



City of Marquette, MI

300 West Baraga Ave
Marquette, Michigan 49855

Meeting Agenda City Commission

WORK SESSION

Thursday, March 19, 2026

5:00 PM

Commission Chambers

Call to Order, Pledge of Allegiance and Roll Call

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

Absent: Davis

Announcements

Mayor Schloegel had no announcements.

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

There were no public comments at this time.

1. Vault Marquette Project Update

The City Commission received an update from developer Jen Julien regarding revisions to the previously approved Vault Marquette project.

Ms. Julien explained that, following several years of due diligence, the project team has encountered a number of site- and project-related challenges that require a shift in approach. These include site excavation issues, the presence of contaminated soils on the property, and the need for specialized foundation systems. In addition, rising construction costs have affected the feasibility of the original design.

As a result, she said, the development team is proposing to re-sequence and scale back the early phases of the project. The previously planned redevelopment of the Savings Bank building will be deferred, and the project will instead begin with construction of a hotel and associated site improvements. The parking component has also been redesigned, replacing the original plan with a smaller, privately owned open-air deck.

City staff noted that these changes have downstream impacts on previously approved agreements, particularly the Brownfield plan and related reimbursement

structure. The revised concept reduces the overall Brownfield request and eliminates the City's prior role in financing and potentially acquiring a public parking structure.

Jen Julien indicated that, despite the scaled-back approach, the project still relies on Brownfield tax increment financing and associated state and local support to address environmental remediation, site constraints, and necessary infrastructure improvements.

Commission discussion focused on the proposed parking changes, the impacts to the public benefit of Brownfield support, and overall project timing.

City staff indicated that formal amendments to the Brownfield plan and related agreements will be brought before the Commission for consideration in the coming weeks.

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

There were no public comments at this time.

Adjournment

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

Paul Schloegel, Mayor

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.