



**Marquette Downtown Development Authority
Meeting Minutes for July 10th, 2025**

Call to Order

A meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday July 10th, at the Marquette Commons. The meeting was called to order by Board President R. Stern at 8:05 a.m. with Directors M. Weinrick, R. Caron, A. Clark, C. Klecha, P. Sala, R. Stern, and C. Durley present.

Absent: K. Kovacs

A. Clark made a motion to approve the absence of K. Kovacs. C. Klecha seconded; motion passed.

Unapproved Absence: L. Rowland

Others in attendance were Tara Laase-McKinney DDA Executive Director, Sean Hobbins-Marquette Assistant City Manager, Jodi Lanciani-DDA Operations Director, Michael Bradford-DDA Business Outreach & Promotions Director, and Brian Shier-Farmers Market Manager.

Agenda

P. Sala made a motion to approve the agenda with the addition of the revenue sharing agreement between the DDA and the City of Marquette. A. Clark seconded; motion passed.

Public Comment –

No public comment

Consent Agenda

C. Klecha made a motion to approve the consent agenda with the minutes from 6/12/2025, bills for approval dated 6/1/2025 – 6/30/2025, and financial reports as of 6/30/2025. A. Clark seconded; motion passed.

Bills:

#9 Farms	19.00	McCabe's Quality Flooring	4,801.52
A Place To Land	100.00	Mining Journal	549.40
Alexa Haferkorn	400.00	Nagelkirk Landscapes	1,675.52
Andrea Stader	100.00	New Dalton Farm	428.00
Blue Cross Blue Shield	85.18	North Country Disposal	439.00
Board of Light & Power	2,092.61	Northarrow	1,088.92
Brown Equipment Company	5,619.08	Otis Elevator	1,047.51
C. Pesola LLC	1,850.00	Pileated Farms	67.00
Capital One Commercial	336.75	Pitney Bowes	200.00
Cardmember Service	4,343.05	Seeds and Spores	680.00
Case Country Farm	244.00	SEMCO	349.11

Charter Communications	80.00	Shady Grove Farm	10.00
Chesla & Associates PC	310.00	Superior Culture	5.00
City of Marquette	1,777.86	T2 Systems Canada Inc.	1,900.00
Curran & Company	762.49	Tara Laase McKinney	388.50
Dalco	445.61	The Remnants	75.00
Doozers	64.00	TK Elevator	5,678.19
Eckert's Greenhouse	1,340.36	Tonella Farms	66.00
Freshwind Farms	44.00	Traffic & Safety Control	950.00
Full Plate Farm	287.00	Uline	158.12
Getz's Department Store	675.96	UP Gourmet	268.00
Gladstone Berry Farm	68.00	UP North Roast	39.00
Guindon Farms	245.00	Vestis	347.86
Home Squirrel	150.00	VSP Insurance Co.	57.97
Integris	144.16	Wally Tuccini	75.00
Jan Arnold	100.00	Wellspring Farm	37.00
Lake Superior Press	1,358.00	Western Michigan Ins.	4,009.13
Little Parsley Farm	215.00	Xerox Corporation	440.98
LPM Music	75.00	Yoopers Country Farms	223.00
Mares-Z-Doats Feed Supply	264.54	Payroll expenses	<u>52,573.54</u>
Marquette Maple Company	125.00	Total	<u><u>102,349.92</u></u>

Old Business: None

New Business

1. Maintenance Storage Area Lease
 - a. The Mining Journal has agreed to lease out approximately 6,000 square feet of their unused basement.
 - b. The lease will commence on September 1st, 2025, with a duration of five years, with a cost of \$2,000 per month.
 - c. The Marquette DDA has agreed to erect a wall in the basement, roughly 20ft wide by 9ft tall, probably made of cinderblock, built to code, to separate space for exclusive use by the Mining Journal.
 - d. This space would replace the 5th St. garage lease that is running until September 30th, 2025.
 - e. The DDA also has storage units with Premeau Construction which will be retained for a few months while things are moved over to the new space, eventually consolidating all storage to one location.
 - f. C. Klecha made a motion to approve the lease agreement between Ogden Newspapers of Michigan, DBA Mining Journal, and the Marquette DDA for \$2,000 per month for a duration of five years. P. Sala seconded; motioned passed.
2. Revenue Sharing Agreement
 - a. An agreement is proposed between the Marquette DDA and the City of Marquette

- b. The agreement shall be for a term of five years commencing on October 1st, 2026, and shall remain in effect until September 20th, 2031.
- c. The agreement will be reviewed every five years and will either be unilaterally extended for an additional five years on the same terms or negotiated for modifications. The agreement shall not be extended past 2054 without mutual written agreement by the City Commission and DDA Board.
- d. M. Weinrick made a motion to approve the revenue sharing agreement between the City of Marquette and the Marquette DDA where the DDA shall remit to the City an amount equal to five percent of the gross tax increment revenue collected pursuant to its current TIF plan. C. Klecha seconded; motioned passed.

Committee Reports

1. Parking Committee

- a. The previous committee meeting looked at next year's budget.
- b. Parking spaces and cross walks
 - i. Restriping parking spaces on 3rd. St. was discussed including removing four to five spots close to heavy foot and vehicular traffic intersections to address safety concerns.
 - ii. The City Engineers will be doing traffic observations to make a recommendation on potential solutions to increase crossing safety.
 - iii. The parking committee was waiting to make any recommendations until the city determines what the city's plan will be with 3rd. St.
- c. Pay stations
 - i. Pay Stations need an operating system upgrade. This will also increase the yearly fee.
 - ii. The credit card processing company needs to be changed due to rate increases with interchange, base rates, and other fees.

Executive Director's Report –

- 1. The DDA staff met with Corban designs, the wayfinding company the DDA will be using, to discuss expectations. When Corban comes to town, they will be hosting community meetings to discuss the upcoming plans. Currently the projected timeline for this is fall, with actual implementation in 2026.
- 2. Tara will be attending a work session with the Marquette City Commission on 7/11/25 to discuss ongoing plans for the city and the DDA.
- 3. Maintenance has been purging unused items in preparation for the storage move.

Operation Director's Report

Nothing to report

Business Development and Promotions Director's Report

- 1. The first Music on 3rd kicks off July 17th from 6:00pm to 9:00 pm. The road closure will encompass the full event, with the expectation of the Hewitt intersection.
- 2. Blueberry Fest is on July 25th, 10:00am to 7:00pm
 - a. Road closures will be happening earlier
 - b. Looking for volunteers from the DDA board for the information tent

3. The art installation is up on the south side of the Delft and a big thank you to the DDA maintenance team

Farmers Market Manager's Report –

1. Farmers market attendance is up on Saturday and Wednesday
2. There is concern with federal budget cuts that food assistance is being cut for next year and how this will affect the market and its vendors.

Public Comment:

No public comment

Board Member Comment:

M. Weinrick: Excited to see a lot of projects happening downtown. Looking forward to an update from the Vault. Looking forward to the results of the traffic study.

R. Caron: Loves seeing all the people traveling to visit our community.

A. Clark: Thank you to the board for providing details and helping everyone understand things.

C. Klecha: Excited to see the city coming to life and be super active.

P. Sala: Very excited about the revenue sharing agreement and appreciates the work that has gone into it. Also excited about the new storage unit. Watching the crowd at the Wednesday night farmers market has been exciting and a great job to Brian.

R. Stern: Very excited for the amount of people in town and for the wayfinding program. It seems like one of the busier years in town.

C. Durley: Encourages everyone to direct people with negative comments about festivals to ask these people to get involved in the committees they want to see change in. Brought up the 4th of July festivities and how things may be changing.

The meeting was adjourned at 9:15am

Respectfully submitted,



Christopher J. Durley