



MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes for August 12, 2021

Call to Order: A Meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday August 12, 2021 at the Marquette Commons. The Meeting was called to order by Chairperson J. Ottaway at 8:02 a.m. with Directors R. Caron, N. Durley-Rust, J. Johnson, K. Kovacs, E. Kucharczyk, and M. Weinrick in attendance.

A motion was made to excuse the absence of M. Morrison by E. Kucharczyk and seconded by K. Kovacs. Motion carried.

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

Public Comment: None

Consent Agenda: It was moved by K. Kovacs and seconded by J. Johnson to approve the Consent Agenda which includes the minutes from the July meeting and the 7/29/21 special meeting minutes, bills for approval for the period of 7/2/21-8/6/21, and financial reports as of 7/31/21. Motion carried.

American Welding & Gas Inc	34.75	Marquette County Ambassadors	225.00
AT & T	400.20	Marquette County Office of the Treasurer	8,097.04
AT&T Mobility	154.02	Marquette Maple Company	123.00
Authorize.net	20.00	Marquette Wallpaper & Paint	126.85
Bad Seed Hot Sauce	8.00	Midway Rentals	381.61
Beauchamp Plumbing & Heating	398.08	Mighty Soil Farm	627.00
Bergy Bread	108.00	Miller Canfield Paddock & Stone PLC	14,500.00
Blue Cross Blue Shield	909.82	Mining Journal	170.84
Board of Light & Power	2,062.72	Misery Bay Coffee	10.00
Borealis Baking Company	109.00	My North Media	1,125.00
C. Pesola LLC	1,700.00	Nagelkirk Landscapes	12,010.90
Capital One Commercial	2,679.08	New Dalton Farm	52.00
Card Connect	59.38	North Country Disposal	235.00
Cardmember Service	3,103.11	Northern Sky Orchard	38.00
Carquest	30.83	Northland Lawn Sport & Equipment	1,102.54
Case Country Farm	221.00	Norway Springs Inc.	17.90
Champion Glass & Countertops Inc	411.46	Office Depot	150.13
Charter Communications	346.79	OK Rental /OK Industrial	90.94
City of Marquette	1,685.63	Olson's Lawnscape LLC	267.50
College Laundry & Rental	155.30	Pride Printing	898.00
Compudyne	75.00	Seeds and Spores Family Farm	1,396.00
Curran & Company	520.00	Shady Grove Farm	13.00
Dalco	169.90	Sherwin Williams	59.29

Davin's Chocolates	24.00	Shiitake Mushroom Co.	167.00
Doozers	18.00	Signs Now	721.50
Ever Yielding Acres	414.00	Simply Agriculture	36.00
Fastenal	167.96	Superior Culture	91.00
Freshwind Farms	350.00	Superior Line Striping	3,830.00
Full Plate Farm	26.00	Tonella Farms	341.00
GEI Consultants	3,143.47	Traffic & Safety Control Systems Inc	22,279.00
Grandma's Garden	13.00	Treasa's Treasures	253.00
Great North Woods Teas & Herbs	4.00	Ty's Ty-ni Kitchen	9.00
Guindon Farms	223.00	Uncle Chucks Funny Farm	14.00
Heartland Services	1,979.71	UP North Roast	150.00
IPS Group	2,702.70	Xerox Corporation	265.07
Lamar Advertising	375.00	Yoopers Country Farms	74.00
LeAnne Larson	31.55	July Payroll	30,987.83
Little Parsley Farm	271.00		

New Business: Presentation-The Honorable Distillery: Anne White and Scott Anderson, of Buffalo Dragon Investments, LLC, have purchased the old Nordic Theater/Book World Building in hopes of turning it into a new business: The Honorable Distillery. This is a \$2.5 million project that would utilize about 20 construction jobs and create at least 6 new full-time jobs once opened. The expected open date would be May 2022. A. White is asking for MDDA support in requesting either a Commercial Rehab Exemption or Obsolete Property Rehabilitation Act tax abatement which would freeze the taxable value of the property for three years so they wouldn't be operating with a negative cash flow during the first few years of operation. She expects her SBA loan will be about \$1.8 million. The City Commission will still have to vote on this project to move forward but the current request is for MDDA support. Paperwork needs to be completed by Oct. 31. R. Finco mentioned that she has been working with A. White for two years on this project and that A. White has worked with the Michigan Economic Development Corporation to fulfill their requirements for grant consideration. General discussion amongst directors was positive and supportive. E. Kucharczyk made a motion for the MDDA to support A. White's efforts in requesting either OPRA or the Commercial Rehab Exemption, whichever would apply best to her project, for the three-year tax deferral. Seconded by J. Johnson. Motion carried.

Support Request for Ore Dock BotEco Center: The Friends of Ore Dock BotEco Center have requested a letter of support from the MDDA to move forward with phase 1 of their project. There is potential for this project to impact parking in the Lakeshore Blvd. lot and the group needs to be cognizant of the current deed in place on the property near there. The city has supported this project although with no financial or staff labor backing at this point. A motion to approve the letter of support that mimics the current level of support from the City of Marquette was made by M. Weinrick and seconded by E. Kucharczyk. J. Johnson was opposed. Motion carried.

Committee Reports:

Parking Committee: A meeting is set for Wednesday August 25 at 8:00 AM to start the discussion of the public parking deck associated with The Vault Project. Brownfield representatives and Braveworks Development will also be in attendance.

Farmers Market Committee: A meeting needs to be set to discuss the potential online market and the late season market.

Executive Committee: Friendly reminder that the committee needs to meet to discuss R. Finco's annual review which needs to be completed by October 1, 2021.

Directors Report: R. Finco reported that our newest director, Ryan Stern, will be in attendance at the next meeting. Jen Tucker from MEDC is available to give a presentation on Brownfield and how it interacts with the DDA which will hopefully be included in the October meeting. R. Finco also reported that the MDDA will be supporting the annual dinner for the Marquette Community Foundation in the amount of \$600 for a table of four. The Bluff St. Ramp project is moving forward with a likely start date of August 25, 2021 with completion slated for October. Also all new MDDA signs have been painted and are awaiting Cook Sign to finish the job. Blueberry Festival was a success this year with hopes of changing the event a little for future years. All MDDA events are still on track to be held including Music on Third and Classic Cars on Third. A current staffing update included the search for a new maintenance coordinator and a new office assistant.

Public Comment: None.

Board Member Comment: J. Johnson noted that he would be interested in looking into permanent Christmas decorations rather than the usual wreath baskets. He also noted multiple light poles on Third St. look very rough and need to be repainted or replaced.

With no further business the meeting was adjourned at 9:23 a.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Nichole Durley-Rust". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Nichole Durley-Rust, Secretary