



**City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of February 18, 2021**

Members of the City of Marquette Brownfield Redevelopment Authority met virtually on Zoom on Thursday, February 18, 2021 at 8:02a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:02 a.m.
2. Roll Call -- Present were Chair Allen, Vice Chair Beranek, Secretary Tuccini and Directors Smith, and New. City Treasurer Mary Schlicht, Executive Director Sheri Davie, and City MBRA Liaison Sean Hobbins were in attendance along with MBRA Consultant Mac McClelland.
3. Agenda Approval: Motion by Director Smith, second by Secretary New to approve the agenda. Motion carried unanimously.
4. Consent Agenda
 - a. Approval of the Minutes of the Meeting of January 21, 2021.
Moved by Director New, second by Director Smith to approve the Minutes of the January 21, 2021 meeting. Motion carried unanimously.
5. Treasurers Report
 - a. Financial Report -- Treasurer Schlicht provided an overview of the January expenditures.
Moved by Director New, second by Director Smith to accept the report as presented.
Motion carried unanimously.
6. Public Comments – None.
7. Announcements by the Chair – None.
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.
9. Project Updates
 - a. Founders Landing
The City Pier project update is to be discussed with the City Commission at 5:15 today at which time there will likely be better information on costs.
 - b. DLP Marquette General Replacement Hospital – No report.
report

- d. 231 Patisserie – No report.
- e. Customs House – No report.
- f. Upper Peninsula State Bank - Sean Hobbins has been talking with the MEDC with regard to the city infrastructure related to this project.

10. Unfinished Business – None.

11. New Business

a. Upper Peninsula State Bank – EGLE Act 381 Work Plan Withdrawal

To allow an additional time frame for EGLE to review the vapor mitigation system, a motion was made by Director Smith, second by Vice Chair Beranek, to ratify the action of the Executive Director to withdraw the EGLE Act 381 Work Plan for Environmental Eligible Activities for the Upper Peninsula State Bank Marquette Branch and authorized resubmittal of the EGLE Act 381 Work Plan. Motion carried.

b. DLP MGRH Brownfield Plan Second Amendment – Beacon House

Motion by Vice Chair Beranek, second by Director Smith to approve the resolution to adopt the DLP Brownfield Plan Second Amendment to provide up to \$460,000 in Brownfield Eligible Activities for the Beacon House development, with a line-item adjustment from the local brownfield allocation for the DLP payment interest or, if necessary, from the Local Brownfield Revolving Fund. Motion carried.

c. Local Brownfield Revolving Fund Policy Revision

McClelland noted that recent amendments removed the requirement for a Brownfield Plan for use of the Local Brownfield Revolving Fund. Properties must still meet the Eligible Property requirements (contaminated, blighted, functionally obsolete or historically designated). The LBRF Policy was revised to reflect the legislative changes. Moved by Director New, second by Director Smith, to adopt and revise the Marquette Brownfield Redevelopment Authority Local Brownfield Revolving Fund Policy to reflect Act 381 amendments. Motion carried.

d. LBRF Request – Lake Superior Press

Discussion took place on a local request for revolving loan funds to conduct a Phases II Environmental Site Assessment as part of a business/property acquisition. The board determined that the request does not appear to meet the goal of the LBRF Policy to encourage redevelopments to include housing which helps fill housing gaps, public assets, and/or other community needs or interests that may not be economically feasible. Motion by Director Smith, second by Secretary Tuccini to deny the funding request for Local Brownfield Revolving Fund for environmental due diligence for the Lake Superior Press property at 802 S. Lake Street. Motion carried unanimously.

e. Founders Landing Parcel #2A – HRS Request for Additional Eligible Activity Allocation

Jeff Katzen, developer of the townhouses on Parcel #2A requested consideration of additional reimbursement of eligible activities, pending any overage potential available balance.

Motion by Director Smith, second by Vice Chair Beranek to accept the amended Brownfield Plan application from HRS Founders Landing, LLC and authorize the proposed Eligible Activities

additional costs to be added to current Brownfield Plan budget if there is a balance after actual costs for all approved projects are completed and approved.

Reimbursement would be subject to the review and approval of actual Eligible Activity costs and available Brownfield Tax Increment Financing (TIF) revenues from Parcel #2A, subject to the provision of the Development and Reimbursement Agreement.

Any action to accept the application and consider utilizing available Brownfield Eligible Activity allocation at this time does not give assurance of approval of a future amended Brownfield Plan. Motion carried unanimously.

11f. DLP Bonds – Reimbursable Expense: Whetstone Creed Monitoring

Moved by Director Smith, second by Director New to approve payment (reimbursement) to the City of Marquette for geological work on the DLP/MGRH project at Whetstone Creed provided by 2017 City Bonds. Motion carried.

11g. Miller Canfield Conflict Waiver.

Miller Canfield is currently representing Consumers Credit Union, which is financing the Customs House LCC and also in the past has represented the Brownfield Authority and City, primarily as bond counsel. Miller Canfield provides a letter with disclosure, a determination that clients would not be effective, and requested consent. Moved by Vice Chair Beranek, second by Secretary Tuccini to authorize the Chair to sign the Conflict Waiver from Miller-Canfield. Motion carried.

11h. Mac Consulting Services, LLC – Invoices

Motion to approve invoices in the amount of \$1,290 to Mac Consulting Services for consulting work from January 1-January 31, 2021. Motion carried.

12. Public Comments – None.

13. Comments from Brownfield Directors -None.

Meeting adjourned at 9:25 a.m.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Matt Tuccini', is written over the printed name.

Matt Tuccini, Secretary