



**Marquette Downtown Development Authority
Meeting Minutes for February 13, 2025**

Call to Order

A meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday February 8, 2025, at the Marquette Commons. The meeting was called to order by Board President R. Stern at 8:05 a.m. with Directors R. Caron, M. Weinrick, P. Sala, L. Rowland, A. Clark, C. Klecha, and C. Durley present.

Absent: None

Others in attendance were Sean Hobbins-Marquette Assistant City Manager, Jodi Lanciani-DDA Operations Director, Michael Bradford-DDA Business Outreach & Promotions Director, and Brian Shier-Farmers Market Manager.

Agenda - L. Rowland made a motion to approve the agenda. P. Sala seconded; motion passed.

Public Comment – No public comment

Consent Agenda - C. Klecha made a motion to approve the consent agenda with the minutes from 1/9/2025, bills for approval dated 1/1/2025 - 1/31/2025, and financial reports as of 1/31/2025. L. Rowland seconded; motion passed.

January Bills:

Advance Auto Parts	\$ 2.91	Marquette Embroidery & Lettering	\$ 160.50
American Welding & Gas Inc	\$ 39.52	Mining Journal	\$ 88.00
Blue Cross Blue Shield	\$ 102.86	North Country Disposal	\$ 411.00
Board of Light & Power	\$ 2,364.65	Range Telecommunication	\$ 431.40
C. Pesola LLC	\$ 1,850.00	SEMCO	\$ 332.46
Capital One Commercial	\$ 276.32	Stericycle	\$ 79.72
Cardmember Service	\$ 2,313.38	T2 Systems Canada Inc.	\$ 1,900.00
Charter Communications	\$ 79.98	Tara Laase McKinney	\$ 8.00
Chesla & Associates PC	\$ 435.00	TK Elevator	\$ 954.68
City of Marquette	\$ 2,079.14	Traffic & Safety	\$ 950.00
Curran & Company	\$ 762.49	Trudell Plumbing & Heating Inc	\$ 463.75
Dalco	\$ 167.36	Vestis	\$ 412.96
Enright Excavating	\$ 8,571.43	VSP Insurance Co.	\$ 57.98
Farmspread	\$ 2,076.00	Western Michigan Ins.	\$ 4,009.13

Getz's Department Store	\$ 384.00	WLUC	\$ 4,340.00
Heartland Services	\$ 785.69	Wolverine Door	\$ 142.35
Integris	\$ 83.74	Xerox Corporation	\$ 190.30
Lake Superior Com. Partnership	\$ 360.00	Payroll Expenses	\$ 71,027.34
Lake Superior Press	\$ 3,409.09	TOTAL	\$ 112,103.13

Presentations

1. Housing TIF/Brownfield, Sean Hobbins

- a. A presentation was given on how TIF/Brownfield works. Content included current Brownstone projects and values, who is involved, and the role of the Downtown Development Authority.

2. Midwest Construction Development

- a. Midwest Construction presented their project for 401 W. Washington which includes two commercial units on the main floor, residential parking for all units underground at 1.125 spaces per unit, an ADA accessible unit for renting on the first floor, and second and third floors with five residential units each. This creates a mixed-use building with 11 residential units.
- b. Four of the eleven residential units would be kept at work-force housing rates, calculated based on MSHDA's requirements.
- c. The ask from Midwest Construction Development will be a 25-year TIF at approximately 1.4 million.
- d. A request for a formal approval from the Downtown Development Authority will likely be presented at the March or April meeting.

Old Business - No old business to report

New Business

1. Facade Grant

- a. Emporium's request for a facade grant is being put on hold due to business funding. Superior Aesthetics, located at 611 N 3rd St., applied for the MEDC RAP Facade Grant. Superior Aesthetics did receive a DDA Facade Grant several years ago and they are looking to continue that project. This portion of their project would cost \$79,692, well above the DDA threshold, and would make a suitable MEDC RAP grant application. The project was approved by the Design and Maintenance Sub-Committee.
- b. A. Clark made a motion to approve the MEDC RAP grant application by Superior Aesthetics; seconded by C. Klecha. Motion passed.

2. MQT Bike Rentals, LLC Lease

- a. Marquette Bike Rentals LLC is looking to lease a section of city owned property located at 245 S. Lakeshore Boulevard for a period of two years with all terms remaining consistent with their 2021 lease.

- b. L. Rowland made a motion to approve the two-year lease. Seconded by P. Sala. Motion passed.

3. Queen City Half Marathon Event Support

- a. Queen City Running Co. submitted a request for event support for the Half Marathon event on Saturday July 26, 2025. This includes the closure of the 100 block of Spring St. between 5:00 am and 1:00 pm on July 26th and the use of the walkway on the east side of the Spring St. Parking Lot to place port-a-johns.
- b. A motion to approve the event support was made by M. Weinrick and seconded by C. Klecha. Motion passed.

4. Audit Letter – Included in board packet for review by board members.

Committee Reports

1. Design and Maintenance

- a. Approved the Façade Grant for Superior Aesthetics.

2. Business Development and Promotion

- a. Music on 3rd was discussed. It was recommended to dismiss the June date. In July, August, and September we would lengthen the event by an hour. By dismissing June, we have more of a budget to pay musicians
- b. Blueberry Festival - Looking at extending the festival down Front St. to Baraga Ave. to include more vendors. Last year we had a waitlist of 50 vendors. The committee also discussed closing the 100 block of Baraga Ave, but this is being placed on hold to be reviewed again for next year.

Executive Director's Report

- a. Reported that snowbanks are looking good, and many have been cleared or are on track to be cleared.
- b. An AED grant was awarded to the DDA by the Superior Health Foundation. The AED will be placed in the Commons breezeway.
- c. The standing committee list was available for review.

Operation Director's Report - Signs are up on the lower level of the Bluff Ramp for nineteen new spots which are \$70 a month. There are fifty-six remaining hourly spots. The signs came in for One Marquette Place.

Public Comment:

- 1. The League of Women Voters representative was present and asked about the Development Area Citizens Council. Tara reported that nine residents of the district would form the council and review TIF plans before it is put out to the district. It is not required, but there must be an effort put forth to fill this council. During January this request was put out through multiple sources, but the responses did not come through. The deadline for this council has passed.

Board Member Comment:

- 1. L. Rowland is excited to see the sled dog races.

2. C. Klecha is also excited about the dogsled races. He let people know that Everyday Wines is starting their expansion.
3. M. Weinrick is excited to have the UP 200 back and to have the building at 401 W. Washington potentially come back online.
4. K. Kovacs has been having conversations about permitting and the building process with the city, county, and businesses.
5. P. Sala thanks the DDA for a great job with the snow removal downtown this year.
6. C. Durley brought up the snow removal on the staircase across from One Marquette Place. K. Kovacs said there is a possibility of removing that staircase because it does not meet standards.
7. R. Stern thanks S. Hobbins for the TIF/Brownfield presentation

A motion to adjourn the meeting at 9:54 a.m. was made by L. Rowland, seconded by C. Klecha; motion passed.

Respectfully submitted,


Chr Durley (Mar 20, 2025 11:13 EDT)
C. Durley, Secretary

Attachment IV.1 Minutes February 13, 2025

Final Audit Report

2025-03-20

Created:	2025-03-20
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"Attachment IV.1 Minutes February 13, 2025" History

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