Marquette Downtown Development Authority
Meeting Minutes for March 10, 2022

Call to order: A meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday April 14, 2022 at the Marquette Commons. The meeting was called to order by Chairperson J. Ottaway at 8:03 a.m. with Directors R. Caron, N. Durley-Rust, K. Kovacs, L. Rowland, R. Stern, and M. Weinrick present.

A motion to excuse the absence of M. Morrison was made by L. Rowland and seconded by R. Stern. Motion passed.

Public Comment: Katie Kelly of 127 E. College spoke of her recent termination from the MDDA. Antonio Adan of 111 E Baraga introduced himself to the board as he recently submitted an application to become a board member.

There were no additions to the agenda.

A motion was made to approve the consent agenda which includes the minutes from 3/10/22, bills for approval from 3/1/22-3/31/22, and the financial reports as of 3/31/22 by R. Stern and seconded by N. Durley-Rust. Motion carried.

Blue Cross Blue Shield	3,806.77	Midway Rentals	218.83
Board of Light & Power	2,675.81	Mining Journal	155.70
C. Pesola LLC	1,700.00	Mission North, LLC	3,520.00
Capital One Commercial	1,172.99	NMPSA	85.00
Cardmember Service	577.08	North Country Disposal	235.00
Carquest	144.79	Northarrow	640.00
Charter Communications	355.87	Pomp's Tire Service	113.64
City of Marquette	360.38	Rebecca Finco	475.42
College Laundry & Rental	164.00	SEMCO	779.46
Curran & Company	520.00	Smith Construction	6,128.57
Heartland Services	919.80	State of Michigan - DELEG	185.00
Integris	123.00	T2 Systems Canada Inc.	250.00
IPS Group	2,226.17	Traffic & Safety Control Sytems Inc	100.00
Katie Sholander	48.78	WLUC	1,725.48
Marquette Automotive	131.21	Xerox Corporation	250.30
Marquette Monthly	185.00	March Payroll	50,699.73

New Business: Executive Direction Resignation: At this time, the MDDA entered a closed session. A motion was made by R. Stern and seconded by N. Durley-Rust to accept this resignation. Motion carried. A motion was made to name both Tara Laase-McKinney and Jodi Lanciani as Co-Interim Executive Directors and J. Lanciani as the designated check signee. At this time, the meeting resumed to open session. **Spinway Lease Renewal:** The company has reached out to the MDDA to renew its lease with the same terms as last year for the next three years. A 60-day written notice from either party may be provided to terminate the lease. There is an annual $500 lease payment due on 5/31/22. There was positive discussion, and a motion was made by R. Stern then seconded by M. Weinrick to support this lease agreement. Motion passed. This lease will also need to be approved by the city commission.

Committee Reports:
Ad Hoc TIF Committee: The MDDA is currently pausing all TIF projects until a new Executive Director is in place. The TIF consultant, Rob Bacigalupi, did provide some other TIF options and future numbers to discuss when we are ready to move forward.

Parking Committee: The committee reviewed the placement of the new pay stations which will also need concrete pads to stabilize them, new signage, and the possibility of an increase in the hourly rate. 24-hour parking has been added to the lower level of the Bluff St. Ramp. Spring St. will no longer offer two hour free parking nor will the Commons lot. The MDDA board discussed the increase in the hourly rate from 50 cents to one dollar per hour. With the cost of snow removal increasing, the parking revenue is not enough to sustain the costs; therefore, an increase is necessary. N. Durley-Rust commented that parking on Third St. needs to be explored since they receive snow removal. N. Durley-Rust also discussed increasing the hourly rate to 75 cents first, but the majority of the board felt an increase to a dollar per hour was necessary and overdue. A motion was made to increase the hourly parking rate to $1 per hour after the installment of the new pay stations by K. Kovacs and seconded by L. Rowland. Motion carried. A motion was also made to allow R. Finco to continue negotiating with signage and construction companies for the installment of the new pay stations by N. Durley-Rust and seconded by R. Stern. Motion carried.

Vault Project Update: WGI consultants did not bring accurate numbers to the table when presenting “usage” or “available parking spaces” during the last discussion. We have also yet to be provided with a firm number of parking spaces for the garage.

Executive/Personnel Committee: The committee met to develop a job description for the Executive Director Job posting. N. Durley-Rust was appointed to this committee. R. Finco did address Katie’s termination which was due to ongoing performance issues after verbal and written notices. Progressive disciplinary action was taken and is documented.

Director’s Report: R. Finco provided an update on Superior Culture and the concerns of their special use permit (the music is disrupting some neighbors). They have offered to decrease the frequency in which they have live music and are also exploring sound barriers for their space. There is an April 19th planning commission meeting to decide whether they can keep their special use permit. Applications for the farmer’s market and blueberry fest are both open now. On May 10th, there will be an employment law forum at the commons for downtown businesses to attend. On May 24th, there is also a social hour for downtown businesses hosted at The Landmark Inn. R. Finco also expressed thanks and gratitude for the last 13 years.

Public Comment: Antonio Adan of 111 E. Baraga expressed interest in downtown projects such as The Vault Hotel and is eager to serve on the board.

Board Member Comment: Every member expressed thanks and best of luck to R. Finco and her new endeavors. N. Durley-Rust mentioned the importance of having a united front for the spread of information on the new parking rate increase and wants to keep the discussion open about parking on

Third St. especially since the TIF project is on hold. R. Stern also mentioned that the upper level of the Bluff St. parking deck needs the lines repainted sine the snow has melted.

The meeting was adjourned at 9:31 a.m.

Respectfully submitted,

Nichole Durley-Rust, Secretary