



MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes for June 10, 2021

Call to Order: A meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday, June 10, 2021 at the Marquette Commons. The Meeting was called to order by Chairperson J. Ottaway at 8:04 a.m. with Directors R. Caron, N. Durley-Rust, J. Johnson, K. Kovacs, E. Kucharczyk, M. Morrison, T. Retaskie, and M. Weinrick in attendance.

Introductions were made due to the larger amount of public present. Former Director M. Angeli gave special remarks and welcomed the new City Manager, Karen Kovacs. There were no additions to the agenda. A motion was made to approve the agenda by E. Kucharczyk and seconded by T. Retaskie. Motion carried.

Public Comment: Frank Stabile of 2463 US 41 Marquette: Owner of 107 and 109 S. Front St Apt A and B addressed concerns with Braveworks development which included building views being blocked, absence of parking, damage from construction, concerns of egress and ingress, and what impact the construction will have on their 100 year-old building. F. Stabile mentioned he has put over \$5 million in renovations and investment into his properties and is committed to the ownership of them. F. Stabile also mentioned he has met with Braveworks to discuss his concerns. Sarah Stabile of 116 Lakeshore Blvd. Marquette: Current resident in one of the apartments that will be blocked by the new parking garage included in Braveworks plan. Concerns included loss of natural light in her apartment, higher noise levels, loss of privacy and safety, access for emergency vehicles, and will this development change Marquette's small-town feel.

Consent Agenda: It was moved by T. Retaskie and seconded by E. Kucharczyk to approve the Consent Agenda which includes the minutes from the May, bills for approval for the period of 5/8/21-6/3/21, financial reports as of 6/3/21.

906 Technologies	\$54.00	Lowe's	\$165.63
All Phase Electric	\$17.72	Mares-Z-Doats Feed Supply	\$100.98
American Welding & Gas Inc	\$34.15	Marquette Wallpaper & Paint	\$34.68
Associated Constructors	\$1,381.00	Midland Funding LLC	\$450.06
AT & T	\$438.06	Mining Journal	\$170.00
AT&T Mobility	\$409.71	Mutt Mitt	\$507.91
Blue Cross Blue Shield	\$1,509.22	Nagelkirk Landscapes	\$6,195.00
Board of Light & Power	\$2,425.52	North Country Disposal	\$134.64
C. Pesola LLC	\$1,700.00	Norway Springs Inc.	\$16.15
Cardmember Service	\$1,189.94	OK Rental /OK Industrial	\$46.86
Charter Communications	\$346.79	Otis Elevator	\$899.94
Chesla & Associates PC	\$260.00	Pitney Bowes	\$153.39
City of Marquette	\$1,060.71	Premeau Family Limited Partnership	\$2,050.00
Clover Network Inc	\$5.25	Signs Now	\$632.00
College Laundry & Rental	\$219.75	Smith Construction	\$6,671.43
Compudyne	\$75.00	State of Michigan	\$308.00
Curran & Company	\$520.00	T2 Systems Canada Inc.	\$50.00
ELUC - Fox	\$795.00	TK Elevator	\$815.68
GEI Consultants	\$1,406.74	Wiley's Tire Shop Inc.	\$108.00

Harland Clarke	\$222.37	Wittcock Supply Co	\$87.01
Heartland Services	\$838.79	WLUC	\$6,128.00
Home Squirrel	\$227.50	Xerox Corporation	\$211.24
IPS Group	\$2,546.94	May Payroll	\$29,459.41

Presentation: Braveworks- Savings Bank Project Proposal: After the presentation, which included information on the proposed "The Vault" hotel and specifically the parking garage behind it, there was lengthy discussion from the board members with multiple concerns and questions. The MDDA would give up the TIF capture to Brownfield for 30 years after the project is complete. Ownership of the parking structure after the duration of the Brownfield Plan would be by an agreement yet to be determined, with the MDDA managing the structure and collecting the revenue from paid parking. The initial amount of parking spots for the structure is estimated at 210. The current plan suggests 90-95 hotel rooms with a guess of 40-45 employees needed to staff the hotel. There are also residential units being built in addition to the hotel and parking structure that will require 30 parking spaces. It is unclear how many spaces will be left for the public to utilize and also unclear as how to charge for the different parking spaces (will the residential units require a different permit or fee?). The anticipated construction schedule of 18-20 months is a large burden on that section of downtown and the adjoining businesses and there was a lot of concern if that is an accurate timeline and how to accommodate traffic flow and current residents. With Brownfield owning the parking structure but the MDDA managing it, it was asked who would pay for the parking consultant and who would pay for the maintenance and repairs. Board members were concerned if the MDDA could budget those costs. Braveworks suggested the parking structure will be mixed use since hotel guests will leave their car there overnight and that allows public parking by day. However, if guests stay for more than one night the likelihood of their car being there for the entirety of their visit increases so there would not be as much daytime parking. Also if check-in is at 3pm, most public or daytime employees utilizing that lot might not be done with work by 3pm. Overall, there is a concern with the number of parking spaces that would ultimately be available for public parking. There was also concern that another hotel with another restaurant/food option would compete with an already incredibly dense dining population in downtown. With restaurants struggling, everyone's piece of the pie gets smaller with another option added. Overall, there was some support and interest for this development but with an aggressive timeline to get approval from multiple levels, there were a lot of questions and concerns left to be answered. Braveworks would like the MDDA to vote on approval of the proposed interlocal agreement at their July meeting.

Proposals for Signage Replacement: One of the strategic goals for 2021-2023 is to update the existing signage throughout downtown to consistently reflect our updated logo and graphic. Three options were presented to complete this project with the recommendation of taking Option two from Cook's Sign Services at a total project cost of \$22,506.00 A motion was made to accept this recommendation and approve the purchase of option two services by K. Kovacs and seconded by E. Kucharczyk. Motion carried.

2021 Meeting Schedule: A special June 24th meeting has been added to approve construction bid documents. An Executive/Personal Committee meeting is set for Friday June 18th. A motion was made to approve our 2021 meeting schedule by M. Weinrick and seconded by T. Retaskie. Motion passed.

Directors Report: Washington St. project should be completed by June 23rd after a few minor delays and a late request to run a water line to the former Book World that was not scheduled in advance. The Farmer's Market is going well, and the Wednesday night market starts next week. Eagle mine provided a \$5,000 sponsorship to the Farmer's Market so a big thank you was extended. July 4th fireworks and parade is currently scheduled to happen. The first Music on Third will be July 15th. Blueberry Festival is scheduled for July 30th; with COVID-19 restrictions lifted, additional vendors will be asked to participate and live music could happen as well. A huge welcome to our new City Manager, K. Kovacs and a thank you to T. Retaskie for his years of service on the MDDA since he is retiring, and this was his last meeting.

Public Comment: Braveworks expressed thanks for the support and interest in their project and are hopeful it will move forward. Any comments, questions, or concerns can be addressed to them anytime.

Board Member Comment: All members expressed congratulations to T. Retaskie on his retirement and heartfelt thanks for all his years of leadership and service. All members also welcomed K. Kovacs to her new position.

With no further business the meeting was adjourned at 10:49 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nichole Durley-Rust", with a long, sweeping horizontal line extending to the right.

Nichole Durley-Rust, Secretary