no effect on viewsheds; the demolitions may restore integrity of setting.

b. Project Work Description

Describe all work to be undertaken as part of the project:

The proposed Project involves asbestos abatement and demolition of the buildings and subsurface structures of the former Marquette General Hospital complex north of Magnetic Street and south of College Avenue in the City of Marquette. Remediation of lead and asbestos abatement and Underground Storage Tank protocols will be followed.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. Scope of Effort Applied

i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

For the background research, Commonwealth conducted a literature review at the Michigan SHPO compiling information regarding previously identified archaeological sites and surveys in the Archaeology APE and in a 1.6-km (1.0-mi) area surrounding the Archaeology APE (Archaeology Study Area). Commonwealth compiled information derived from a review of the National and State Registers of Historic Places, historic aerials and maps, and online soils data for understanding the archaeological potential in the Archaeology APE.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

Commonwealth conducted a literature review at the Michigan SHPO for the Above-Ground Study Area, which extends 0.8 km (0.5 mi) beyond the project location, to identify any previously recorded above-ground resources or previously conducted above-ground surveys. Commonwealth also compiled information derived from a review of the National and State Registers of Historic Places, historic aerials and maps, and online repositories.

- ii. Provide documentation of previously identified sites as attachments.
- iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.
- iv. Have you reviewed existing site information at the SHPO: ☒ Yes ☐ No
- v. Have you reviewed information from non-SHPO sources: ☒ Yes ☐ No

b. Identification Results

i. Above-ground Properties

- A. Attach the appropriate Michigan SHPO Architectural Identification Form for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.

- B. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

Name Sarah Reyes **Agency/Consulting Firm:** Commonwealth Heritage Group, LLC

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian ☒ Yes ☐ No

Are their credentials currently on file with the SHPO? ☒ Yes ☐ No

If NO attach this individual's qualifications form and resume.



APPLICATION FOR SHPO SECTION 106 CONSULTATION

- ii. **Archaeology** (complete this section if the project involves temporary or permanent ground disturbance) Submit the following information using attachments, as necessary.

A. **Attach Archaeological Sensitivity Map.**

B. **Summary of previously reported archaeological sites and surveys:**

According to Michigan SHPO there are no previously recorded archaeological sites or investigations on file for the Archaeology APE. The SHPO has records for five previously recorded archaeological sites (20MQ12 [unevaluated], 20MQ148 [unevaluated], 20MQ152 [unevaluated], 20MQ318 [not eligible], and 20MQ325 [not eligible]) and three previous archaeological surveys (ER13-32, ER-4526, and ER-950012) in, or partly in, the 1.6-km (1.0-mi) Archaeological Study Area. The nearest previously recorded archaeological site in the Archaeology Study Area, 20MQ12, is approximately 960 m (3,150 ft) south of the Archaeology APE.

C. **Town/Range/Section or Private Claim numbers:** Section 14 of T48N R25W

D. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** The Archaeology APE for the Project encompasses 8.0 ha (19.9 ac), is 278.0 m (912.1 ft) long, 495.0 m (1,624.0 ft) wide. The depth of disturbance is currently unknown.

E. **Will work potentially impact previously undisturbed soils?** ☐ Yes ☒ No

If YES, summarize new ground disturbance:

[Summary of new ground disturbance](#)

F. **Summarize past and present land use:**

Please see Commonwealth Report R-1875

G. **Potential to adversely affect significant archaeological resources:**

☒ Low ☐ Moderate ☐ High

For moderate and high potential, is fieldwork recommended? ☐ Yes ☐ No

Briefly justify the recommendation:

[Justification for recommendation of fieldwork](#)

H. **Has fieldwork already been conducted?** ☐ Yes ☒ No

If YES:

☐ Previously surveyed; refer to A. and B. above.

☐ Newly surveyed; attach report copies and provide full report reference here:

[Full report reference](#)

I. **Provide the name and qualifications of the person who provided the information for the Archaeology section:**

Name: James G. Parker **Agency/Firm:** Commonwealth Heritage Group, LLC

Is the person a 36CFR Part 61 Qualified Archaeologist? ☒ Yes ☐ No

Are their credentials currently on file with the SHPO? ☒ Yes ☐ No

If NO, attach this individual's qualifications form and resume.

Archaeological site locations are legally protected.

This application may not be made public without first redacting sensitive archaeological information.

V. IDENTIFICATION OF CONSULTING PARTIES

- a. **Provide a list of all consulting parties**, including Native American tribes, local governments, applicants for federal assistance/permits/licenses, parties with a demonstrated interest in the undertaking, and public comment:



APPLICATION FOR SHPO SECTION 106 CONSULTATION

- Marquette Community At Large (Public Information Sessions)
- Local Government
 - City of Marquette
 - City Commission
 - City Manager's Office
 - City Planning and Development Department
 - Marquette Brownfield Redevelopment Authority
 - Marquette Community Development Master Plan Steering Committee
 - Marquette County
 - County Administrator
 - Chairman, Board of Commissioners
- State Government
 - Office of the Governor
 - Director, Northern Michigan Office
 - Department of Attorney General
 - Michigan Department of Labor and Economic Opportunity
 - Office of the Director
 - Michigan Economic Development Corporation
 - State Land Bank Authority
 - Michigan Office of Rural Development
 - State Legislature
 - State Senator Ed McBroom
 - State Representative Sara Cambensy
 - State Representative-Elect Jenn Hill
- Tribal Government
 - Keweenaw Bay Indian Community
 - Auddie Connor, Cultural Resources Director
- Northern Michigan University
 - University Wide (Public Forums)
 - Board of Trustees
 - Office of the President
 - Vice President of Finance and Administration
 - NMU Facilities
 - Construction Management Program
- Non-Profit
 - InvestUP
 - Lake Superior Community Partnership
 - Connect Marquette
 - Innovate Marquette SmartZone
 - AccelerateUP
 - Habitat for Humanity
 - Upper Peninsula Construction Council
- Private Sector Consultants and Partners
 - UP Health System
 - VAST
 - TriMedia Environmental and Engineering Services
 - DesignWorkshop
 - Siren PR

b. Provide a summary of consultation with consultation parties:

The Northern Michigan University (NMU) Foundation invited residents of the Marquette community to participate in forums related to the potential redevelopment of the former hospital site located adjacent to the NMU campus.

Two methods of engagement were utilized — two in-person forums were held on May 3, 2022 (one afternoon and one evening session), and two in-person discussion-based meetings with specific community members, referred to as “Affinity Groups,” took place on May 4 and May 9, 2022. The first Affinity Group meeting was targeted to community leaders, meaning attendees were those that hold leadership positions at NMU, private businesses and government agencies. The second Affinity Group was organized through Connect Marquette, which is a networking group of working professionals that promotes professional development through events and leadership opportunities.

Community forums were advertised through press release and social media; affinity group attendees were invited via email from the NMU Foundation and through coordination with Connect Marquette. All meetings were conducted at the Northern Center on NMU's campus. A total of 74 people participated in the forums and 19 community members



APPLICATION FOR SHPO SECTION 106 CONSULTATION

participated in the Affinity Group discussions. The engagement tools helped provide a foundational understanding of what opportunities the vacant site might offer the community.

c. Provide summaries of public comment and the method by which that comment was sought:

A [Community Engagement Summary](#) was prepared that outlines the approach and results.

VI. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in *the Instructions for the Application for SHPO Section 106 Consultation Form*.

a. Basis for determination of effect:

Project plans, as presently designed, include ground disturbing activities in previously disturbed soils for demolishing the former Marquette General Hospital complex, an area encompassing 8.0 ha (19.9 ac). SHPO records indicate that no previously recorded archaeological sites are in the Archaeology APE. Thus, the Project, as designed, will not have an effect on previously recorded archaeological resources that are listed in, or determined eligible for listing in, the NRHP.

The literature review revealed that the Archaeology APE and the surrounding area have been located within an urban setting that has been developed multiple times over the past 60 plus years—initially as a residential neighborhood and more recently for the expansion of the former Marquette General Hospital complex. Because the Archaeology APE was previously disturbed by multiple episodes of development, and because the disturbance likely extended into culturally sterile soils, the potential for encountering significant and intact archaeology resources in the Archaeology APE is low. Therefore, Commonwealth recommends no further archaeological investigation in the Archaeology APE.

Based on the literature review, there are three previously recorded above-ground resources in the Above-Ground Study Area or Above-Ground APE. The Michigan SP Longyear Hall of Pedagogy-Northern Michigan University was listed in the NRHP in 1980 and was removed from the register in 2022; this building is no longer extant. The Arch and Ridge Historic District Extension has been determined eligible for listing in the NRHP by Michigan SHPO. The district is well outside the Above-Ground APE. Project activities are not expected to directly or indirectly affect these historic resources because of their distance from the Project Area.

Northern Michigan University has been determined eligible for listing in the NRHP by Michigan SHPO. West Kay Avenue is the southernmost boundary of Northern Michigan University and is the northernmost boundary of the Project Area and Above-Ground APE. Planned Project activities include the demolition of the former Marquette General Hospital complex. It is anticipated that the Project will have no direct effects on the historic Northern Michigan University resources. Although changes to the viewshed are anticipated due to the loss of the hospital buildings, the portions of the hospital that are visible from Northern Michigan University were constructed in 1992. Therefore, the demolition of these buildings may restore integrity of setting to the Northern Michigan University campus. As planned, the Project is expected to have no adverse effects on the historic above-ground properties on the Northern Michigan University campus.

Commonwealth identified nine additional above-ground resources over 50 years of age in the Project Area and Above-Ground APE. The resources are all part of the former Marquette General Hospital Complex at 420 West Magnetic Street. Despite the hospital's association with the local health care history of the region, the property was recommended not eligible for listing in the NRHP due to large expansion projects from 1981–2000 that resulted in an extensive loss of historic integrity. Commonwealth recommends that the hospital complex is not eligible for listing in the NRHP. The current Project includes the Blood Donor Center at the southeast corner of



APPLICATION FOR SHPO SECTION 106 CONSULTATION

West College Avenue and Hebard Court, and four parking lots on West Magnetic Street between North Seventh Street and North Fourth Street. It is recommended that the Blood Donor Center does not rise to the level of significance required for listing in the NRHP. Based on these recommendations, the former Marquette General Hospital buildings in the Project Areas are not considered historic, and it is anticipated that no historic above-ground resources will be directly or indirectly affected by the planned Project Activities.

b. **Determination of effect**

☒ **No historic properties will be affected** or

☐ **Historic properties will be affected** and the project will (check one):

☐ have **No Adverse Effect** on historic properties within the APE.

☐ have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

☐ **More Information Needed:** We are initiating early consultation. A determination of effect will be submitted to the SHPO at a later date, pending results of survey.

Federally Authorized Signature: _____ Date: _____

Type or Print Name: Karen Kovacs

Title: City Manager



APPLICATION FOR SHPO SECTION 106 CONSULTATION

ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

- ☐ Additional federal, state, local government, applicant, consultant contacts
- ☒ Maps of project location
 - Number of maps attached: 17
- ☒ Site Photographs
 - ☒ Map of photographs
- ☐ Plans and specifications
- ☐ Other information pertinent to the work description: [Identify the type of materials attached](#)
- ☒ Documentation of previously identified historic properties
- ☒ Architectural Properties Identification Forms
- ☒ Map showing the relationship between the previously identified properties, your project footprint, and project APE
- ☐ Above-ground qualified person's qualification form and resume
- ☒ Archaeological sensitivity map
- ☐ Survey report
- ☐ Archaeologist qualifications and resume
- ☒ Other: Soils map, historic mapping

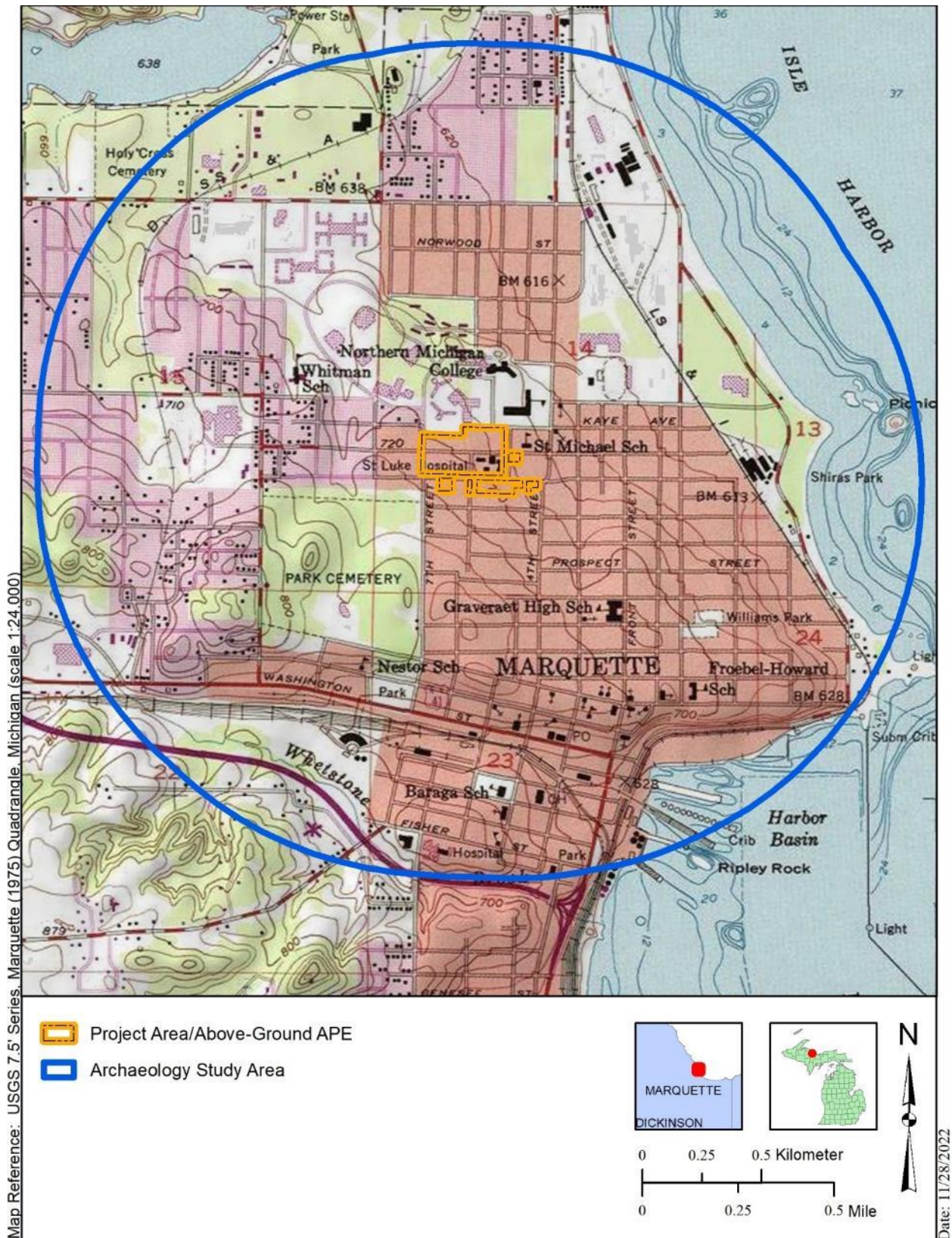


Figure 1. Project location

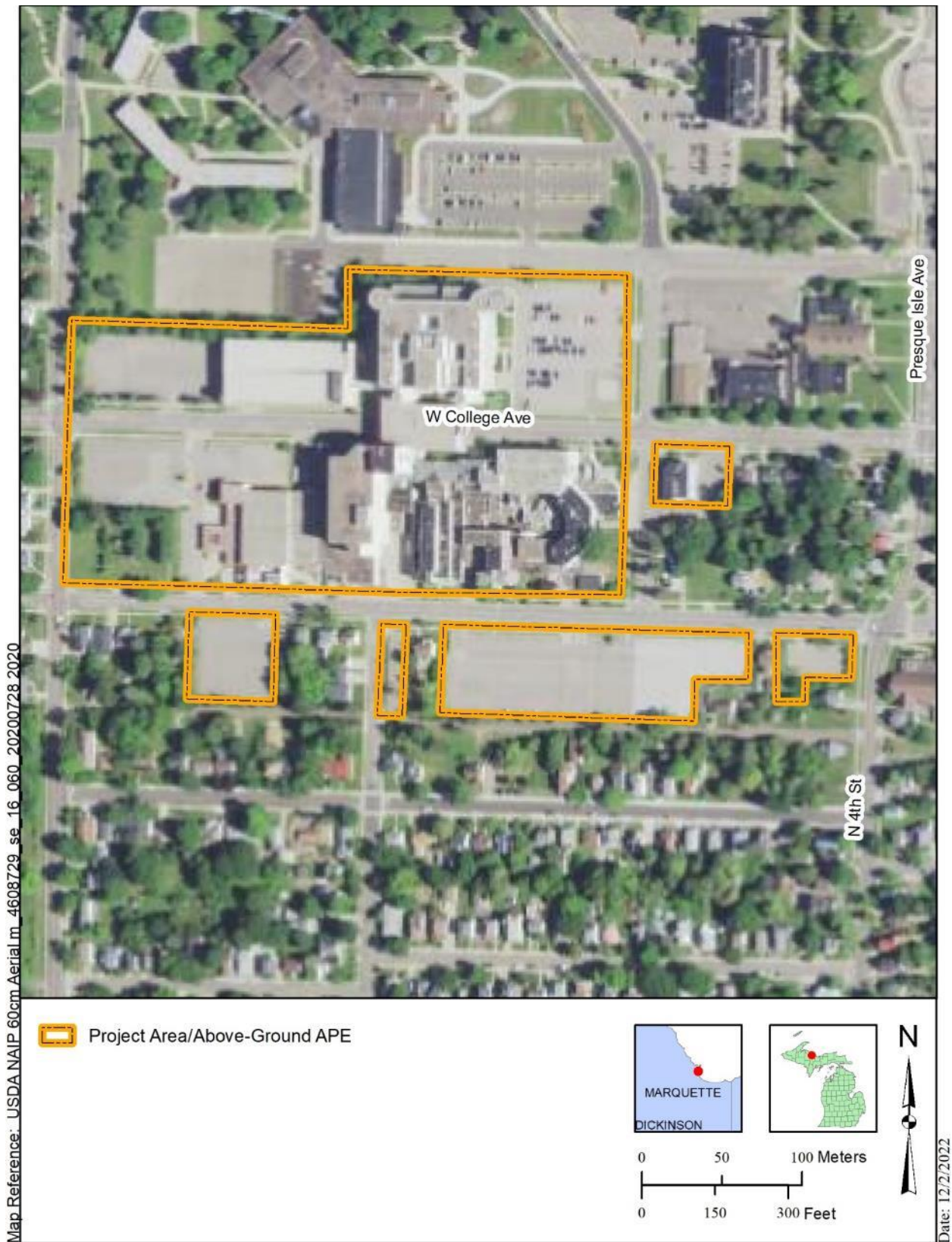


Figure 2. Project location



Figure 3. St. Luke's Hospital and Mobile Dock, view to the west



Figure 4. MRI Site and East Building (84 Building), view to the southwest



Figure 5. East Building (84 Building), view to the southwest



Figure 6. James Couzens Memorial Building (JCM Building), view to the southwest



Figure 7. Bridge Building, view to the west



Figure 8. Bridge Building and Robert C. Neldberg Building (RCN Building), view to the northwest



Figure 9. Parking Garage, Bridge Building, South Tower (81 Building), and West Building, view to the northeast



Figure 10. South Tower (81 Building) and West Building, view to the southeast



Figure 11. South Tower (81 Building), Patient Care Building (69 Building), and Wallace Building, view to the northwest



Figure 12. Wallace Building, view to the north

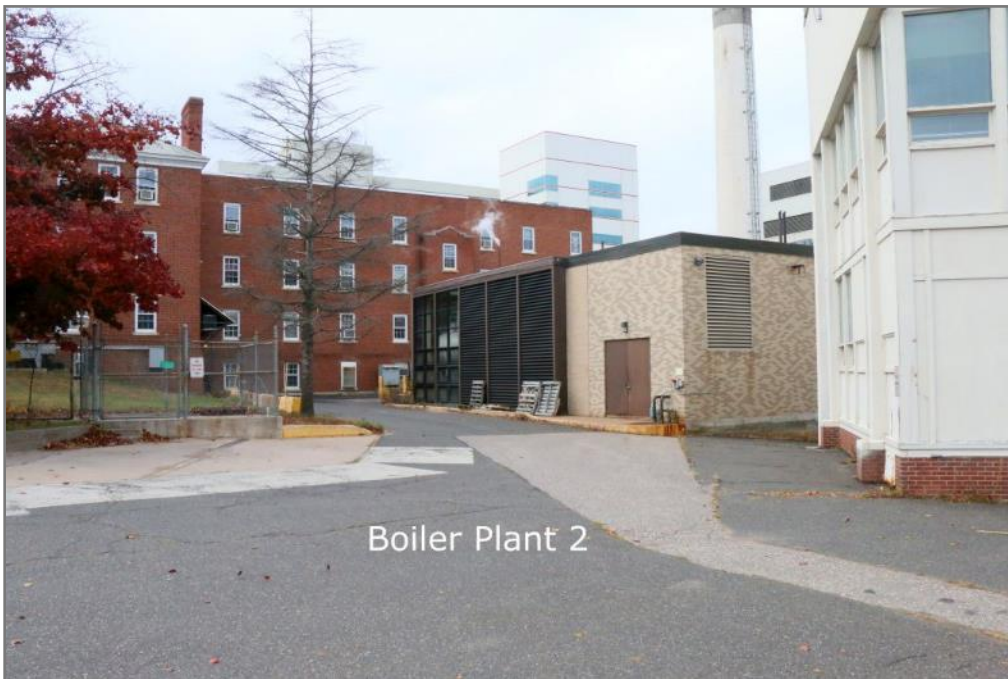


Figure 13. Boiler Plant, view to the northwest



Figure 14. Paint Shop and Laundry, view to the northwest



Figure 15. Garage, view to the northeast



Figure 16. Blood Donor Center, view to the southeast

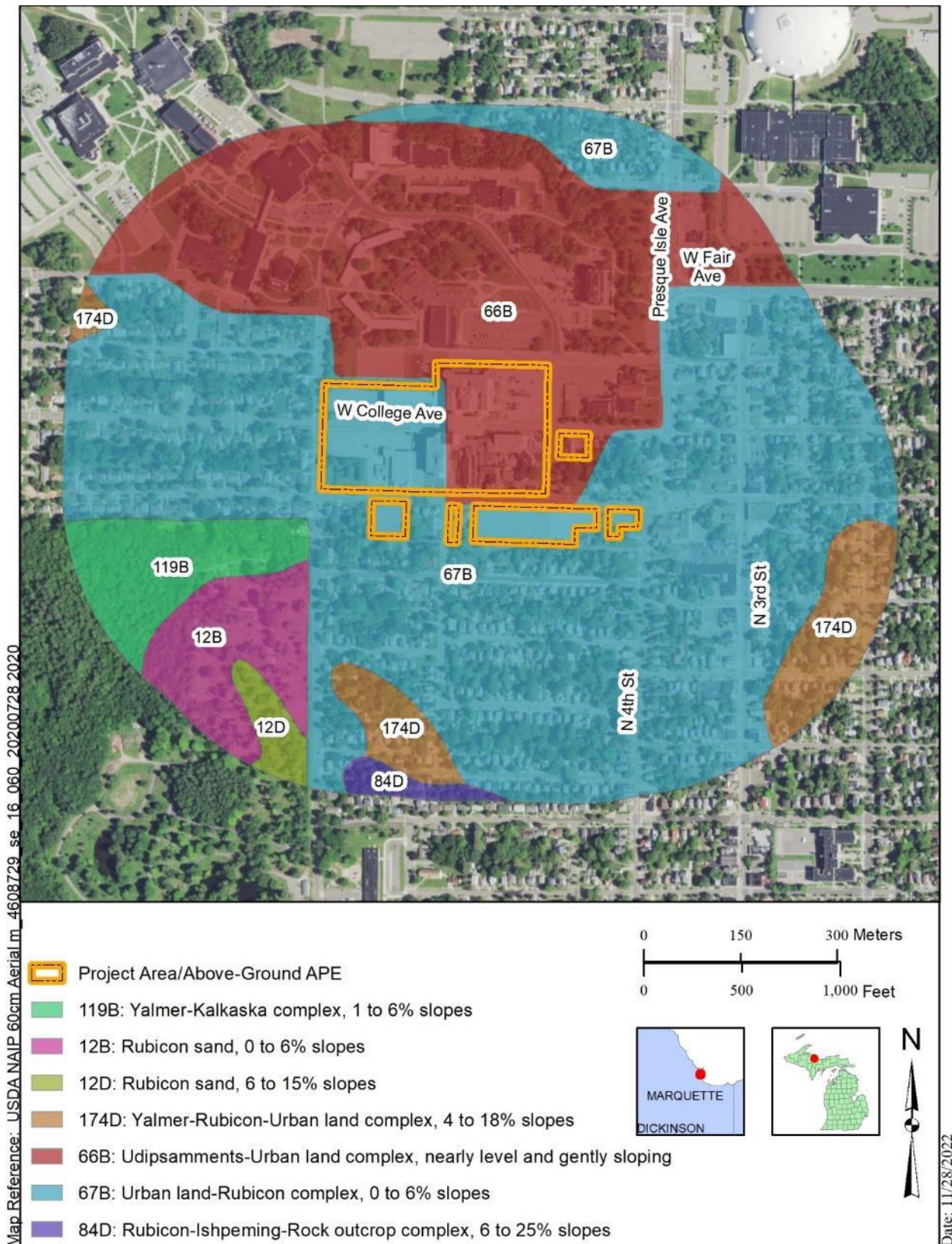


Figure 17. Soils in the Archaeology APE and Archaeology Study Area



Figure 18. 1939 aerial photograph (adapted from TriMedia 2021)



Figure 19. 1952 aerial photograph (adapted from TriMedia 2021)

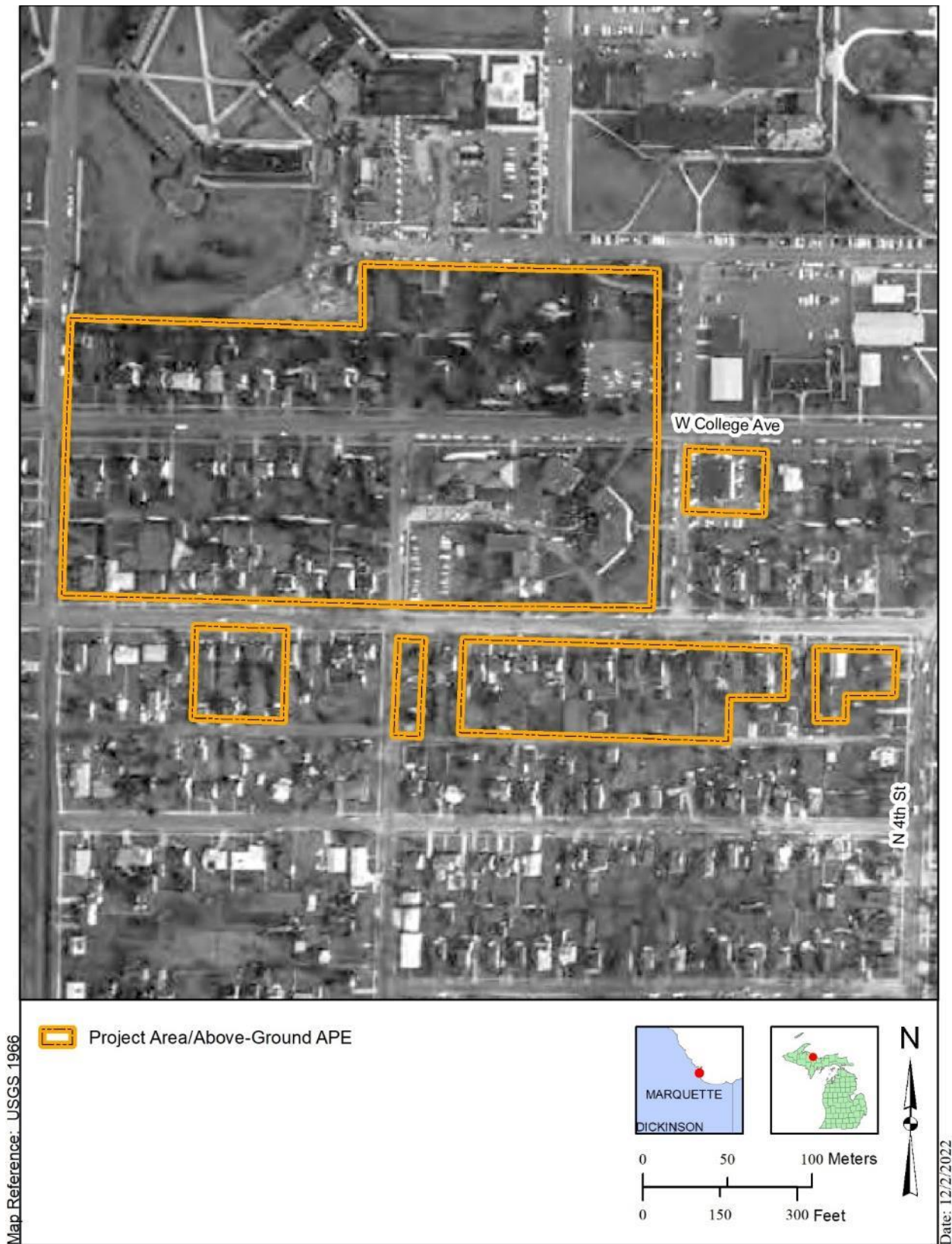


Figure 20. 1966 aerial photograph (adapted from TriMedia 2021)

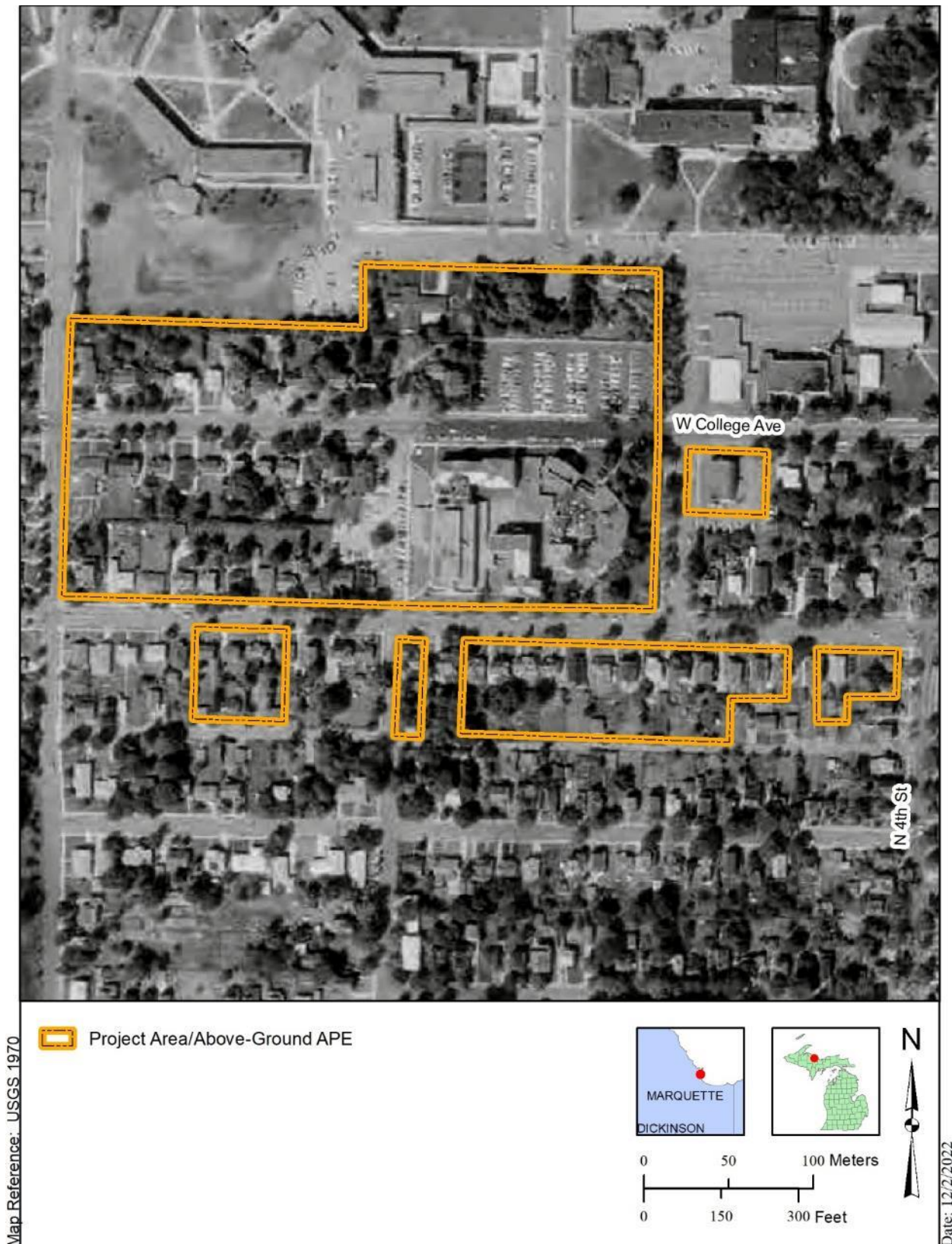


Figure 21. 1970 aerial photograph (TriMedia Environmental & Engineering LLC 2021)



Figure 22. 1978 aerial photograph (adapted from TriMedia 2021)



Figure 23. 1986 aerial photograph (adapted from TriMedia 2021)

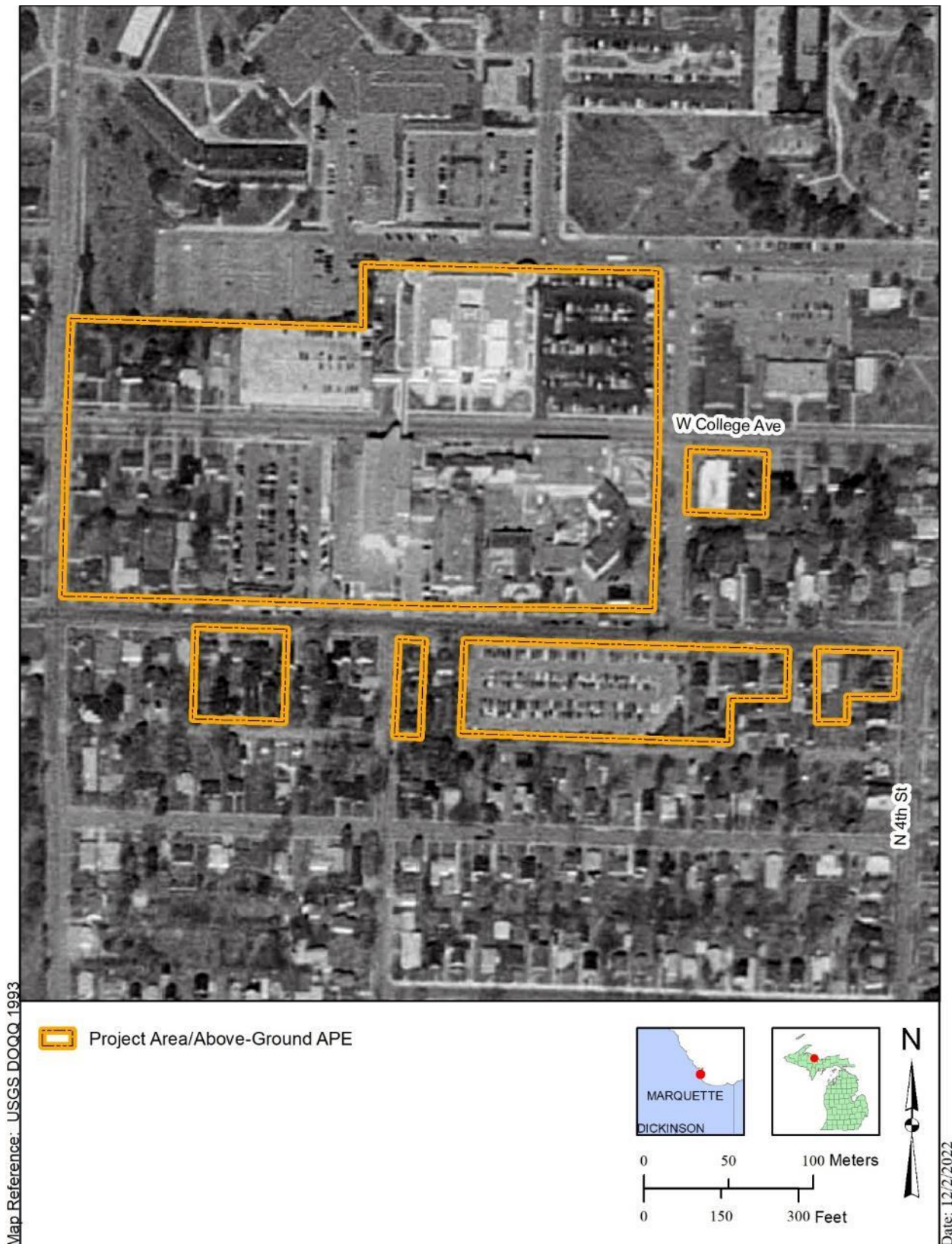


Figure 24. 1993 aerial photograph (adapted from TriMedia 2021)

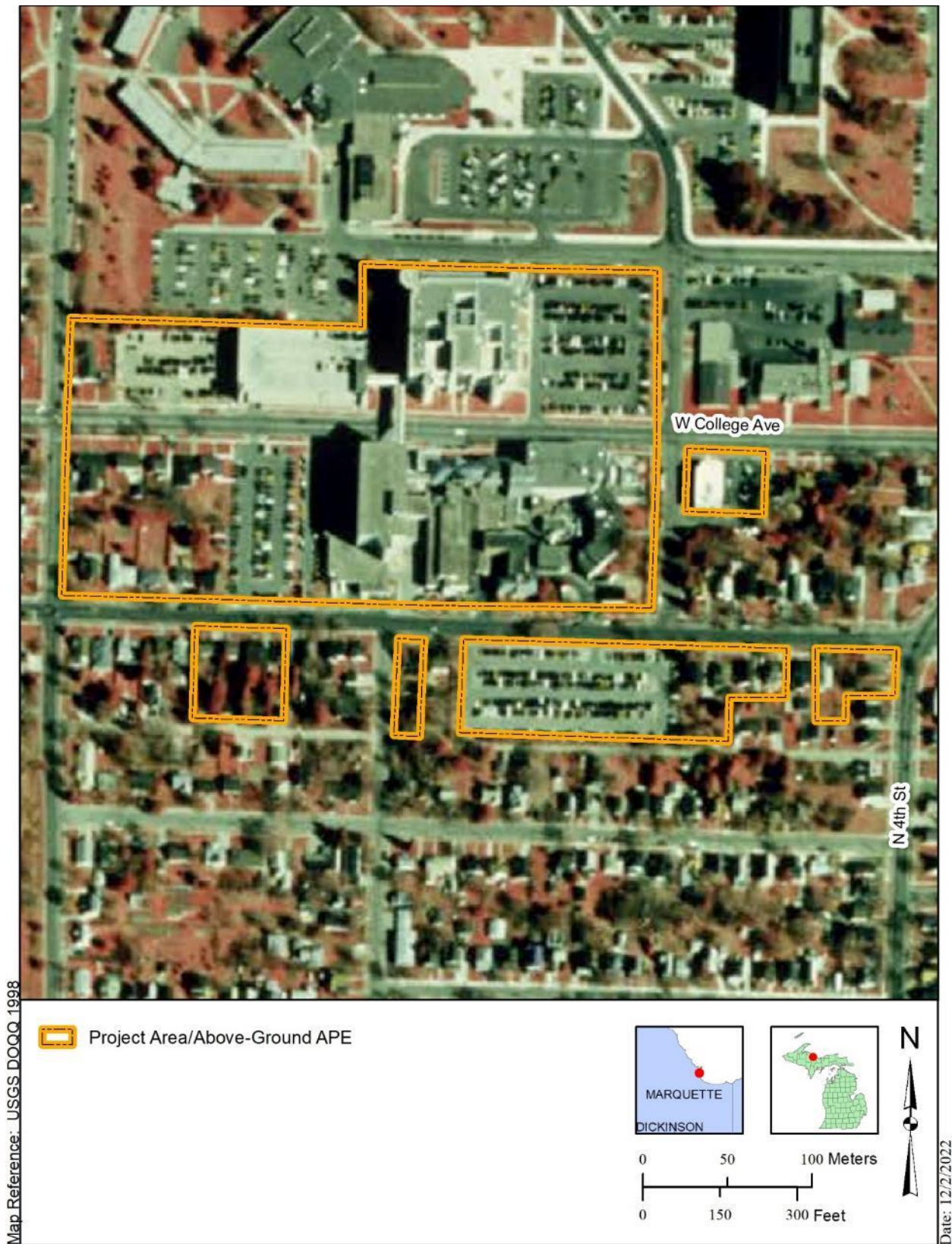


Figure 25. 1998 aerial photograph (adapted from TriMedia 2021)



Figure 26. 2006 aerial photograph (adapted from TriMedia 2021)

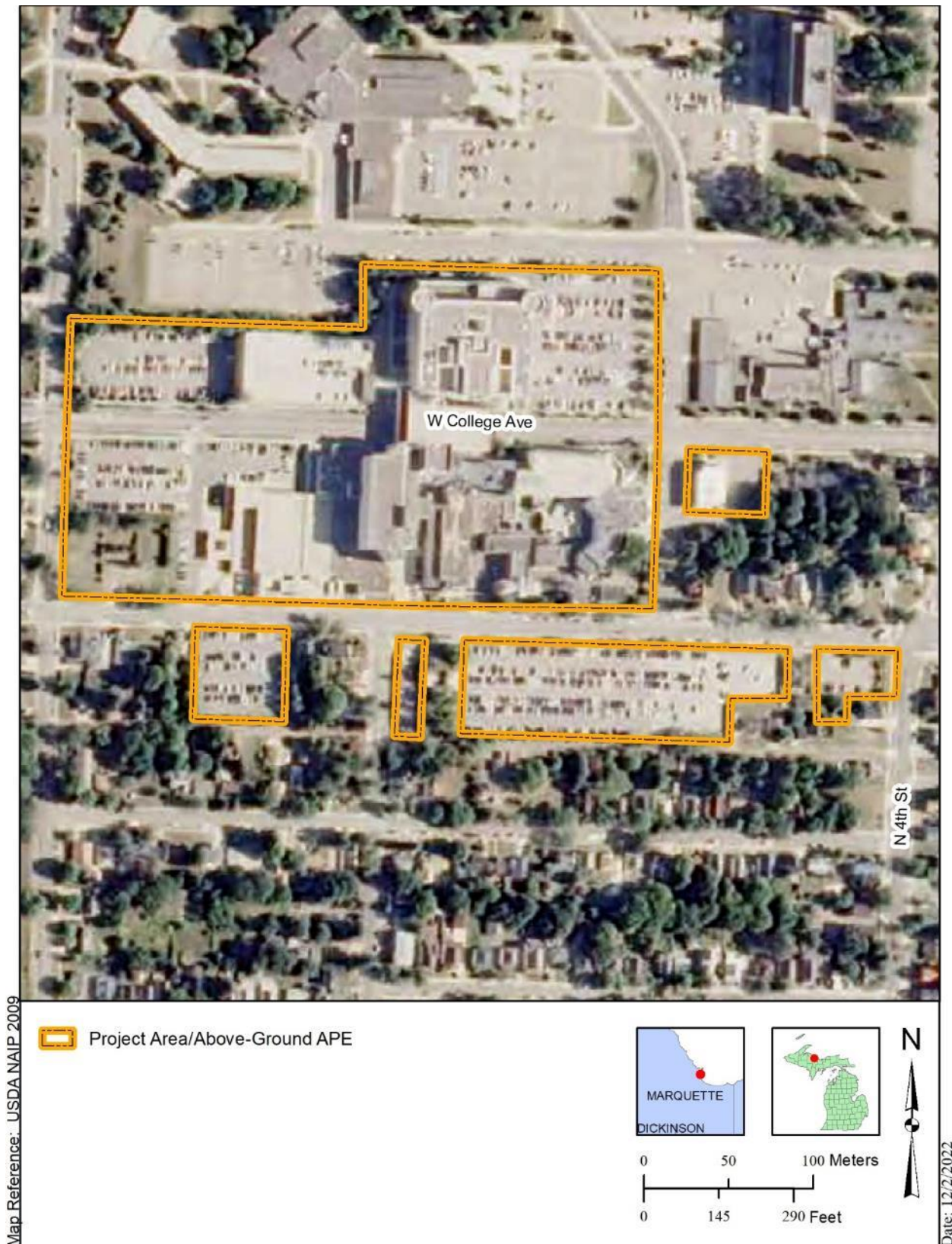


Figure 27. 2009 aerial photograph (adapted from TriMedia 2021)

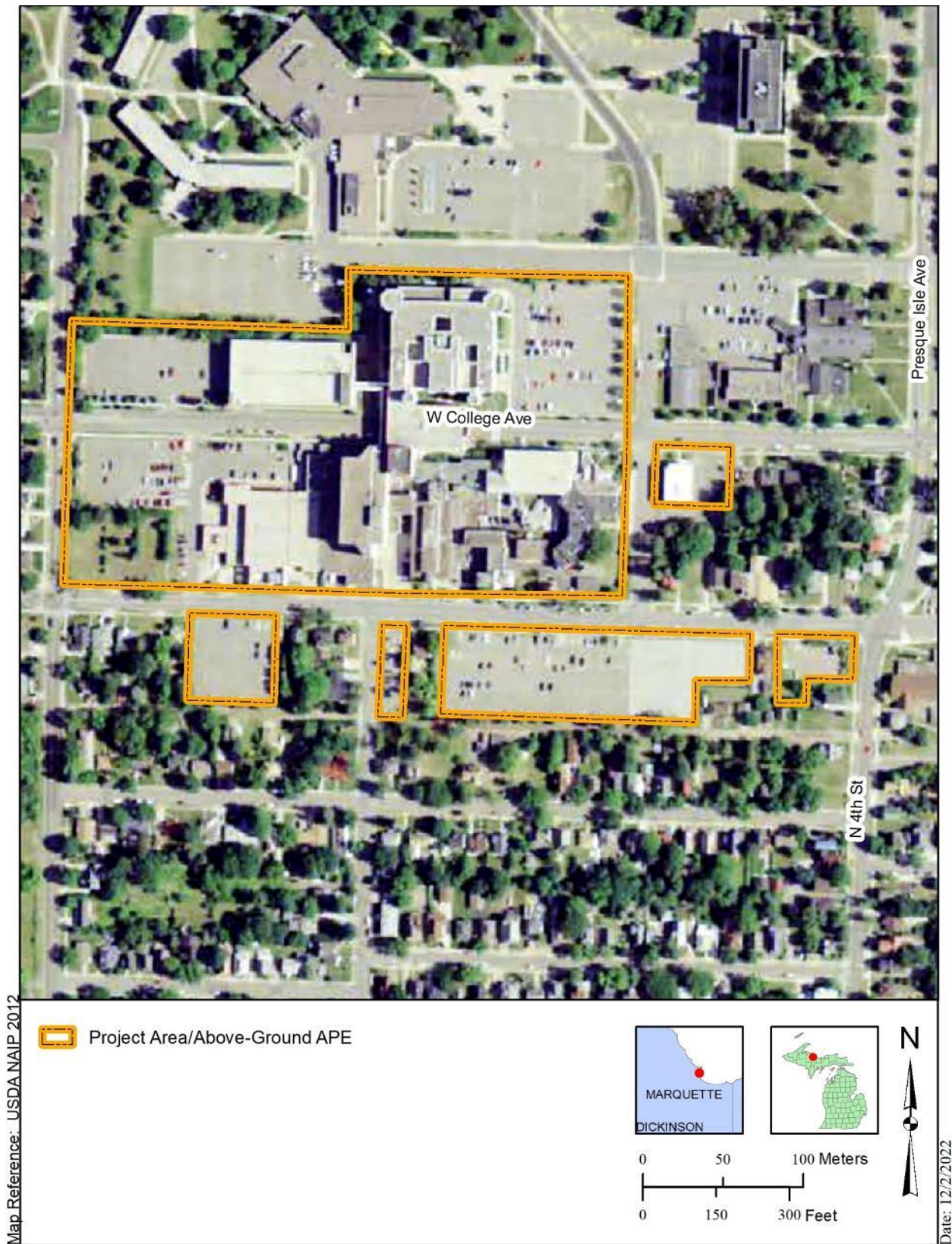


Figure 28. 2012 aerial photograph (adapted from TriMedia 2021)

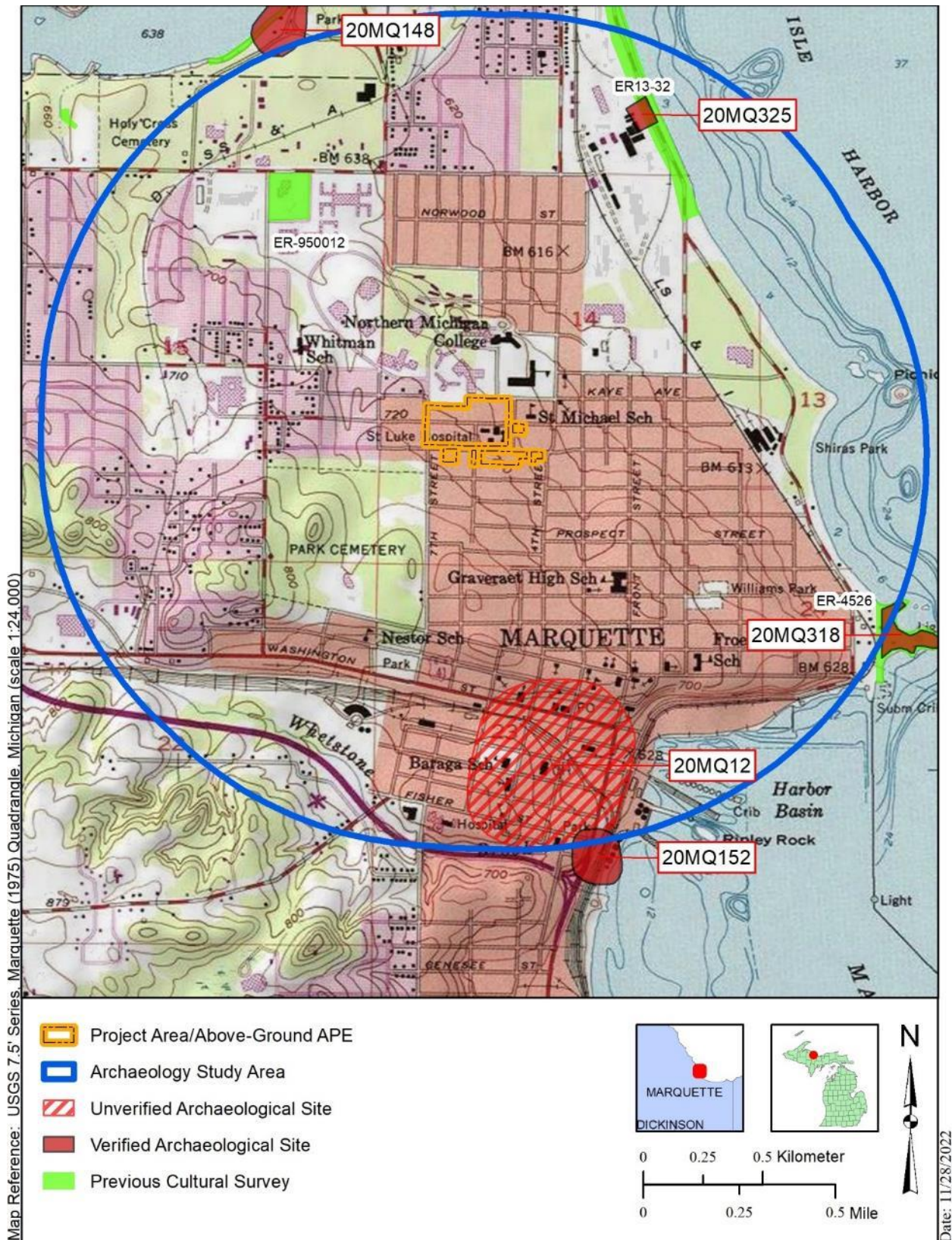


Figure 29. Previously recorded archaeological sites and investigations within 1.6 km (1.0 mi) of the Project Area

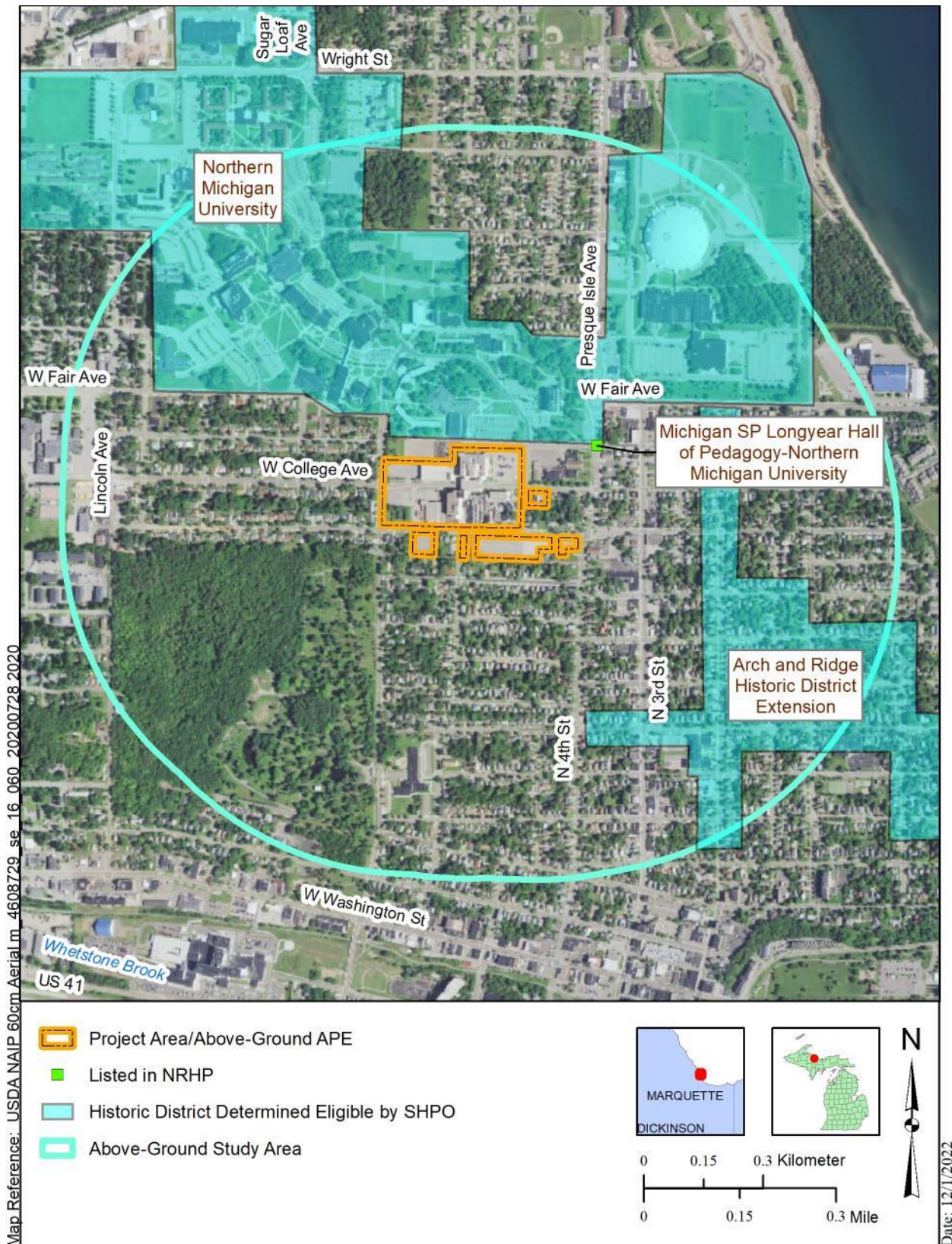


Figure 30. Previously identified above-ground resources in the Above-Ground Study Area

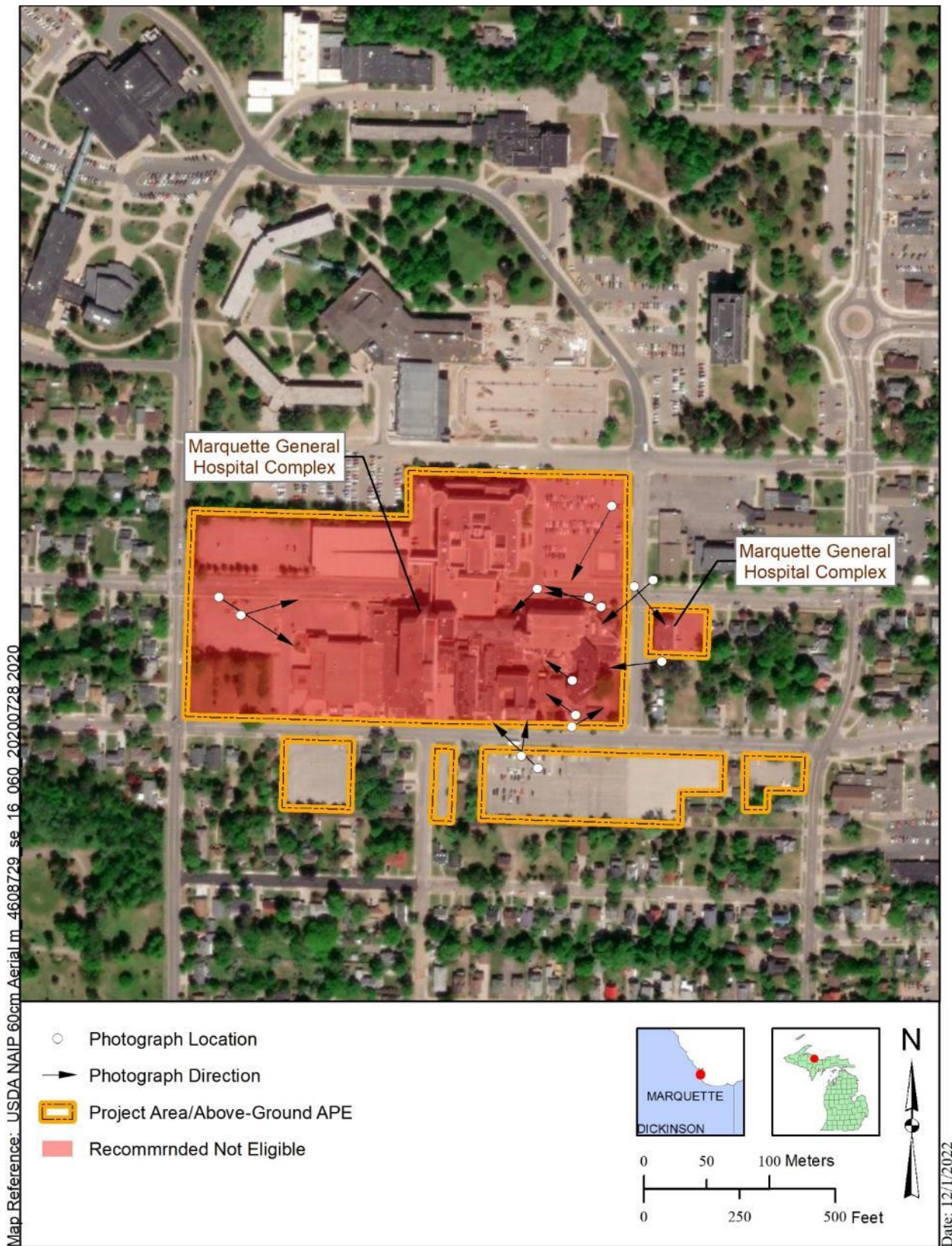


Figure 31. Identified above-ground resources in the Above-Ground APE and photo directions

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Marquette General Hospital complex		
Current/Common Name	UP Health System - Marquette		
Roughly bounded by streets	Roughly bound by West Kaye Avenue, Hebard Court; West Magnetic Street, and North Seventh Street, as well as the property at the southeast corner of West College Avenue and Hebard Court, and four parking lots south of West Magnetic Street between North Fourth Street and North Seventh Street		
City, State, Zip Code(s)	Marquette, MI, 49855		
County	Marquette		
Total Acres in the District			
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☐	Other ☒ Hospital
Industrial ☐	

District/Complex Information

Total Number of Resources	8
Contributing Resources	0
Non-Contributing Resources	8
Significant Dates	1915
For complexes provide a list of resources: Former St. Luke's Hospital (1915) Wallace Building (1935) James Couzens Memorial Building (1938/1956) Patient Care Building and Physical Plant (1969) South Tower (1981) East Building (1984) North Building/Robert C. Neldberg Building and Parking Garage (1992) Bridge Building (2000)	



National Register Eligibility

Is the district listed in the National Register?	Yes ☐ No ☒	If yes, provide:	Date Listed:	NRIS #:
If not already listed, complete the information below:				
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Not Eligible ☒				
Area(s) of Significance				
Period(s) Significance				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?				
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
Condition of District?	Good ☒	Fair ☐	Poor ☐	
Threats to Resource?	Demolitions			

Survey Date	October 2022	Recorded By	Sarah Reyes
-------------	--------------	-------------	-------------

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The Marquette General Hospital complex occupies two city block in the northern section of the city. The property also includes the parcel at the southeast corner of West College Avenue and Hebard Court, and four parking lot south of West Magnetic Street between North Fourth and North Seventh Streets. The Northern Michigan University campus is adjacent to the north. Residential areas are to the east, south, and west. St. Michael's Church Complex is opposite the complex to the east. The Northern Michigan University campus is adjacent to the north side of the complex. The hospital campus straddles the north and south sides of West College Avenue, and is connected by a skyway over the road.

The former St. Luke's hospital building is the easternmost building within the hospital complex. This three-story building has a U-shaped plan and a flat roof. The east facade has a central entrance with an entry porch with concrete steps, full-height pilasters, and replacement entrance doors. The original brick exterior is covered with stucco. The basement level retains its brick exterior. The original balconies on the sides of the facade have been filled in, and all window openings have replacement sashes.

The three-story, Colonial Revival style, former administration building/Wallace Building fronts West Magnetic Street. It has an irregular plan with hipped roof and a gabled pavilion on the facade. The building has a mixed brick exterior. The three-bay wide pavilion has a central round arch entrance with a fanlight and three-quarter sidelights, a brick soldier course belt course, a raking denticulated cornice, and cornice returns. Window openings are arranged singularly with four-over-four and six-over-six wood sashes.

A brick, four-story, Colonial Revival building is on the south side of West College Avenue. It has a hipped roof. All window openings have replacement sashes. The building was integrated into subsequent expansions in 1969. These concrete masonry expansion buildings and additions lack any architectural style and serve as auxiliary support buildings.

The Modern Movement style Blood Donor Center at the southeast corner of West College Avenue and Hebard Court is three stories tall. The building has an irregular plan due to projecting rectilinear sections on the north, south, and west elevations. The building is constructed out of concrete block and is clad in EIFS. It is covered by a flat roof. The east and west elevations are six bays wide, with metal fixed sashes over awning sashes. The entrance projects from the north elevation. It is enclosed by fixed plate glass windows and is covered by a flat roof.

History of the District/Complex

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and recommended for other identification efforts.

Marquette General Hospital is associated with the Marquette City Hospital, which was organized in 1896 by Drs. Northrop, Foster, Youngquist, Harkin, and Hornbogen. The hospital outgrew its small 12-bed facility at 152 East Prospect Street within several months and relocated to Front Street, the currently public library location. The hospital relocated again in 1897 to 123 West Ridge Street, and later that year the hospital's name was changed to St. Luke's Hospital. By 1907, the growing city needed a larger and more modern hospital. The Longyear family contributed the property for the new hospital and funds were raised for a new hospital. St. Luke's Hospital opened in 1915 in the northern section of the city in area that had yet be developed. The following is the building construction chronology for the hospital complex.

1931: Northern Michigan Children's Clinic built adjacent to the hospital

1935: Wallace Building

1938/1956: James Couzens Memorial, or JCM Building

1945: Administration Building Wallace Building

ca. 1965: Blood Donor Center

1969: Patient Care Building and Physical Plant

1981: South Tower

1984: East Building, was built on the site of the old Children's Clinic

1992: North or Robert C. Neldberg Building and parking garage

2000: Bridge Building.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex’s eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

Marquette General Hospital began has provided health care for the citizens of Michigan's Upper Peninsula in 1896 under the name Marquette City Hospital. The current hospital complex represents its growth since 1915 through its sprawling interconnected buildings and facilities. The older buildings in the complex have been modified over the years. The current assemblage of modern buildings has dwarfed the older buildings and their original setting. Although the complex is historically associated with the local health care history of the region, the complex has been expanded with constructions programs from 1981 through 2000. As such, the hospital complex has lost historic integrity of design, setting, materials, workmanship, feeling, and association. The hospital complex no longer retains sufficient integrity to meet NHRP criteria.

References

List references used to research and evaluate the district/complex.

UP Health System
2022 Marquette History. Electronic document, <https://www.uphealthsystem.com/marquette/marquette-history>, accessed November 11, 2022.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING? (YES OR NO)

*Use additional sheets as necessary



Figure 1. St. Luke’s Hospital and Mobile Dock, view to the west



MRI Facility and Mobile Dock 2

Figure 2. MRI Site and East Building (84 Building), view to the southwest



84 Building 2

Figure 3. East Building (84 Building), view to the southwest



Figure 4. James Couzens Memorial Building (JCM Building), view to the southwest



Figure 5. Bridge Building, view to the west



Figure 6. Bridge Building and Robert C. Neldberg Building (RCN Building), view to the northwest



Figure 7. Parking Garage, Bridge Building, South Tower (81 Building), and West Building, view to the northeast



West Building 2

Figure 8. South Tower (81 Building) and West Building, view to the southeast



69 Building 2

Figure 9. South Tower (81 Building), Patient Care Building (69 Building), and Wallace Building, view to the northwest

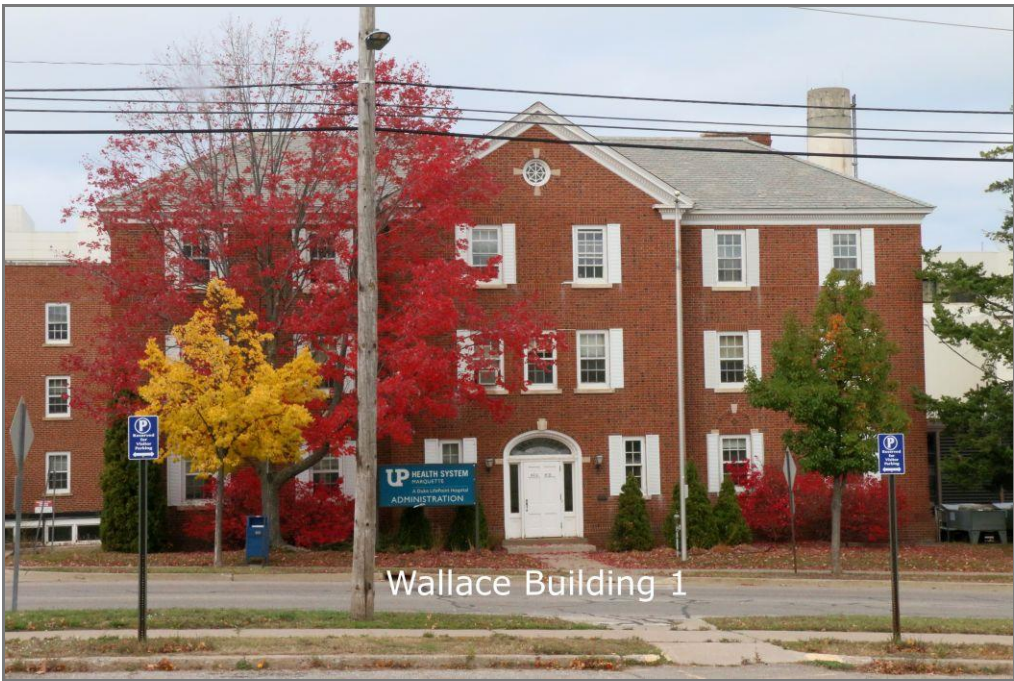


Figure 10. Wallace Building, view to the north

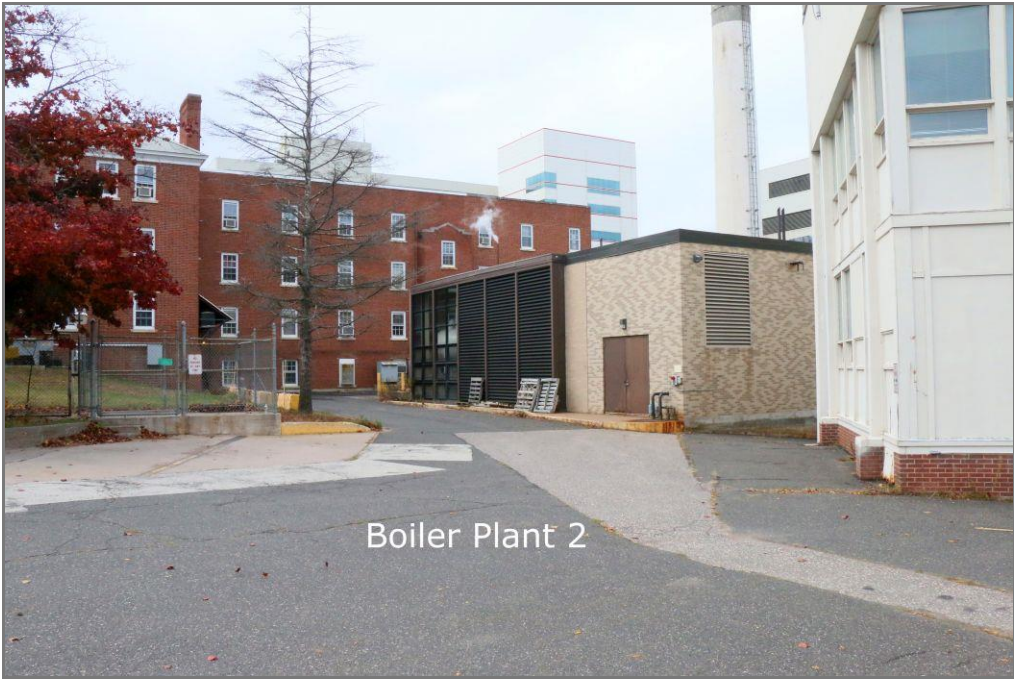


Figure 11. Boiler Plant, view to the northwest



Figure 12. Paint Shop and Laundry, view to the northwest



Figure 13. Garage, view to the northeast



Blood Donor Center 1

Figure 14. Blood Donor Center, view to the southeast

City of Marquette, MI

300 West Baraga Avenue
Marquette, MI 49855

Agenda Date: 12/19/2022

Consent Agenda

Schedule Public Hearing- Community Development Block Grant

BACKGROUND:

The City of Marquette is currently working with the Michigan Economic Development Corporation (MEDC) to obtain a Community Development Block Grant (CDBG) in the amount of \$8 million for the demolition of a portion of the former Marquette General Hospital, owned by the Northern Michigan University Foundation.

The buildings contain a significant amount of contamination from asbestos and lead paint. Total extraction abatement and renovation costs have been estimated at \$389/sq. ft. for 812,000 sq. ft. of building space for a total cost of \$315.9 million. A determination of functional obsolescence has been made by a certified level IV Assessor due to out-of-date heating, plumbing, and electrical throughout the structures. The age and stone/masonry construction of the older buildings provide significant barriers to retrofitting necessary updates.

This property has significant barriers to reuse for the original construction purpose and is facing chronic vacancy as a result. The complex was purpose built as a hospital and adaptive reuse into contemporary commercial or residential uses is exceptionally difficult due to the layout and structure. Additionally, this hospital no longer holds a Michigan Certificate of Need required to operate as a hospital and would not likely be able to obtain one in the future due to the existence of the newly constructed regional hospital that replaced this facility. As a result of this obsolescence, the value of the property has dropped precipitously from over \$18 million to under \$11 million in less than ten years.

The CDBG application requires a public hearing prior to final approval by the City Commission.

FISCAL EFFECT:

None by this action

RECOMMENDATION:

Schedule a public hearing for the January 9, 2023 City Commission meeting for the Community Development Block Grant Application.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- CDBG Application

1. IDENTIFICATION OF UGLG

1a. PROJECT TITLE: Former Marquette General Hospital Demolition

1b. UGLG CONTACT INFORMATION		1c. FUNDING SOURCES	
Unit of General Local Government	City of Marquette	CDBG Grant	\$ 8,000,000
		UGLG	\$
Highest Elected Chief Official	Name: Cody Mayer Title: Mayor Ph. 906-225-8102 Email manager@marquettemi.gov	Private	\$
		State Allocation	\$ 4,782,542
			\$
			\$
Street/PO Box	300 W. Baraga Ave	TOTAL	\$
City	Marquette	1d. UGLG INFORMATION	
State/Zip	MI	UGLG DUNS # http://www.dnb.com/duns-number.html	
County	Marquette	074776063	
		UGLG Federal ID #	
		38-6004521	
UGLG Project Contact (PC)	Name: Karen Kovacs Title: City Manager Ph. 906-225-8102 Email kkovacs@marquettemi.gov	UGLG Fiscal Year October to September (month start and end)	

1e. REPRESENTATIVE INFORMATION

State Government Representation	Federal Government Representation
Senator Name: Ed McBroom	Representative Name: Jack Bergman
Representative Name: Jennifer Hill	Congressional District: MI – 1st
Senate District: 38th House District: 109th	

1f. INITIAL APPLICATION SUBMISSION: AUTHORIZED UGLG SIGNATURE

The UGLG agrees to adhere to HUD, CDBG and MEDC rules, regulations, and the Grant Administration Manual (GAM) policies, procedures, and reporting requirements. In agreeing to this, the UGLG will ensure that all entities involved in completing the proposed project will also adhere to rules and regulations during grant administration.			
Signature			
Name and Title of Authorized Signer	Karen Kovacs, City Manager	Date	

1g. FINAL APPLICATION SUBMISSION: AUTHORIZED UGLG SIGNATURE

The UGLG certifies that information contained in the application and associated attachments are complete and accurate, that all activities intended to be completed have been identified within the application, and the budget reflects final costs of all project activities identified via a completed bid process or via construction contracts that have been reviewed and are ready to execute.			
Signature			
Name and Title of Authorized Signer		Date	

2. NATIONAL OBJECTIVE ELIGIBILITY

The project must meet a National Objective. Please check the category (only one) that applies to the project:

- | | |
|---|--|
| ☐ Benefit Persons of Low and Moderate Income | ☒ Prevention or Elimination of Slums or Blight |
| ☐ LMI Area Benefit | ☒ Area Benefit |
| ☐ LMI Job Creation | ☐ Spot Blight |
| ☐ LMI Housing | |
| ☐ Limited Clientele | |

3. PROJECT DESCRIPTION

- 3a. Provide a project description and include the following:
- i. Describe the location of the project.
 - ii. What is the purpose and need? What is being done and why is it necessary?
 - iii. Who are the project beneficiaries? Why is this project being proposed and who benefits from the results?
 - iv. Provide complete details about the project and what will be done.
 - v. Describe all funding sources being used for this project.
 - vi. Describe all development partners involved in this project.
 - vii. Describe the maintenance related to project improvements funded, in whole or in part, by CDBG and how they will be funded.
- i. **This project is located in Marquette, Michigan and is a collection of buildings with the common address of 420 West Magnetic Street. The property, colloquially known as the former Marquette General Hospital is a collection of 11 buildings spread over 17.05 acres that served as the regional hospital for the central Upper Peninsula until 2019. The original building was constructed in 1915 and dedicated purpose buildings were continually added for the next 85 years to form the entire complex. The specific project area encompasses a City block and is bounded by N. Seventh St. to the west, W. College Ave. to the north, Hebard Ct. to the east, and W. Magnetic St. to the south. The following buildings, as seen in the attached map, will be demolished utilizing CDBG funds: West, 1981, JCM, 1969, 1984, MRI, St. Luke's, Wallace, and the Boiler Plant.**
 - ii. **The buildings contain a significant amount of contamination from asbestos and lead paint. Total extraction abatement and renovation costs have been estimated at \$389/sq ft for 812,000 sq ft of building space for a total cost of \$315.9 million. Total abatement and reconstruction costs are estimated at \$389 per square foot with a renovation cost of over \$226 million, at least \$60 million over total demolition and redevelopment costs.**

A determination of functional obsolescence has been made by a certified level IV Assessor due to out-of-date heating, plumbing, and electrical throughout the structures. Due to the age and stone/masonry construction of the older buildings provide significant barriers to retrofitting necessary updates.

This property has significant barriers to reuse for the original construction purpose and is facing chronic vacancy as a result. The complex was purpose built as a hospital and adaptive reuse into contemporary commercial or residential uses is exceptionally difficult due to the layout and structure. Additionally, this hospital no longer holds a Michigan Certificate of Need required to operate as a hospital and would not likely be able to obtain one in the future due to the existence of the newly constructed regional hospital that replaced this facility. As a result of this obsolescence, the value of the property has dropped precipitously from over \$18 million to under \$11 million in less than ten years.
 - iii. **The project will benefit the residents of the neighboring community. The property has been vacant since the use was discontinued by the hospital and has been designated as blighted under an area blight ordinance. Since the closure of the hospital, the local**

	economic areas near the subject property have been seeing a decrease in market conditions of 1%-1.5% per year. For contrast, the rest of the City has seen a market increase trending between 2.5%-3% per year. Without funds for removal, the level of blight and decay will continue and neighboring property values will continue to be depressed. Additionally, the development of the vacant land will allow for the construction of needed housing in the community. The demolition will also benefit the current owner of the site, the Northern Michigan University Foundation, as they prepare the location for future development with their anticipated Master Developer partner, Veridea Group. iv. The project area as delineated by the City of Marquette, the unit of general local government, meets the definition of and has been designated as a slum, blighted, deteriorated or deteriorating area under City resolution per the Michigan Blighted Area Rehabilitation Act 344 of 1945. 100% of the buildings in the project area are experiencing chronic high vacancy. The buildings in the project area were purpose built as a hospital and conversion into alternative uses is exceedingly cost prohibitive. Additionally, the facility no longer holds a Michigan Certificate of Need required to operate as a hospital and would not likely be able to obtain one in the future due to the existence of the newly constructed regional hospital that replaced this facility. 100% of the buildings in the project area have experienced a significant decline in property value due to the economic obsolescence of the facility and decommissioning of its intended use. According to a determination made by the City Assessor, the replacement/reproduction value of the buildings in the project is \$124,630,513. They are currently have a true cash value of \$16,630,500, 13% of which is made up by the value of the land. There has been a total loss of value for two of the buildings (St. Luke's Building and Laundry Plant) due to total obsolescence. Additionally, a determination of functional obsolescence has been made by a certified level IV Assessor due to out-of-date heating, plumbing, and electrical throughout the structures. Due to the age and stone/masonry construction of the older buildings provide significant barriers to retrofitting necessary updates. Over 25% of the buildings in the project area are known to be environmentally contaminated. The buildings contain a significant amount of contamination from asbestos and lead paint. Total abatement and reconstruction costs are estimated at \$389 per square foot with a renovation cost of over \$226 million, at least \$60 million over total demolition and redevelopment costs. The public improvements in this area are in a general state of deterioration. College Avenue is in need of total reconstruction due to aged utilities and a failing street condition. The fire flows and the piping servicing the properties along this section of College Avenue are dependent on an 8-inch 1919 and 4-inch 1922 sand cast iron pipe. Reconstruction through redevelopment will upsize the existing pipe to 8-inch ductile iron piping which will improve fire flows, increase residential/business flows, and replace aged pipe. The existing sanitary sewer is 8-inch 1940 and 1922 vitrified clay pipe piping and will be replaced with 12-inch PVC sanitary sewer. The storm sewer is 1944 concrete pipe and will require replacement. The street is currently rated a 3/10 under the City Pavement Surface Evaluation and Rating (PASER) system and requires replacement to serve future use. The curbing is in poor condition and requires replacement. The project area has experienced a significant amount of activity requiring police attention. Over 51 police calls for service have been made over the past four years including cases of vagrancy as well as stalking, malicious destruction of property, a suicide
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	attempt, and a warrant arrest. Additionally, there have been 35 calls for service for the Fire Department over the same time period. v. The demolition will utilize \$8 million of CDBG funding and a combination of blight elimination funds from the State of Michigan and private development funds from the property development group. vi. The primary development group consists of the Northern Michigan University Foundation, a 501c3, and a for-profit real estate development firm as partner. The Foundation has identified Veridea Group, LLC, as their preferred partner and Master Developer and a partnership agreement is being developed to designate. vii. The CDBG funds will be wholly dedicated towards blight elimination through the complete demolition, including asbestos and environmental contaminant abatement, of the buildings in the project area.
3b.	Check all that apply as it pertains to the Historic Status of the property(s) involved: ☐ Listed in the National Register of Historic Properties ☒ Potentially eligible to be listed in the National Register of Historic Properties ☐ Listed in a state or local inventory of historic places ☐ Designated as a state or local landmark or historic district ☐ None of the above ☐ Not applicable
3c.	What is the age of the benefitting building/property? 88 years for the oldest building in the complex
3d.	Provide the address(es) of the benefited property(s)/building(s)/businesses. Indicate whether commercial and/or residential: 420 W. Magnetic Street, Marquette, MI 49855
3e.	What is the total square footage impacted by this project? 294,515 square feet
3f.	Provide the name(s) of the private property/building owner(s) seeking to participate as a sub-recipient of funds. Include <u>all individuals</u> that have ownership of the property/building(s). Northern Michigan University Foundation
3g.	Provide the DUNS number of the private business owners, along with their respective owner's names listed above, if applicable. *A DUNS number is not required for Rental Rehabilitation Projects.

4. COMPLIANCE SCREENING

4a.	Will jobs be relocated from another City or State as a result of this project? If Yes, explain:	☐ Yes ☒ No ☐ NA
4b.	Will the project result in the demolition or conversion of residential dwelling units, both occupied and vacant? If Yes, explain:	☐ Yes ☒ No ☐ NA
4c.	Will the project result in special fees (i.e., tap in / hookup fees, special assessments)? If Yes, explain: Any new construction will be subject to City of Marquette Utility Connection Fees per the City Fee Schedule adopted with the City Budget.	☒ Yes ☐ No ☐ NA

4d.	Are there any local, state and federal permits required for implementation of the proposed project? If Yes, will permit requests delay the proposed project or influence the timeline? It is not anticipated that any of the local unit permits would negatively influence the timeline for the project.	☒ Yes ☐ No ☐ NA
4e.	Are there acquisitions, leases, easements, or property option/purchase agreements necessary to complete the project activities?	☒ Yes ☐ No ☐ NA
4f.	Are there current or incoming residential or commercial tenants? If Yes, provide the number of tenants and whether they are residential, commercial or both:	☒ Yes ☐ No ☐ NA
4g.	Will there be any temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants to complete the project? .	☐ Yes ☒ No ☐ NA

5. PROJECT TIMELINE

Provide the Start and End dates for activities associated with completing the project

ACTIVITIES	START DATE (mm/yr)	END DATE (mm/yr)
Acquisition	08/22	09/22
Engineering		
3 rd Party Environmental Review	09/22	01/23
Bidding/Contractor Selection	11/22	01/23
Construction		
Demolition	02/23	09/24

6. PROJECT BUDGET

ACTIVITY COSTS	CDBG	LOCAL	PRIVATE	STATE		TOTAL
Planning	\$	\$	\$	\$	\$	\$
Acquisition	\$	\$	\$	\$	\$	\$
Engineering	\$	\$	\$	\$	\$	\$
3 rd Party Environmental	\$12,542	\$	\$	\$	\$	\$12,542
Demolition	\$7,987,458	\$	\$	\$4,782,542	\$	\$12,770,000
Construction (includes contingency and bonding)	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
	\$	\$	\$	\$	\$	\$
GRAND TOTAL	\$8,000,000	\$	\$	\$4,782,542	\$	\$12,782,542

Are there other funding sources available to contribute to the proposed project? Provide inquiries made and the responses provided by associated funding sources.

Is Program Income available to help fund the proposed project? Note program income funds cannot count towards project match.

7. UGLG CAPACITY AND CONFLICT OF INTEREST

Who will provide the administrative capacity for the proposed grant? ☐ UGLG Staff ☒ CDBG Certified Grant Administrator ☐ Third Party Administrator/Consultant/EDO/EDC	
Has the UGLG received CDBG grants or loans in the past 5 years and/or have any open CDBG grants or loans, including grants or loans provided by MSF, MEDC and MSHDA? If Yes, please identify the associated projects and describe all, if any, findings or areas of concern regarding those projects:	☐ Yes ☒ No ☐ NA
Does the UGLG have any outstanding CDBG grants or loans that have not been drawn down? If Yes, describe:	☐ Yes ☒ No ☐ NA
Will local officials and staff be a party to any contract involving the procurement of goods and services assisted with CDBG funds? If Yes, describe:	☐ Yes ☒ No ☐ NA
Will any person who is an employee, agent, consultant, officer, elected or appointed official of the UGLG obtain a financial interest or benefit from a CDBG assisted activity or have an interest in any contract, subcontract or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter? If Yes, describe:	☐ Yes ☒ No ☐ NA

8. Supporting Documentation		
Exhibit I	Project Location Map	Attached ☒
Exhibit II	Preliminary Architectural/Engineering Drawings	Attached ☐ N/A ☒
Exhibit III	Independent 3 rd Party Cost Estimate	Attached ☒
Exhibit IV	Financial Commitment Letter(s)	Attached ☐
Exhibit V	Blight Letter or Area Blight Resolution (Sample Form 2-B)	Attached ☒ N/A ☐
Exhibit VI	Lead-Based Paint Applicability and Compliance Worksheet (Form 5-S)	Attached ☐ N/A ☐
Exhibit VII	Asbestos Applicability and Compliance Worksheet (Form 5-V)	Attached ☐ N/A ☐
Exhibit VIII	Historic Property Proof of Eligibility	Attached ☐ N/A ☒
Exhibit IX	Appraisal for CDBG-funded Acquisitions; or Waiver Valuation (Form 6-D)	Attached ☐ N/A ☒
Exhibit X	Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions	Attached ☐
Exhibit XI	System Award Management (SAM) Certification	Attached ☐
Exhibit XII	General Information Notice (GIN)	Attached ☐ N/A ☐
Job Creation Exhibit	Job Creation Summary ▪ Job Creation Assurance ▪ Machinery and Equipment (M&E) List, if applicable	Attached ☐ N/A ☒
Rental Rehabilitation Exhibits	1. Rental Rehabilitation Workbook 2. Housing Quality Standards 3. Substandard Unit Verification, for existing units only	Attached ☐ N/A ☒
Façades Exhibit	Façade Budget ▪ Façade Building Owner and Activity Identification	Attached ☐ N/A ☒
Please attach all supporting documents in the order they are requested. If submitting electronically, label each supporting document appropriately. This list is not all inclusive. Additional compliance documentation will be sought post-application.		

City of Marquette, MI

300 West Baraga Avenue
Marquette, MI 49855

Agenda Date: 12/19/2022

Consent Agenda **Superior Watershed Partnership - Lease**

BACKGROUND:

Superior Watershed Partnership (SWP) has requested the City renew their lease for office space at 2 Peter White Drive, commonly known as the caretaker's dwelling, at Presque Isle Park. In lieu of monetary rent, SWP shall be required to provide the City and/or its residents any combination of goods, services and funds not less than \$18,272 annually, which has been determined to be fair market value. This amount will increase 3 percent each year for a term of five years.

As per City Charter lease agreements require two reads. The first read of this item was on December 12, 2022.

FISCAL EFFECT:

Rental proceeds of \$18,272 in goods, services, or funds.

RECOMMENDATION:

Approve the renewal of the lease agreement with Superior Watershed Partnership for use of the City-owned facility at Presque Isle Park for a renewal period of five years, and authorize the Mayor and Clerk to sign the agreement.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- ▣ Lease, Exhibit A and Insurance

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2022, by and between the **CITY OF MARQUETTE**, a Michigan municipal corporation, of 300 W. Baraga Avenue, Marquette, Michigan 49855, hereinafter ("Lessor" or "City"), and **SUPERIOR WATERSHED PARTNERSHIP**, a Michigan corporation, of 2 Peter White Drive, Marquette, Michigan 49855, hereinafter (collectively "Lessee").

Recitals

- A. Lessor is the owner of the following described premises situated and being in the City of Marquette, County of Marquette and State of Michigan, to wit:

That portion of Government Lot Five (5), Township Forty-Eight North (T48N), Range Twenty-Five West (R25W), Section Two (2).

- B. Lessee desires to lease and Lessor is willing to lease to Lessee the area and building as outlined in red on Exhibit "A", commonly known as the caretaker's residence at Presque Isle, described above ("Premises") in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual promises of the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Leased Premises

- 1.1 Lessor leases to Lessee the "Premises" as shown on Exhibit "A".
- 1.2 Lessee shall be responsible for constructing all renovations as developed by Lessee and as may be necessary for Lessee's use of the Premises, and Lessee shall obtain Lessor's written approval of all such plans and specifications prior to beginning any construction activity.

2. Term of Lease

- 2.1 The term of this lease shall be August 20, 2022 through August 31, 2027. This lease may be renewed for an additional five (5) year term upon the mutual written agreement of Lessor and Lessee.

3. Rent

- 3.1 Lessor recognizes that Lessee has and continues to provide valuable benefit to the City of Marquette and its residents. Accordingly, as consideration for this Lease and in lieu of monetary rent, Lessee shall be required to provide to the City and/or its residents any combination of goods, services and funds in an amount not less than \$18,272 per year,

which has been deemed to be fair market rental value of the Premises. Lessee shall have sole discretion as to what combination shall be used in satisfaction of this rental amount. Lessee shall provide, to the City Manager or his or her designee (if so designated in writing by the City Manager) a written report of the services and funds provided by Lessee in satisfaction of the rental amount listed herein no later than 30 days following each annual anniversary of this agreement.

The rental amount due shall be increased 3% each year for the duration of this Lease.

This rental obligation is over and above Lessee's obligation to provide a report specifying how the funds contributed by the City to Lessee have been used. Lessee's use of the funds contributed by the City to Lessee may not, in any way, be used to satisfy the "rent" obligation required of Lessee herein.

- 3.2 Lessee shall be responsible for payment of all utilities, gas, electric, refuse, water and storm water fees for the Premises.

4. Use of Leasehold Premises

- 4.1 Lessee shall use the Premises only as office space, and not for any purpose that would:

- a) be deemed hazardous to the public or adjoining premises, including but not necessarily limited to fire, and environmental type hazards;
- b) constitute a violation of any public law or requirement;
- c) cause damage or injury to the Premises or any part of it (ordinary wear and tear excepted);
- d) constitute a public or private nuisance;
- e) permit noise or odors to be unreasonably dispelled from the Premises; or
- f) permit refuse to accumulate in or around Premises.

5. Maintenance and Repair

- 5.1 Lessee shall be responsible for all cleaning of the Premises and all repairs to the Premises of any nature.
- 5.2 Lessee shall be solely responsible for the maintenance and repair of all fixtures, furniture and equipment and keep them in a safe condition and good repair.
- 5.3 All signage used by Lessee shall be maintained in good condition and repair.

6. Insurance and Indemnity

- 6.1 Lessee shall not permit any activity on the Premises which would invalidate or be in conflict with Lessor's fire, boiler, sprinkler, water damage, and extended coverage insurance policies covering the Premises and contents therein. Lessor will provide Lessee with a copy of any and all relevant insurance policies.
- 6.2 Lessee shall not permit any activity on the Premises which would cause Lessor's rate for the insurance described herein to be increased without prior written permission from Lessor.
- 6.3 Lessee at its sole expense shall be responsible for insuring its own tangible personal property, equipment, and fixtures from loss from fire and other casualty and shall at all times provide Lessor with a certificate evidencing such coverage.
- 6.4 Lessee at its sole expense shall maintain liability insurance protecting and insuring Lessee and Lessor from all claims for injury or damage to persons or property arising out of the use of the Premises and any common area by Lessee, its employees, agents invitees, and licensees. The amount of the insurance shall be not less than One Million Dollars (\$1,000,000.00) per occurrence for accident, bodily injury, or death and not less than Five Hundred Thousand Dollars (\$500,000.00) for property damage. Lessee shall also maintain fire and casualty insurance in an amount not less than the fair market value of the building located on the Premises. Lessee shall provide Lessor with a copy of said policies with proof of payment of premium thereon. The insurance policies shall bear endorsements to the effect that the insurer agrees to notify Lessor not less than thirty (30) days in advance of any modification or cancellation thereof. Lessor shall be named as an additional insured on all insurance policies required by this lease.
- 6.5 Lessee will indemnify and hold Lessor harmless from and against all loss, cost, expense and liability whatsoever (including Lessor's cost of defending against the foregoing; such cost to include attorneys' fees) resulting or occurring by reason of Lessee's construction on, use of, or occupancy of the Premises.
- 7. Damage by Fire or Other Causes**
 - 7.1 If the Premises is partially damaged by fire or other peril, the damage shall be repaired by Lessee at Lessee's expense.
- 8. Assignment/Subletting**
 - 8.1 Lessee shall not assign or sublet the Premises or any part thereof without the express prior written consent of the Lessor.
 - 8.2 In no event shall a sublease be allowed that would jeopardize the tax-exempt status of the City.

- 8.3 Lessor may freely assign its rights and obligations under this Lease Agreement to any third party pursuant to a Purchase and Sale Agreement, Land Contract or similar instrument.

9. Covenant of Quiet Enjoyment

- 9.1 Lessor warrants and represents that it has full authority to execute this lease for the above term. Lessor covenants that upon Lessee paying the rents and performing its covenants and duties prescribed herein, Lessee may, except as otherwise described herein, have the exclusive and reasonable right to have, hold and enjoy the leasehold.

10. Lessor's Right to Perform Lessee's Obligation

- 10.1 If Lessee defaults in any term of this lease, Lessor may, without thereby waiving the default, remedy the default at Lessee's expense. If, in connection therewith, Lessor makes any expenditure or incurs any obligation for the payment of money or in instituting, prosecuting, or defending any action or proceeding commenced before or during the term of this lease, or after the expiration or termination of this lease including, but not necessarily limited to, legal expenses and attorneys' fees, Lessee shall pay to Lessor on demand the sums paid or obligations incurred together with legal fees and costs.

11. Default by Lessee

- 11.1 If the Lessee fails to perform any other obligations under this agreement within 30 days after receiving written notice of the default from the Lessor; if the Lessee makes any assignment for the benefit of creditors or a receiver is appointed for the Lessee or its property; or if any proceedings are instituted by or against the Lessee for bankruptcy (including reorganization) or under any insolvency laws, the Lessor may terminate this lease, reenter the Premises, and seek to relet the Premises on whatever terms the Lessor thinks advisable. Notwithstanding reentry by the Lessor, the Lessee shall continue to be liable to the Lessor for rent owed under this lease and for any rent deficiency that results from reletting the premises during the term of this lease. Notwithstanding any reletting without termination, the Lessor may at any time elect to terminate this lease for any default by the Lessee by giving the Lessee written notice of the termination.
- 11.2 In addition to the Lessor's other rights and remedies as stated in this lease, and without waiving any of those rights, if the Lessor deems necessary any repairs that the Lessee is required to make or if the Lessee defaults in the performance of any of its obligations under this lease, the Lessor may make repairs or cure defaults and shall not be responsible to the Lessee for any loss or damage that is caused by that action. The Lessee shall immediately pay to the Lessor, on demand, the Lessor's costs for curing any defaults, as additional rent under this lease.
- 11.3 The rights and remedies of Lessor shall be cumulative as more particularly provided at law or in equity pursuant to the laws of the State of Michigan.

12. Surrender of Leasehold Upon Termination of Lease

- 12.1 All renovations and improvements shall be at Lessee's expense and shall be considered fixtures and owned by Lessor upon termination of lease. Upon the expiration or termination of the lease, Lessee shall surrender the Premises in good order and condition, ordinary wear and tear excepted, and shall remove all of its property, fixtures, and equipment from the Premises. In removing its equipment, Lessee shall be solely liable for repairing any and all damages to the Premises. In the event that the Lessee fails to remove its equipment, and Lessor is required to do so, all costs and expenses incurred by Lessor in removing same and restoring the leasehold to useable condition shall be the financial responsibility of the Lessee.
- 12.2 If upon termination of the lease, Lessee has failed to remove its furniture, equipment, and fixtures, Lessor reserves the right to deem them abandoned and shall have the legal right to dispose of same, and costs incurred in disposing of same shall be the financial responsibility of Lessee.

13. Miscellaneous

- 13.1 The parties acknowledge that the City receives the electric bill for the Premises, and that the City passes the bill on to Lessee for payment. Lessee agrees that if Lessee's solar arrays generate more power than Lessee uses, on an annual basis, the City shall retain any credits resulting therefrom, and the right to use them any way City chooses to do so.
- 13.2 This agreement shall be binding on the parties and inure to the benefit of the Lessor and Lessee and their respective successors and assigns.
- 13.3 This agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
- 13.4 This agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated herein.
- 13.5 Any modification of this agreement or additional obligations assumed by either party in connection with this agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.
- 13.6 Waiver by Lessor of any breach of any covenant of duty of Lessee under this lease is not a waiver of a breach of any other covenant of duty of Lessee or any subsequent breach of the same covenant or duty.
- 13.7 The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provision. In the event that any provision of this agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in

full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

- 13.8 All notices to be given under this lease shall be in writing and mailed, postage prepaid, or by certified or registered mail, return receipt requested, or delivered personally or by courier delivery, or sent by telecopy (immediately followed by one of the preceding methods) to Lessor's address and Lessee's address as above stated or any other place that Lessor or Lessee may designate in a written notice given to the other parties. Notices shall be deemed served on the earlier of receipt or three (3) working days after the date of mailing.

The parties have set their hands on the day and year first above written.

SUPERIOR WATERSHED PARTNERSHIP

CITY OF MARQUETTE


By: CARL LINDQVIST
Its: SWP EXEC. DIRECTOR

Cody O. Mayer, Mayor

Kyle Whitney, Clerk

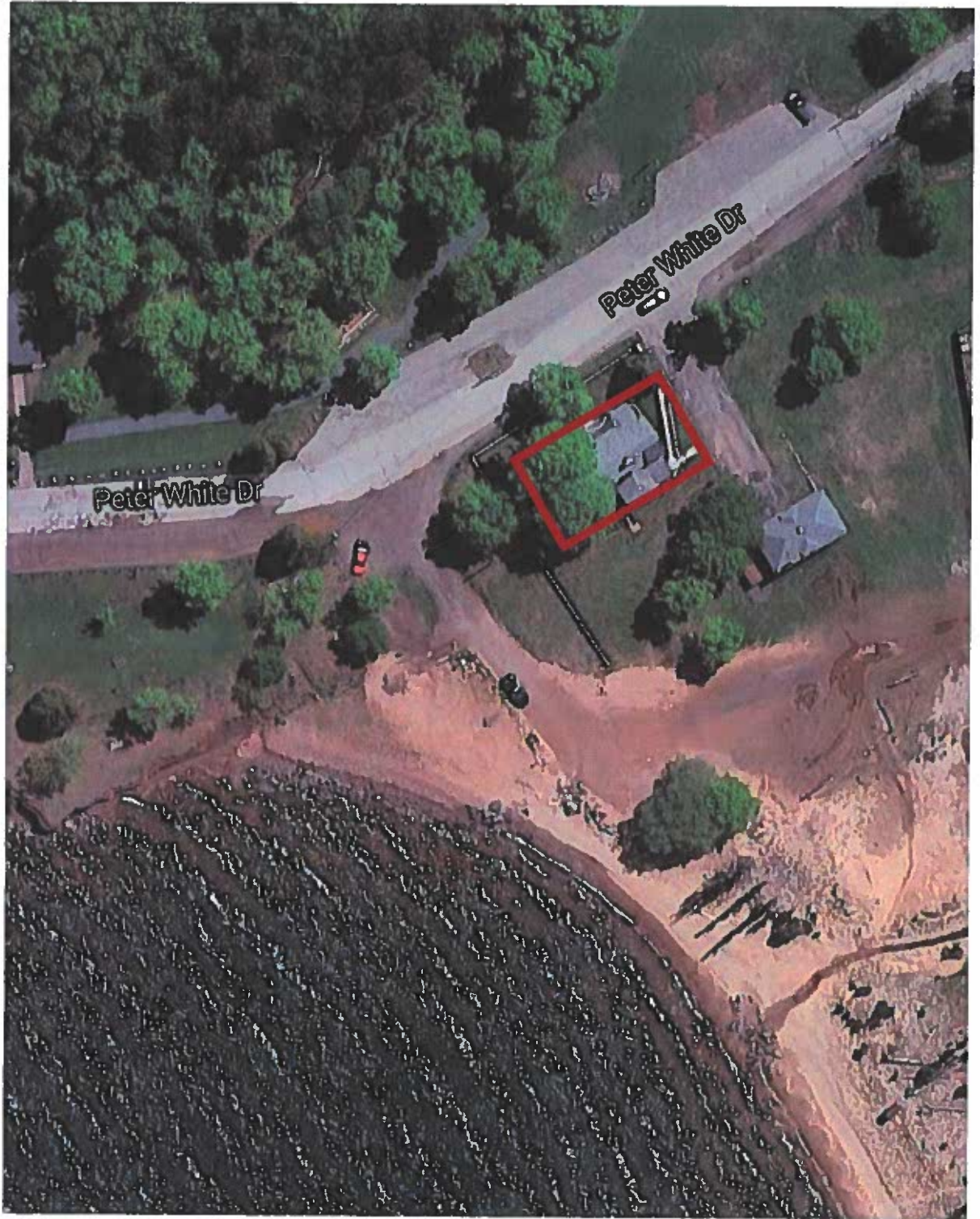
APPROVED AS TO CONTENT

Karen M. Kovacs, City Manager

APPROVED AS TO FORM

Suzanne C. Larsen, City Attorney

EXHIBIT A





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER VAST 300 South Front Street Marquette MI 49855		CONTACT NAME: John Balmat PHONE (A/C, No, Ext): (906) 315-7237 FAX (A/C, No): (906) 228-5385 E-MAIL ADDRESS: johnb@vastsolution.com	
INSURED Superior Watershed Partnership DBA: Great Lakes Conservation Corps 9 Peter White Drive Marquette MI 49855		INSURER(S) AFFORDING COVERAGE INSURER A: Auto Owners Insurance Company INSURER B: Accident Fund Ins. Co of Am. INSURER C: Crum & Forester INSURER D: INSURER E: INSURER F:	
		NAIC # 18988 10166 44520	

COVERAGES**CERTIFICATE NUMBER:** 22-23**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER	Y	Y	33045064	06/01/2022	06/01/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000
	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			4814532301	05/16/2022	05/16/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ 3,000 Underinsured motorist BI \$ 1,000,000
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	WCV6102996	08/01/2022	08/01/2023	PER STATUTE E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C							

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Marquette is additional insured in regards to the general liability per form CG2012 04-13 when signed agreement is in place. Waiver of subrogation is in favor of the certificate holder in regards to the general liability per form 55091 05-17 when signed agreement is in place. 30 day notice of cancellation applies to certificate holder. All coverages are subject to insurance policy terms and conditions.

As of 11/22/2022, Superior Watershed Partnership is paid up-to-date on all policies.

CERTIFICATE HOLDER**CANCELLATION**

City of Marquette 300 W. Baraga Ave. Marquette MI 49855	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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City of Marquette, MI

300 West Baraga Avenue
Marquette, MI 49855

Agenda Date: 12/19/2022

New Business **Charter Study Group**

BACKGROUND:

The Marquette City Charter, which took effect on January 1, 2013, requires the City Commission to appoint a charter study group every 10 years. The charter study group will have one year to review the charter and make recommendations for amendments. Any amendments would ultimately need to be supported by the City Commission and adopted via a citywide ballot item.

While the Charter doesn't explicitly state what the makeup of this board should be, minutes from the 2012 Charter Commission provide some insight on the original intentions.

The original idea, as expressed in meeting minutes and in motions, was to require the City Commission to request an internal administrative review of the Charter every 10 years and to pair it with a City Commission public hearing seeking citizen input.

FISCAL EFFECT:

None by this action.

RECOMMENDATION:

Appoint a Charter Study Group comprised of the City Manager, City Clerk and City Attorney and direct the group to determine the need for amendments to the City Charter within one year; also direct the City Manager to plan for and schedule at least one public hearing in 2023 to obtain public feedback on this topic.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

No Attachments Available

City of Marquette, MI

300 West Baraga Avenue
Marquette, MI 49855

Agenda Date: 12/19/2022

New Business **City Commissioner Appointment**

BACKGROUND:

A City Commission vacancy was created, effective November 15, following the resignation of Commissioner Jenn Hill.

Under the provisions of the Marquette City Charter, the City Commission has 60 days in which to fill a vacancy via appointment. The Commission voted unanimously on November 14 to accept applications from all interested parties and to consider the applications and appoint a new Commissioner at tonight's meeting.

The application was made available on the City website and by mail to interested parties. Applications were accepted from November 15 until 4 p.m. on December 8. In that time, the City Clerk received nine applications from interested parties.

The applicants, listed alphabetically, are:

- Perry David Allen
- John Braamse
- Peter Frazier
- Tom Hogan
- Alexi Koltowicz
- Jermey Ottaway
- Tony Tollefson
- Sarah Wiensch

Candidate Blake Kuehn has formally withdrawn his application.

All applications are attached, and all applicants have been verified by staff and meet the eligibility requirements stipulated by City Charter.

FISCAL EFFECT:

None by this action.

RECOMMENDATION:

Utilize paper ballots to arrive at a consensus in order to appoint a new City Commissioner.

ALTERNATIVES:

As determined by the Commission.

ATTACHMENTS:

Description

- ▣ Allen
- ▣ Braamse
- ▣ Frazier
- ▣ Hogan
- ▣ Koltowicz
- ▣ Ottaway
- ▣ Tollefson
- ▣ Wiensch

City of Marquette Commission Application

Applicant Name as it Appears on License

Perry David Allen II

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Occupation

Retired/Freelance Author & Musician

Business Name

P. David Allen II

Business Phone

(906) 225-9102

Business Address

805 North Front Street
Marquette, Michigan
United States

Are you a registered voter in the City of Marquette?

Yes

Have you been a City resident for at least 12 months?

Yes

Are you currently in default to the City of Marquette?

No

Are you related to any elected City Commissioner (including by marriage)?

No

Do you have any pending litigation against the City?

No

Are you currently serving or have you served on any City board or committee?

Yes

Please list and give approximate dates of board/committee service.

Marquette Brownfield Redevelopment Authority, 2017-2025

Please describe your education/credentials:

I have a B.S. in zoology (1984) and an M.S. in natural resources (1989), both from The Ohio State University in Columbus. I worked as a civil servant for local government (Cleveland MetroParks, Ohio), state government (Ohio EPA), and the federal government (U.S. EPA and U.S. Fish & Wildlife Service) from 1986 until 2001. Then, I worked in 25 states as an environmental consultant for seven federal agencies, 16 native American agencies, and 17 state agencies from 2001 until I retired from Stratus Consulting in 2013. I also have been active in the City of Marquette since moving here in 2003 (see below).

What are your professional activities that relate to the City Commission?

My entire career was devoted to civil service, directly as a civil servant from 1986 until 2001, and indirectly as a consultant to governmental agencies from 2001 until 2013. I was a civil servant in local government, state government, and the federal government, and I was a consultant to tribal, state, and federal governments, as well as interstate commissions. Primarily, I worked on regulatory matters and environmental litigation as a strategic advisor and as a biologist. Consequently, I have extensive knowledge and experience with the intricacies of governmental operations, regulation, and litigation, as well as interagency coordination.

What community activities are you involved in that relate to the City Commission?

I am the current chair of the Marquette Brownfield Redevelopment Authority (term ends in 2025). I have been directly involved with brownfield projects all around Marquette, including the new hospital site, the old hospital site, Liberty Way, Founders Landing, the Vault Hotel, the Cliffs-Dow property, the Ore Dock Brewery, the U.P State Bank site, Nestledown Bed & Breakfast, 231 Patisserie, and the Customs House. I also serve on the boards of the League of Women Voters of Michigan, and of Marquette County, where I coordinate state and local Observer Corps, which observe governmental commissions, boards, and committees throughout the state and county. I personally observed the Marquette City Commission from 2018 through 2021, reporting on its activities to league members and the public. I also observed the redistricting meetings for both Marquette County and the State of Michigan (MICRC). I also observed the Marquette County Board of Canvassers in the last three elections, and I served as a nonpartisan election challenger in the last two elections. I have served on boards and committees for the Marquette Symphony Orchestra and the Marquette City Band, and I have played in both groups for two decades. Therefore, I have extensive knowledge and experience with Marquette's vibrant community and the operations of its governmental institutions.

What talents or experience would you bring to the City Commission?

In addition to my education, credentials, professional activities, and community activities, described above, I have extensive experience with communication to the general public, the press, governmental entities, and the scientific community. I am the lead author of a book (Paper Valley: The Fight for the Fox River Cleanup, Wayne State U. Press, April 2023), which describes how I catalyzed a \$1 billion PCB cleanup in Green Bay, WI, and brought the effort before the public, the press, and the scientific community. I am also an author on three book chapters (Economics and Ecological Risk Assessment, Applications to Watershed Management, CRC Press, 2005) and eight scientific papers, and I directed the publication of 15 governmental determinations for cleanup and damage assessments in Wisconsin (see attached resume). I have also given over 40 public presentations about brownfield, election procedures, redistricting, ballot initiatives, the Green Bay cleanup and damage assessment, and scientific study results (see attached resume). I am also a musician, regularly playing for audiences in two orchestra, 2 bands, and several chamber groups. As a result, I am very comfortable in front of audiences, whether entertaining or explaining complicated and controversial topics, and whether verbally, musically, or in writing.

Any other comments or information you wish to provide to the Mayor and City Commissioners?

Although I was raised in Ohio, I have been coming to the Upper Peninsula of Michigan since I was three years old, in 1965. My family has been coming from Ohio to the U.P. since 1927, and we have had a camp in the Hiawatha National Forest since 1961. My wife and I spent our careers moving progressively closer to our real home, the U.P. — from

Columbus, Ohio, to Chicago, Illinois, to Green Bay, Wisconsin, to Marquette, Michigan. Since 2003, we have lived in Marquette, and we love our city, our camp, and our peninsula. Here in the U.P., members of my extended family: fish for panfish and northerns in small interior lakes, and for lake trout and salmon on Lakes Superior and Michigan; water ski on our lake; hunt white-tailed deer and ruffed grouse; manage the timber on our own land; hike, ski, and snow shoe; kayak and canoe hundreds of lakes and rivers; and bike on mountain bikes and fat bikes, summer and winter. We are also bird watchers, photographers, and naturalists, and we drive jeeps, trucks, tractors, all-terrain vehicles, dirt bikes, and snow machines, and we pick gallons of blueberries every year.

Please provide a statement on why you are interested in serving on the City Commission

At heart, I'm a civil servant. I believe in making government function well for the public it serves. I enjoy trying to understand complexity and helping the public make sense of it, fairly. A well informed public can ensure that its elected and appointed officials represent public interests thoughtfully, equitably, and transparently. I hope that I can contribute to making the City Commission operate effectively and in good faith, whether with the Marquette public or with other institutions at the local, state, and federal levels. Selfishly, I want to help Marquette continue on its path of being a great place to live. It is already the best place I've ever lived, but we face many challenges. Specifically, I'd like to find ways to help with the affordable housing issue, the strategic planning process which is ramping up, and redevelopment of the old hospital site. In closing, as more people discover our jewel on the lake, the City Commission will serve an essential role to channel and guide market forces, engage public expectations and hopes, and attend to a never ending stream of details that make the city thrive. I hope for a chance to help with all of it.

Uploads

- [PDA2-Resume-2022.10.26.pdf](#)

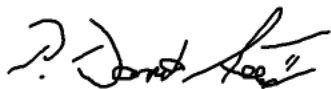
Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member the City Commission?

No

Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings?

No

Signature



Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Application Date

11/22/2022

City of Marquette Commission Application

Applicant Name as it Appears on License

John Peter Braamse

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Occupation

Special Education Aide

Business Name

Marquette Area Public Schools

Business Phone

(906) 225-5758

Business Address

1201 W. Fair Ave.
Marquette, Michigan
United States

Are you a registered voter in the City of Marquette?

Yes

Have you been a City resident for at least 12 months?

Yes

Are you currently in default to the City of Marquette?

No

Are you related to any elected City Commissioner (including by marriage)?

No

Do you have any pending litigation against the City?

No

Are you currently serving or have you served on any City board or committee?

Yes

Please list and give approximate dates of board/committee service.

Local Officers Compensation Committee. 2018-Present.

Please describe your education/credentials:

Master's Science, General Administration: Central Michigan University

Bachelor's Science, Government: University of Maryland Global Campus

What are your professional activities that relate to the City Commission?

I am retired from the U.S. Army and currently live and work in the city of Marquette.

What community activities are you involved in that relate to the City Commission?

I am the treasurer and member of the Marquette County Democratic Party Executive Committee, an elected Precinct Delegate in Precinct #5. I am also a member of Post #44 of the American Legion in Marquette and we are lifetime members of the Marquette Maritime Museum.

What talents or experience would you bring to the City Commission?

I have several years of experience working with public sector budgets while in the military and I manage and report funds raised and spent by the Marquette County Democratic Party. I have been employed by the Marquette Area Public Schools for over 8 years and I work part-time at Walmart for over 6 years. I was the Democratic Party candidate for the 38th Michigan State Senate in 2022 and I received over 62% of the votes cast for State Senate in the city of Marquette including a majority in all 7 precincts. I ran five times for the Marquette Board of Light and Power, but was not elected.

Any other comments or information you wish to provide to the Mayor and City Commissioners?

I am a life-long legal resident of the city of Marquette. My only physical residences outside of the city of Marquette have been for military duties. My family has a long history of living, working and going to school in Marquette for over 5 generations. I am a 1984 graduate of Marquette Senior High School and I have two children currently enrolled in the Marquette Area Public School district.

Please provide a statement on why you are interested in serving on the City Commission

I have been interested in serving the people and the community of Marquette since I retired from the army 10 years ago. I have pursued several different political campaigns and I have been involved in a variety of local political and cultural activities. Before I served in the military, I spent time with my father restoring wooden boats for the Huron Mountain Club and the Marquette Maritime Museum in the 1980s. I served in the military from 1987-2012 when I returned to raise our family with my wife. We had the opportunity to work and live in larger cities such as Washington, DC where we would likely have been paid a higher salary. We chose instead to move back to my hometown of Marquette. We have enjoyed and supported the natural beauty, clean environment, and safe community where my family and ancestors have resided since the time of the city's founding.

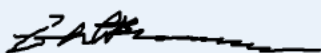
Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member the City Commission?

No

Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings?

Yes

Signature



Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Application Date

11/30/2022



Application for Appointment to City Commission Vacancy

1. Legal Name: (First) Peter Middle Whire (Last) Frazier
2. Driver's License Number: [REDACTED]
3. Email Address: [REDACTED]
4. Home Address: [REDACTED]
City: Mar State: MI ZIP: 49857
5. Phone Number: [REDACTED]
6. Occupation: conservation
7. Business Name: Associated Concrete
8. Business Phone: [REDACTED]
9. Business Address: 14 Industrial Park Dr.
City: Nagavore State: MI ZIP: 49866
10. Are you a registered voter in the City of Marquette? ☒ Yes ☐ No
11. Have you been a City resident for at least 12 months? ☒ Yes ☐ No
12. Are you currently in default to the City of Marquette? ☐ Yes ☒ No
13. Are you elected to any City Commissioner (including by marriage)? ☐ Yes ☒ No
14. Do you have any pending litigation against the City? ☐ Yes ☒ No
15. Are you currently serving, or have you served, on any City board or committee? ☒ Yes ☐ No
 - a. If yes, please describe:
Presque Board PIPAC, 911 committee
City Commission 6 yrs
Used to help with Maring
Was involved playground for All provide

16. Please describe your education/credentials:

equipment Management Ferris State
knew Mayors last 10 yrs +
Was involed with city for 9 yrs
3 yrs Pipea, 6 yrs City commission, Involved with Basic's
park help, knew History of most Developments

17. What are your professional activities the relate to the City Commission?

Commissioner 6 yrs prior
Always open to Residents questions. Deal with
Hostal residents and concerns, worked to resolve problem

18. What community activities are you involved in that relate to the City Commission?

Arts
Park Advise use + suggesting

19. What talents/experience would you bring to the City Commission?

6 yrs commissioner experience
knew last 3 city Managers

20. Are there any other comments/information you wish to provide to the Mayor and City Commissioners?

Friends with former + current Fireman
know Police chief

21. Please provide a statement on why you are interested in serving on the City Commission:

Miss being involved, like to know whos going on
Always available for resident questions

22. Are you involved in any personal, professional or business pursuit that would impact your ability to make fair and impartial recommendations as a member of the City Commission? ☐ Yes ☒ No
23. Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings of the City Commission? ☒ Yes ☐ No

Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Deier White Frazier
Signature of Applicant

Date

Return applications to the Marquette City Clerk via email at clerk@marquettemi.gov, in person at City Hall or by mail to: City Clerk, 300 West Baraga Avenue, Marquette MI 49855.

To be considered, applications must be received no later than 4 p.m. on Thursday, December 8.



Application for Appointment to City Commission Vacancy

1. Legal Name: (First) Thomas Middle Anthony (Last) Hogan
2. Driver's License Number: [REDACTED]
3. Email Address: [REDACTED]
4. Home Address: [REDACTED]
City: MARQUETTE State: MI ZIP: 49855
5. Phone Number: [REDACTED]
6. Occupation: BUSINESS MANAGER
7. Business Name: IBEW 906
8. Business Phone: 906 226 7497
9. Business Address: 119 S. FRONT ST.
City: MARQUETTE State: MI ZIP: 49855
10. Are you a registered voter in the City of Marquette? ☒ Yes ☐ No
11. Have you been a City resident for at least 12 months? ☒ Yes ☐ No
12. Are you currently in default to the City of Marquette? ☐ Yes ☒ No
13. Are you elected to any City Commissioner (including by marriage)? ☐ Yes ☒ No
14. Do you have any pending litigation against the City? ☐ Yes ☒ No
15. Are you currently serving, or have you served, on any City board or committee? ☒ Yes ☐ No
 - a. If yes, please describe:
CITY COMMISSION
POLICE AND FIRE PENSION BOARD

16. Please describe your education/credentials:

Bishop BARAGA Central High School
NMU Vocational Training Center
Carpenter Apprenticeship - Electrical Apprenticeship
Business and Math courses at NMU

17. What are your professional activities the relate to the City Commission?

Construction - Residential - Commercial - Industrial Contract
Administration, negotiations, grievance disputes, money management,
former small business owner, work with other city's - Norway
Crystal Falls, Gladstone - Billerud negotiations, Chairman Health Plan

18. What community activities are you involved in that relate to the City Commission?

IAEW 906 through my Leadership devoted significant volunteer hours
to city and non-profits - South Beach, Women's Center, Lakeland Arena,
Maritime Museum, Bay Cliff, Hockey (Electricians), Little League, Masons,
Also Shriners - Coach for Miners vs Sparks - Toys for Tots, VFW, American
Legion member

19. What talents/experience would you bring to the City Commission?

Director, trustee, chairman, Secy on 35 Boards across the U.P. including
at NMU and Bay College - ability to communicate and navigate various
professional groups and industries - discuss problems - resolve
in the best interests of the city

20. Are there any other comments/information you wish to provide to the Mayor and City Commissioners?

Not reactive - like to research - review and implement for the
good of the City in long run - know time involved in Commission
job - available and willing to continue making Marquette
a great place to live and raise a family

21. Please provide a statement on why you are interested in serving on the City Commission:

I was blessed and want to give back to the community
that has provided so much to me and my family.

HOME !!

22. Are you involved in any personal, professional or business pursuit that would impact your ability to make fair and impartial recommendations as a member of the City Commission? ☐ Yes ☒ No
23. Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings of the City Commission? ☒ Yes ☐ No

Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Thomas A. Hogan
Signature of Applicant

12/5/2022
Date

Return applications to the Marquette City Clerk via email at clerk@marquettemi.gov, in person at City Hall or by mail to: City Clerk, 300 West Baraga Avenue, Marquette MI 49855.

To be considered, applications must be received no later than 4 p.m. on Thursday, December 8.

City of Marquette Commission Application

Applicant Name as it Appears on License

Alexi Gregor Koltowicz

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Occupation

Industrial Hygienist

Business Name

TriMedia Enviornmental & Engineering

Business Phone

(906) 228-5025

Business Address

830 Washington
Marquette, Michigan
United States

Are you a registered voter in the City of Marquette?

Yes

Have you been a City resident for at least 12 months?

Yes

Are you currently in default to the City of Marquette?

No

Are you related to any elected City Commissioner (including by marriage)?

No

Do you have any pending litigation against the City?

No

Are you currently serving or have you served on any City board or committee?

No

Please describe your education/credentials:

I have a bachelor's in Comparative Religion (1997) with minors in History, English and Philosophy.

What are your professional activities that relate to the City Commission?

In some cases TriMedia performs services related to City Commission deliberations and decisions; however, the majority of these services are through our environmental group. My personal, professional activities related to issues before the city commission are generally limited to hazardous material assessment and remediation in buildings which will be demolished (and may be redeveloped).

What community activities are you involved in that relate to the City Commission?

None of my community activities are related to the City Commission.

What talents or experience would you bring to the City Commission?

I have significant experience with the process of working with (and for) the State of Michigan and the on-the-ground reality of large projects. For example, I was on the project management team for the demolition of the Presque Isle Power Plant from project conception to completion. I'm a thoughtful person and problem solver who enjoys developing solutions. I'm known for asking good questions. While I did not accept the job offer, I passed the US Foreign Service Entrance exam which is a process designed to find people who have diplomatic / consensus building skills and react well to decision making under pressure and in changing circumstances.

Any other comments or information you wish to provide to the Mayor and City Commissioners?

If selected, I have no intention of using the appointment to launch a political career. I am truly non-partisan and uninterested in using this position to run for election as an incumbent.

Please provide a statement on why you are interested in serving on the City Commission

I would like to be a positive part of Marquette's future. I'm in favor of economic development that serves the best interests of Marquette residents. As a resident I have opinions our best interests, but I do not believe that my opinion is necessarily the correct or only opinion. I envision a role on the City Commission as one who listens to residents and serves their interests through communication. I'm very much in favor of sustainable economic development in the city. Sustainable in environmental terms but also economic terms that encompass a city with good jobs, reasonable cost of living and production of goods and services.

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member the City Commission?

No

Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings?

Yes

Signature

A handwritten signature in black ink, appearing to be a stylized 'K' or similar character.

Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Application Date

12/08/2022

City of Marquette Commission Application

Applicant Name as it Appears on License

Jerney Lee Ottaway

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Occupation

Insurance/Claims

Business Name

Farmers Insurance Group Inc.

Business Phone

(248) 974-2451

Business Address

PO BOX 4363
Woodland Hills, CA 91365, Michigan
United States

Are you a registered voter in the City of Marquette?

Yes

Have you been a City resident for at least 12 months?

Yes

Are you currently in default to the City of Marquette?

No

Are you related to any elected City Commissioner (including by marriage)?

No

Do you have any pending litigation against the City?

No

Are you currently serving or have you served on any City board or committee?

Yes

Please list and give approximate dates of board/committee service.

2018-Present - Marquette Board of Zoning Appeals

2019-Present - Marquette Downtown Development Authority

Please describe your education/credentials:

2002 Graduate of MSHS

2006 Graduate of NMU, BS in Political Science

What are your professional activities that relate to the City Commission?

I have worked for Farmers Insurance Exchange as a Claims Professional for almost 16 years.

I have been extremely successful in my roles with Farmers due to my commitment to being a leader and go to person among my peers. I have expertise in empathy, people leading, teamwork, problem solving and understanding complex policy.

Additionally, I have extensive experience working with attorneys and client representatives. This has given me the ability to make difficult decisions in high pressure situations. It has also helped solidify my ability to ask the right questions to have a proper understanding of a situation.

Ultimately, I work in a customer service industry. The most important trait my career has taught me is how to help people when they are at their most vulnerable.

What community activities are you involved in that relate to the City Commission?

I have been on the BZA since my appointment in 2018 and have been the elected Chairperson since 2019.

- I have heard and had to rule on numerous variance requests, special land uses and appeals in public hearings. Acting as chair I follow the rules of parliament and run the public meetings. Additionally, I have had the opportunity to present annually to the City Commission.

I was appointed to the DDA in 2019 and have been the elected Chairperson for the last two years.

- My core responsibility on the DDA is oversight of the Executive Director. Additionally, with the board, I have been responsible for high-exposure financial decisions, managing and implementing parking, review of community and state-sponsored grant applications, design and maintenance of the DDA district and oversight of the Farmers Market among numerous other things.

What talents or experience would you bring to the City Commission?

I am well experienced in the oversight of public officials. While serving as the Chairperson on the DDA my most important task/role has been the oversight of the Executive Committee and directly supporting the DDA Executive Director. This year, I oversaw a changing of the Executive Director and the process to hire a replacement. While doing this I worked with staff to completely and successfully reorganize the DDA staff roles and urged and convinced the staff and board to utilize 2023 as a reinvestment opportunity back in the DDA.

I have a great understanding of the planning process and working with consultants. I worked on the Downtown Plan process from start to finish offering an abundance of feedback to our consulting team and am comfortable offering input to any portion of the Master Plan that is necessary and welcomed.

I am well versed in Brownfield Redevelopment Plans. While serving on the DDA I have reviewed and oversaw numerous discussions regarding Brownfields and am comfortable negotiating the terms of a Brownfield Redevelopment Plan. Additionally, I understand the delicate balance between the importance of these plans and the cost they can have to a municipality.

Serving on the BZA has given me a baseline understanding of planning and helped me understand how to interpret the

Any other comments or information you wish to provide to the Mayor and City Commissioners?

I have an extremely good working relationship with City Manager, Karen Kovacs. Karen, as you know, also serves on the DDA and is familiar with my dedication to the city of Marquette. I believe this relationship is an important piece to my resume as it makes for a more seamless transition for both the Commission and the City Manager. One of the most-important roles of a City Commissioner is oversight and support of the City Manager. With my experience doing this at the DDA level and my already established relationship with Karen, I believe this is a true outlier in my candidacy.

Please provide a statement on why you are interested in serving on the City Commission

I have had a passion for our city since I was a kid. I remember driving down Lakeshore Boulevard with my mom drinking a cup of tea, gazing out the window in amazement of all the lake, forest and rocks offered. I remember how proud I was when my grandparents visited from downstate and they let me play tour guide and show them all the spectacular things Marquette had to offer, that I knew they didn't have at home. That same amazement I had as a child only has continued to grow.

As I got older and was getting ready to go to college, I chose to go to NMU. I couldn't bear the thought of leaving the area or the woman I loved. Funny enough, I proposed to my wife at one of my favorite places, Picnic Rocks. Anyone who knows me, knows my love for that area as I continue to frequent it today often utilizing it as an office space while I work in my car and enjoy all the views it has to offer.

When I started my career, I began traveling across the country. It was obvious the harder I looked, there wasn't another Marquette out there. Trips across the South and up and down the Coastlines quickly made me realize how unbelievable Marquette is. Where else can you find the perfect blend of big-city magic and small-town feel with a picturesque view everywhere you look?

In recent years, I've had the opportunity to leave, but I can't and I won't. Marquette has become a part of my identity. I've fallen in love with everything about it, including our downtown. I even take staycations making it a point to shop at local shops and frequent the places that make others want to visit. Marquette is truly unique. There isn't another place like it and I want to do my part to ensure it only continues to become more magical.

It was in late 2016 when I realized I wanted to start doing more to support the community I loved. I ran for City Commissioner in 2017 and again in 2018 and 2019. During that time, I was also heavily considered for appointments to seats that were awarded to Commissioner Smith and Commissioner Schloegel. During my final unsuccessful run in 2019, I realized I was already contributing in a meaningful way, serving on the BZA and DDA and decided to dedicate myself to those boards.

My terms are now coming to an end and the timing is right. I have gained knowledge by serving in my previous capacities that make me the ideal candidate to be appointed. I have a great understanding of the needs of the city and the upcoming challenges we face, because I'm already part of the solution.

It has been one of my goals to serve Marquette in this capacity and I have proven to have gained the expertise to be a successful and affective Commissioner immediately.

Uploads

- [Letter-of-Support-from-DDA-Director.pdf](#)
- [City-Commission-Resume.pdf](#)
- [City-Commission-Cover-Letter.pdf](#)

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member the City Commission?

No

Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings?

Yes

Signature

A handwritten signature in black ink, consisting of a stylized 'J' followed by a vertical line.

Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Application Date

12/07/2022

City of Marquette Commission Application

Applicant Name as it Appears on License

Tony Edward Tollefson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Occupation

Retired

Business Name

None

Are you a registered voter in the City of Marquette?

Yes

Have you been a City resident for at least 12 months?

Yes

Are you currently in default to the City of Marquette?

No

Are you related to any elected City Commissioner (including by marriage)?

No

Do you have any pending litigation against the City?

No

Are you currently serving or have you served on any City board or committee?

Yes

Please list and give approximate dates of board/committee service.

City Commissioner 1999-2002 & 2003-2006

Please describe your education/credentials:

Northern Michigan University, B.S. Speech-Broadcasting, 1982; Michigan Teaching Certification, Secondary Ed., 1984; completed coursework at NMU for Master's Public Administration – did not submit file papers for degree.

What are your professional activities that relate to the City Commission?

Retired from Northern Michigan University after working in Communications Office, Academic Coordinator at U.S. Olympic Education Center, and Coordinator of International Students and Scholars. I had spent one summer (1977) working as Animal Control Officer, Marquette Police Dept., and several other summer/fall working Marquette Parks & Recreation. I am an U.S. Air Force Veteran having worked as Air Traffic Control Radar Repairman.

What community activities are you involved in that relate to the City Commission?

I have had experience with youth sports in Little League Baseball and Junior Hockey. Participated in various community clean-ups with Marquette Beautification and Restoration Committee. My wife and I hosted for Marquette Sister City. Co-chair of United Way of Marquette campaign. Previously served on the Forest Roberts Theatre Advisory Board.

What talents or experience would you bring to the City Commission?

I have served two terms as a City Commissioner and twice elected as Mayor. I have also represented Marquette off/on over the past three decades on the Marquette County Transit Authority Board.

Any other comments or information you wish to provide to the Mayor and City Commissioners?

Marquette is a wonderful place to live. I would be honored to assist in the further development and quality of life we have in our city.

Please provide a statement on why you are interested in serving on the City Commission

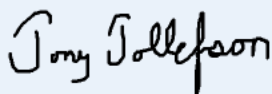
I enjoyed and was privileged to represent the people of Marquette previously. It would be an honor, once again, to work on issues for the continued success and quality of life for the people of Marquette.

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member the City Commission?

No

Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings?

Yes

Signature

Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Application Date

12/06/2022

City of Marquette Commission Application

Applicant Name as it Appears on License

Sarah Kathleen Wiensch

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Occupation

Legal Assistant

Business Name

Hyde and Swajanen, P.C.

Business Phone

(906) 228-6793

Business Address

600 N. Third St.
Ste. A
Marquette, Michigan
United States

Are you a registered voter in the City of Marquette?

Yes

Have you been a City resident for at least 12 months?

Yes

Are you currently in default to the City of Marquette?

No

Are you related to any elected City Commissioner (including by marriage)?

No

Do you have any pending litigation against the City?

No

Are you currently serving or have you served on any City board or committee?

Yes

Please list and give approximate dates of board/committee service.

Housing Commission, 2011 - 2013

City Commission, 2013 - 2019

Please describe your education/credentials:

Bachelors of Political Science, NMU

Masters of Public Administration, NMU

What are your professional activities that relate to the City Commission?

I was a city commissioner for two full elected terms, and served as Mayor Pro-Tem.

What community activities are you involved in that relate to the City Commission?

Marquette Chamber of Commerce

What talents or experience would you bring to the City Commission?

Six years of city commission experience, and excellent communication with our constituency. I also represented our city at the annual Michigan Municipal League conferences.

Any other comments or information you wish to provide to the Mayor and City Commissioners?

I look forward to the opportunity to serve with you all, and my community once again.

Please provide a statement on why you are interested in serving on the City Commission

Serving two terms on the Marquette City Commission was one of the most rewarding experiences of my life. I feel I still have a lot to give back to this community, and welcome the opportunity to do so.

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member the City Commission?

No

Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings?

Yes

Signature



Signature certifies that there are no misrepresentations, omissions or falsifications on this application and by signing this application consent is given to the City to conduct a background check to verify the information provided.

Application Date

12/07/2022