



**Marquette Downtown Development Authority
Meeting Minutes for November 11, 2021**

Call to order: A meeting of the Marquette Downtown Development Authority (MDDA) Board of Directors was held on Thursday November 11, 2021 at the Marquette Commons. The meeting was called to order by Chairperson J. Ottaway at 8:01 a.m. with Directors R. Caron, N. Durley-Rust, K. Kovacs, M. Morrison, R. Stern, and M. Weinrick present. J. Johnson and E. Kucharczyk were excused as absent.

Public Comment: None

There were no additions to the agenda and a motion was made to approve the agenda by R. Stern and seconded by R. Caron. Motion carried.

Brownfield Request by Ore Dock Brewing Company: ODBC has the opportunity to purchase the adjacent abandoned building as well as the green space behind their current location. Part of the proposed plan would also include a walkway connecting the Iron Ore Heritage Trail to Third St/ Marquette Commons. ODBC is also exploring other grant and fundraising opportunities with hopes of presenting an Interlocal Agreement for approval to the MDDA in December or January. There is community support for the expansion as well as MDDA board member support. A motion to officially approve MDDA Board support for this project so Ore Dock Brewing Company may move forward with the process was made by R. Stern and seconded by M. Weinrick. Motion approved.

Consent Agenda: A motion was made to approve the consent agenda which includes the October minutes, bills for approval for the period of 10/1/21-10/31/21 , and financial reports as of 10/31/21 by K. Kovacs and seconded by M. Weinrick. Motion Carried.

All Phase Electric	\$283.00	Mares-Z-Doats Feed Supply	\$12.45
American Welding & Gas Inc	\$36.64	Marketwurks	\$125.00
AT & T	\$399.42	Marquette Maple Company	\$151.00
AT&T Mobility	\$163.54	Marquette Wallpaper & Paint	\$610.25
Authorize.net	\$25.00	Midway Rentals	\$172.06
Bad Seed Hot Sauce	\$24.00	Mighty Soil Farm	\$290.00
Blue Cross Blue Shield	\$1,889.43	Mining Journal	\$15.16
Board of Light & Power	\$1,853.52	North Country Disposal	\$674.50
Borealis Baking Company	\$217.00	Northern Sky Orchard	\$63.00
C. Pesola LLC	\$1,700.00	Norway Springs Inc.	\$1.00
Card Connect	\$51.73	Office Depot	\$49.77
Case Country Farm	\$223.00	Pileated Farms	\$109.00
Charter Communications	\$346.79	Ram Construction Services	\$61,132.19
Chesla & Associates PC	\$390.00	Riverpark Storage	\$1,800.00
City of Marquette	\$2,511.86	Seeds and Spores Family Farm	\$716.00
College Laundry & Rental	\$221.55	SEMCO	\$28.72

Cook Sign Service	\$3,929.25	Shady Grove Farm	\$65.00
Curran & Company	\$520.00	Shiitake Mushroom Co.	\$50.00
Dalco	\$142.11	Snowy Acres Vegetable Farm	\$22.00
Dancing Crane Farm LLC	\$187.00	Superior Collision	\$1,638.40
Davin's Chocolates	\$46.00	Superior Culture	\$23.00
Doozers	\$88.00	Swampy Acres LLC	\$187.00
Ever Yielding Acres	\$1,488.00	Swanzy Farm	\$700.00
Fastenal	\$622.96	Tjs Auto & Collision Center Inc	\$16,352.50
For Goodness Cakes	\$181.00	Tonella Farms	\$178.00
Freshwind Farms	\$49.00	Traffic & Safety Control Systems Inc	\$300.00
Full Plate Farm	\$564.00	Treasa's Treasures	\$30.00
Global Equipment Company	\$1,985.99	Ty's Ty-ni Kitchen	\$111.00
Great North Woods Teas & Herbs	\$24.00	UP North Roast	\$27.00
Guindon Farms	\$301.00	Wright Electric	\$1,122.50
Heartland Services	\$1,309.29	Xerox Corporation	\$242.62
J.J Keller & Associates Inc	\$356.16	Yoopers Country Farms	\$138.00
Little Parsley Farm	\$356.00	Yoopers Sisters	\$106.00
Lowe's	\$914.88	October Payroll	\$25,281.14

BCBS Healthcare Renewal for 2022: R. Finco provided the board with multiple options for the MDDA employee healthcare program. The current plan is increasing by about 12% since the prior year there was a relatively low increase due to Covid. Other plans had a slightly smaller cost but also less coverage. R. Finco did discuss the current plan's price increase with the employees that are enrolled, and they would like to maintain the current plan. A motion was made to renew the current BCBS plan for 2022 by R. Stern and seconded by K. Kovacs. Motion approved. In prior years, if an employee was not enrolled in the offered BCBS healthcare plan they were eligible to receive a stipend. With healthcare requirements changing, the board decided to eliminate this stipend beginning with 2022. A motion to eliminate the stipend given to employees opting out of the BCBS healthcare plan was made by K. Kovacs and seconded by M. Morrison. Motion carried.

Board Meeting Schedule for 2022: The MDDA 2022 meeting schedule was reviewed and R. Caron made a motion to approve the schedule. M. Weinrick seconded the motion, and the motion was approved.

Parking Committee-Vault Project Update: An informative first meeting with WGI parking consultants was had. There are lots of questions still to be answered with WGI moving forward on market research regarding the proposed parking deck.

AD HOC TIF – Consultant Kick-off Meeting: This committee met with their TIF consultant and addressed a timeline of the project. It was brought to the committee's attention that only if you have 100 citizens living on Third St. then you need to have a citizen's council regarding the proposed TIF district. This council would have to be appointed by the City Commission.

Design and Maintenance- Match on Main Grant Application: The committee received 8 applications, but some didn't meet the qualifications. The committee recommended two applications to MEDC; Ore Dock Brewing Company and Superior Culture.

Director's Report: R. Finco reported that she has hired two new full-time maintenance employees as well as a part-time administrative assistant/business outreach personal. R. Finco also reported that The Honorable Distillery will begin construction mid-November and is requesting a dumpster to be placed on Washington St. for six months. The dumpster would take up four parking spots and create a significant loss of parking revenue. The MDDA discussed developing a policy for closure requests especially when it interferes with parking. In this particular request, there are also several days with events happening on Washington St. where the dumpster would need to be removed. A motion was made by K. Kovacs and seconded by R. Stern to allow R. Finco to develop a policy to determine a fee for parking spaces that would be lost due to dumpster placement, construction equipment, construction vehicles, etc. and to identify blackout dates (i.e. downtown events). Motion carried. Lastly, R. Finco shared the exciting news that she has been appointed to the Board of the Michigan Downtown Association.

Public Comment: None.

Board Member Comment: Members mentioned that BLP needs to remove some shoes that are hanging from power lines on Third St. and also that Superior Culture is hoping to add some sound proofing to their space since surrounded property owners were concerned about the loud music.

The meeting was adjourned at 9:33 a.m.

Respectfully submitted,



Nichole Durley-Rust, Secretary

