



MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes for April 8, 2021

Call to Order: A Meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday April 8, 2021 virtually via Zoom. The Meeting was called to order by Chairperson J. Ottaway at 8:01 a.m. with Directors M. Angeli, R. Caron, N. Durley-Rust, J. Johnson, E. Kucharczyk, M. Morrison, T. Retaskie, and M. Weinrick in attendance.

There were no additions to the agenda. A motion was made to approve the agenda by T. Retaskie and seconded by R. Caron. Motion carried.

Public Comment: Sue Holliday was present with interest in watching her first MDDA meeting.

Consent Agenda: It was moved by J. Johnson and seconded by T. Retaskie to approve the Consent Agenda which included the minutes from the March, bills for approval for the period of 3/4/4/2/2021 and financial reports as of 3/31/2021.

906 Technologies	\$54.00	GEI Consultants	\$249.79
All Phase Electric	\$92.41	Heartland Services	\$719.15
American Welding & Gas Inc	\$34.76	IPS Group	\$2,588.54
AT & T	\$356.30	Lammi Fire Protection	\$156.00
AT&T Mobility	\$304.04	Lowe's	\$1,423.25
Blue Cross Blue Shield	\$827.46	Marquette Transmissions & Auto Repair	\$120.00
Board of Light & Power	\$2,800.84	Marquette Wallpaper & Paint	\$33.19
C. Pesola LLC	\$1,700.00	Michigan Downtown Association	\$475.00
Cardmember Service	\$459.78	Mining Journal	\$1,390.20
Carquest	\$7.83	North Country Disposal	\$132.00
Charter Communications	\$336.78	Norway Springs Inc.	\$8.95
Chesla & Associates PC	\$390.00	Office Depot	\$238.31
City of Marquette	\$1,203.40	Smith Construction	\$6,671.43
Clover Network Inc	\$5.25	Traffic & Safety Control Systems Inc	\$22,000.00
College Laundry & Rental	\$172.30	U.P. Kubota	\$4.95
Compudyne	\$358.13	Xerox Corporation	\$245.75
Curran & Company	\$520.00	April Payroll	\$32,866.47
Dalco	\$552.42		

Old Business: Washington Street Project Update: The project has gone out to bid via the City Engineer's office with Arrow Construction coming in at the lowest bid thus far (the City has worked with them in the past). The current projected total is \$614, 547 with the MDDA's portion of \$197,496 and is on track to begin May 3, 2021 with an expected completion time of five to six weeks.

New Business: Bond Refunding: Current bond from 2011 has \$750,000 remaining. There is discussion of extending the new bond to a term of seven years as well as adding \$250,000 with a new interest rate of 2.45%

instead of the current 4.35%. Executive Director R. Finco is waiting on firm numbers and will report back to the board at the next meeting.

Ore Dock Brewing Company-Purchase Request: ODBC would like to purchase the green space behind their current building that extends further west to utilize this space as a beer garden and outdoor green space. There are two concerns of fiber optic cables and storm drainage otherwise there was general support for this purchase. Wes Pernsteiner and Dustin Holmberg from ODBC were present to answer questions and give details about the plans. ODBC would also like to develop more permanent structures for outdoor seating in the front of their building on Spring Street as well, but that would require more permits than the existing sidewalk/café permit they currently hold. A motion for the MDDA to support this purchase was made by T. Retaskie and seconded by N. Durley-Rust. Motion carried.

SpinwayMQT LLC- Lease Agreement: New company looking to begin an automatic bike rental unit on Lakeshore Drive with other possible locations in the future inquired about leasing the plot of land where the unit would be. M. Angeli noted that this lease would also require City Commission approval since it is City property that is being used. The location could cause some congestion during busy times of year but is a high-profile area that would meet the demand for bike rentals. In the lease agreement, the business would have to be liable for damages. A motion was made to allow R. Finco to work with SpinwayMQT LLC with commission support to develop a lease agreement for three years that contained a one-year review of location and terms of operation by T. Retaskie and seconded by M. Morrison. Motion carried.

TIF Discussion-Schedule Special Meeting: R. Finco's colleague, Cristina Sheppard-Decius, who is the current Dearborn DDA Director and extremely knowledgeable about TIF, will present on the process of establishing a TIF district for the Third Street corridor at a MDDA special meeting on April 22, 2021 at 8 a.m.

Committee Reports: M. Morrison gave an update on the recent Business Development and Promotions meeting that included the flag request from Pride Fest. The committee recommends approving the request as it meets the current written policy, but there are several variables to consider moving forward. Lots of discussion occurred over re-writing the current policy and/or only hanging MDDA flags with the end result of scheduling another meeting with the City Attorney and a few others to discuss what our entity can and cannot enforce. For the current request, a motion was made to approve Pride Fest Flags based on how the current policy is written by M. Morrison and seconded by M. Weinrick. Motion carried. Parking Committee update included discussion on digital permits, waiting on documents from GEI for construction on the Bluff Street parking ramp, short term implements from the parking study including expanding overnight parking and meters on Third Street.

Directors Report: R. Finco announced the 2020 financial audit is almost completed, with audited financials to be presented at the next meeting. A new head of maintenance, Jeff Steiner, has been hired as well. The local façade grant project from 2018 has one recipient that is finally completing their project, Tom Vear and Jen Ray, and wanted to receive their \$2800 reimbursement. There was no timeline on the project so that amount is due to them. R. Finco would like to see the program come back next year, as we used to allocate \$30,000 for it.

Public Comment: Sue Holliday posted a message thanking the board for the consideration of displaying Pride Fest flags.

Board Member Comment: J. Ottaway mentioned he was looking forward to the TIF discussion and that parking needs might gear up post Covid. N. Durley-Rust was excited for restaurant week happening soon and also excited for the ODBC outdoor expansion plans. T. Retaskie announced he would be retiring soon and will submit a formal resignation soon as well. All members expressed congratulations to him.

With no further business the meeting was adjourned at 9:34 a.m.

Respectfully submitted,



Nichole Durley-Rust, Secretary