



MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes for May 13, 2021

Call to Order: A Meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday May 13, 2021 virtually via Zoom. The Meeting was called to order by Chairperson J. Ottaway at 8:02 a.m. with Directors M. Angeli, R. Caron, N. Durley-Rust, J. Johnson, E. Kucharczyk, M. Morrison, and M. Weinrick in attendance.

There were no additions to the agenda. A motion was made to approve the agenda by E. Kucharczyk and seconded by J. Johnson. Motion carried.

Public Comment: None.

Consent Agenda: It was moved by M. Angeli and seconded by J. Johnson to approve the Consent Agenda which includes the minutes from the April, bills for approval for the period of 4/3/21-5/7/21, financial reports as of 4/30/21, and the audited financials for the fiscal year 2020. R. Finco also noted that even with the volatile year of Covid, the MDDA still stayed within budget with a surplus of \$16,000.

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+B36	\$552.42		

Bond Authorizing Resolution-Roll Call Vote: R. Finco provided a quick recap on the discussion to refund our existing bond at a lower interest rate of 2.45% plus an additional \$250,000 (to help finance the Bluff St. Ramp repairs) and an extension of payment through seven years with an ending date of May 2028. This refinanced bond would decrease our annual debt service by \$15,000-25,000 depending upon the year and allow us more room in the budget for parking structure repairs. A motion was made to accept this recommendation and move forward under these new terms by M. Angeli and seconded by E. Kucharczyk. A roll call vote was taken with all board members responded Yay. Motion passed.

TIF AD HOC Committee: MDDA would like to establish a TIF Committee and Citizens Counsel as part of the planning process of implementing a new TIF District for Third St. This committee would be responsible for planning presentations to outline projects that would come to fruition if this new TIF district is created. They would also be responsible for having conversations with Third St. business owners and other groups affected by this development and to create and write a plan to gain public support before going in front of the City Commission. The board agreed that clear goals need to be outlined that can be accomplished using this new TIF when presenting to the commission. The committee will include J. Johnson, R. Caron, M. Morrison, and J. Ottaway. R. Finco is going to reach out to Paul Balconi in hopes he would be on the Citizens Counsel. The city's finance officer can assist on this project as well and there is a completion goal of one to two years.

Savings Bank Project: Braveworks Development Company is interested in purchasing the Savings Bank Building and redeveloping it into a hotel called "The Vault" as well as a four-level parking structure behind the building, 36 residential units, makers space, and a green space possibly on top of the parking structure. A presentation was given to the City Commission and we will receive a presentation at our June meeting. The developers hope to receive MDDA approval at the same meeting. This would be an inter-local agreement with Brownfield and the TIF would be captured for 25 years which would be used to pay for environmental issues and the parking deck that the city would assume ownership of and the MDDA would manage. The project is certainly fast tracked but the commission needs more information before feeling comfortable to approve. This is a gigantic project with estimated construction of three to five years. There was a lot of board discussion but ultimately the board will wait until the June meeting after hearing the updated presentation from the developers to make any kind of recommendation.

Queen City Half Marathon-Event Support Request: Saturday July 31st, 2021 is date of a 5K and half marathon that Queen City is hosting. They would like to close Spring St. down between 7am-9am and also close the Spring St. parking lot for the majority of the day as it is the end point of the race. They will bring restrooms in and are asking for MDDA support in supplying traffic cones, trash cans, and other amenities for the street closure. There will be 400-500 runners attending the event. They may pursue a day liquor license. The board felt this was a nice transition back to normal activities as it is outdoors and widespread. A motion to approve the support request was made by M. Angeli and seconded by E. Kucharczyk. Motion carried.

Committee Reports: Business Promotions and Development – Flag Display Policy: The Promotions and Business Development committee met with the City Attorney and was informed of Supreme Court cases that will not allow government entities to regulate content of flags/poster/banners. Based on legal counsel, the committee recommends removing the current flag policy and not accepting any future requests. A motion was made to rescind the current flag policy and/or any requests for decorations, hanging items, banners, or posters on any light poles and the MDDA will not allow any further external items in the future; furthermore, the MDDA will only hang/display items that we own. This motion was made by E. Kucharczyk and seconded by M. Morrison. Motion passed.

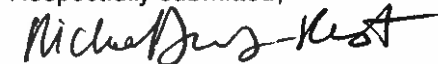
Directors Report: As of June, meetings will resume in person at the Commons, 112 S. Third Street. R. Finco reported that the Washington St. project is still on track with a June 19th completion date and there is a designated page on the MDDA website for updates. The Farmers Market starts May 22nd and the Wednesday night market will start June 16th. The SpinwayMQT LLC lease has been approved by the City Commission and will hopefully be installed by the end of May. GEI is still finalizing the documents for our Bluff St. parking ramp repairs.

Public Comment: None

Board Member Comment: All members expressed Congratulations to M. Angeli on his retirement as this was his last official MDDA meeting.

With no further business the meeting was adjourned at 9:41 a.m.

Respectfully submitted,



Nichole Durley-Rust, Secretary