City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of January 20, 2022

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, January 20, 2022 at 8:10 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:10 a.m.

2. Roll Call -- Present were Chair Allen, Secretary Tuccini and Director Irby. Directors New and Smith were absent (excused). City Treasurer Terra Bahrman was present along with MBRA City Liaison Sean Hobbins and MBRA Executive Director Sheri Davie. MBRA Consultant Mac McClelland attended by telephone.

3. Agenda Approval: Motion by Director Irby, second by Secretary Tucinni to approve the agenda. Motion carried unanimously.

4. Consent Agenda
   a. Moved by Director Irby, second by Secretary Tuccini to approve the Minutes of the Meetings of December 16, 2021. Motion carried.

5. Treasurers Report

City Treasurer Terra Bahrman, provided an overview of the budget.

6. Public Comments - None.

7. Announcements by the Chair – The Chair noted the opportunity to reschedule a meeting to discuss the policies and process of the Local Brownfield Revolving Loan Fund. Some members were not able to attend the February 17th meeting, so after discussion, the regular board meeting of the MBRA was rescheduled for February 24th.

8. Report from the Executive Director -- Sheri Davie shared information on the communications and activities in which she had been engaged on behalf of the MBRA over the past month. She noted her involvement in meetings of the DDA and the LDFA on behalf of the Ore Dock Project and noted her participation in a recent EGLE webinar on their new procedures.

9. Updates
   a. Founders Landing – Pier Development – No report.
   b. Former MGH Redevelopment. Chair Allen indicated his interest is providing support to this project utilizing his expertise where it might be helpful. He noted the significance of turning the former MGH property into a viable use for the city and his willingness to support the City in any meetings where he could be helpful. Sean Hobbins City MBRA Liaison

commented the NMU Foundation needs to do a lot of public engagement to better support the reuse.

c. Vault Marquette. An EGLE Brownfield Grant Proposal has been submitted for the Vault. Work is continuing on a shared parking analysis and the Development Agreement. Preliminary site plans are being prepared and will be reviewed by the Planning Department.

d. Study Session - A study session to discuss the LBRF would be tailored around the meeting on the 24th.

10. Unfinished Business – None.

11. New Business

a. Ore Dock Beer Garden. The MBRA board discussed the Brownfield Plan that has been developed for the Ore Dock Beer Garden. Moved by Director Irby, second by Secretary Tuccini to adopt the resolution approving the Brownfield Plan for reimbursement of Environmental and Non-Environmental Eligible Activities, costs for Brownfield Plan preparation, approval, and implementation, and MBRA Administration and Operation for the Ore Dock Beer Garden with final form approved by the MBRA Executive Director, authorize the submittal of an MSF Act 381 Work Plan for Non-Environmental Eligible Activities and EGLE Act 381 Work Plan for Environmental Eligible Activities for the Ore Dock Beer Garden, and approve the Interlocal Agreements between the MBRA and Marquette Downtown Development Authority and between the MBRA and the Marquette Local Development Financing Authority to provide for local Brownfield TIF capture by the MBRA. Motion carried.

b. Pier Redevelopment Invoice – Moved by Director Irby, second by Secretary Tuccini, to approve payment in the amount of $1,705.00 for a legal ad for bond issuance for the Pier Redevelopment project. Motion carried.

c. Vault Marquette Parking Consultant Invoices – Moved by Secretary Tuccini, second by Director Irby to approve payment in the amount of $5,595.00 to WGI for Parking Consultant payments to WGI. Motion carried.

12. Public Comments – None

13. Comments from Brownfield Directors - Secretary Tuccini thanked Chair Allen for his willingness to work with the City on the NMU-MGH project. Director Irby noted his interest in having a document that outlines the schedule for projects over the year.

Meeting Adjourned at 9:00 a.m.

Respectfully submitted.
Matt Tuccini, Secretary
J. Matt