



MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes for July 8, 2021

Call to Order: A Meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday July 8, 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, and M. Morrison in attendance. A motion was made to excuse the absence of E. Kucharczyk and M. Weinrick by J. Johnson and seconded by M. Morrison. Motion carried.

The current order of items on the agenda was rearranged to allow extra time for lengthy discussion on the Interlocal Agreement agenda item. A motion to approve this new agenda was made by M. Morrison and seconded by J. Johnson. 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 the Braveworks development and the huge impact it will be on his building. He has a deed to the alley and is concerned with access to his building and all of this should be on DDA concern. Bruce Heikkila, of 700 Hampton St, Marquette, mentioned concerns with the Braveworks development and is concerned who the public parking lot is really for. A lot of questions were posed, such as who is responsible for future capital repairs to the lot and how much the City will have to pay in future costs for a lot that seems it will mostly be used privately. Joe Constance of Marquette stated that he was present at the meeting to learn more about the development since most of his customers and employees would use the proposed public parking lot. Director M. Weinrick sent an email with his opinion on the proposed Interlocal Agreement and R. Finco read that email out loud. He was not in favor of the project moving forward.

Consent Agenda: It was moved by M. Morrison and seconded by J. Johnson to approve the Consent Agenda which includes the minutes from the June, bills for approval for the period of 6/3/21-7/1/21, financial reports as of 6/30/21. Motion carried.

American Welding & Gas Inc	\$35.38	Mighty Soil Farm	\$52.00
Associated Constructors	\$310.00	Mutt Mitt	\$507.91
AT & T	\$400.01	North Country Disposal	\$320.00
Blue Cross Blue Shield	\$815.67	Norway Springs Inc.	\$8.95
C. Pesola LLC	\$1,700.00	Office Depot	\$617.87
Capital One Commercial	\$1,816.89	Otis Elevator	\$899.94
Cardmember Service	\$1,243.52	Shady Grove Farm	\$36.00
Chesla & Associates PC	\$520.00	Shiitake Mushroom Co.	\$4.00
City of Marquette	\$1,177.40	Signs Now	\$632.00
College Laundry & Rental	\$327.10	St. Germain Sandblasting	\$2,800.00
Compudyne	\$75.00	State of Michigan - DELEG	\$125.00
Cook Sign Service	\$14,628.90	Superior Culture	\$10.00
Curran & Company	\$520.00	Swampy Acres LLC	\$67.00
Dalco	\$110.34	T2 Systems Canada Inc.	\$50.00
Doozers	\$5.00	Tonella Farms	\$124.00
Ever Yielding Acres	\$340.00	Traffic & Safety Control Systems Inc	\$100.00
Freshwind Farms	\$32.00	Treasa's Treasures	\$77.00

Full Plate Farm	\$130.00	Uncle Chucks Funny Farm	\$72.00
Guindon Farms	\$88.00	UP North Roast	\$9.00
IPS Group	\$2,413.49	Wiley's Tire Shop Inc.	\$158.48
Lamar Advertising	\$500.00	Xerox Corporation	\$240.90
Little Parsley Farm	\$45.00	Yoooper Country Farms	\$29.00
Mares-Z-Doats Feed Supply	\$14.49	June Payroll	\$27,078.41
Marquette Wallpaper & Paint	\$34.68		

Committee Reports: Ad Hoc Third St. TIF Committee: Next stage is to gain stakeholders from Third St. and get them involved. A presentation and guidance will be available to the committee from a member of Mission North who also helped with our downtown plan. There will be a PSA for the meeting. Executive Committee: The committee is keeping communication open with R. Finco and addressed the need for an Assistant Director. Parking Committee: The recent meeting discussed pay stations vs. parking meters, the potential of the public parking lot outlined in the Braveworks development, and also how that would affect the current parking prices throughout downtown.

Old Business:

Bluff St. Ramp Repair Project Bid Review: Two bids came back from RAM Construction Services and Merit Construction Services. Merit also submitted an alternate quote with slightly different outline of repair than the original documents suggested. R. Finco conferred with the City Attorney and to keep the bidding process clean it was advised to pick one of the two bids based on the original documents. Once the bid is awarded, then we could discuss alternate repair plans with that specific company. Both bids did come in higher than the original budgeted \$250,000 due to the cost of materials being higher. Discussion amongst the board members deemed that we should always follow the advice of the city attorney and a motion was made to award RAM Construction Services the project with R. Finco having full discretion to communicate with them alternate repair ideas. The motion was made by M. Morrison and seconded by K. Kovacs. Motion passed.

Interlocal Agreement with the MBRA- Vault Marquette: This project would require the MDDA to forgo TIF capture for 25-30 years once the project is completed in order for Braveworks to use local Brownfield funds to complete the project which would include a public parking garage that would be owned by the city but managed by the DDA. This is the first step and agreement that must be made in order for the project to move forward. It is recommended that a parking consultant be hired by the Brownfield and in contract with the DDA as this project moves forward. The approval from the MDDA for this Interlocal agreement would allow the project to move forward and open up funding from Brownfield which also allows the MDDA to continue having a seat at the table in all future discussions and planning concerning this project. There was intense discussion between board members and the Braveworks development team concerning this project. A lot of questions were asked and not all were answered, but the Braveworks team promised in good faith that if they move forward, the MDDA would continue to be involved. The discussion included questions like how would the city/DDA pay for future repairs on the public parking structure, how does the DDA ensure there is steady revenue coming in from the structure, how will it be determined how many public spots are open at any given time, will the hotel have a paid contract with the DDA for parking spots allotted for the guests, will the Braveworks Development team be able to tweak the project details to accommodate the concerns of the public and the neighbors of the hotel, and how will this affect the overall need for parking and growth within the city and downtown. At the end of the discussion, most of the directors felt that the project should at least move forward to the City Commission and the MDDA should continue to have a voice in this project. A motion to approve the Interlocal agreement with the MBRA with the stipulation that the MDDA remains involved in the discussion of all future agreements, including but not limited to operating agreements, development agreements, construction agreements, and future parking consultants, was made by J. Johnson and seconded by M. Morrison. The motion passed by a roll call vote unanimously.

Directors Report: The 100 block of Washington is reopened and just awaiting light poles which should be installed soon with a big thank you to all involved. The City of Marquette has been approved for Redevelopment Certification from MEDC which is a huge accomplishment. The new signage project for downtown is underway and some new signs have already been installed. The first Music on Third event will be held 7/15 and Blueberry Fest is still on track for 7/30.

Public Comment: Frank Stabile noted that since this agreement passed his concerns are now also the MDDA's concerns.

Board Member Comment: K. Kovacs said a press release for the City's redevelopment certification will likely happen in August.

With no further business the meeting was adjourned at 10:23 a.m.

Respectfully submitted,

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

Nichole Durley-Rust, Secretary

