



**City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of February 24, 2022**

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, February 24, 2022 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Vice-Chair, Matt Tuccini, at 8:05 a.m. Present were Vice-Chair Tuccini, and Directors Irby and New. Director Smith was 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. Chair Allen arrived at 8:07 and took over leadership of the meeting.
2. Agenda Approval: Motion by Director Irby second by Vice-Chair Tuccini to approve the agenda with a change to move item 8b. Former MGH Redevelopment up to item 8a. Motion carried unanimously.
3. Consent Agenda
 - a. Moved by Vice-Chair Tuccini, second by Director New to approve the Minutes of the Meeting of January 20, 2022. Motion carried.
4. Treasurers Report

City Treasurer Terra Bahrman provided an overview of the budget. Motion by Director Irby, second by Vice-Chair Tuccini to accept the report as presented. Motion carried.
5. Public Comments - None.
6. Announcements by the Chair – None.
7. 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 indicated meetings with representatives of the Fairfield Inn, as well as other partner project representatives. She noted that City Attorney-Brownfield Attorney costs will be discussed as an addition to the 22-23 budget. She shared that the LBRF subcommittee of the MBRA board would meet after the meeting for discussion and review of the draft LBRA policy.
8. Updates
 - a. Former MGH Redevelopment – Mac discussed the recent City Commission meeting that featured a presentation by the NMU Foundation as a first public presentation of the plans for redevelopment of the former MGH hospital. David Nyberg, Executive Director of the NMU Foundation and Steve Arwood, consultant for the NMUF and former MEDC Chief

Executive Officer provided an update on the approach for the Foundation to serve as a facilitator to redevelop the former Marquette General Hospital (MGH) in an agreement with Duke LifePoint and the presentation to the Marquette City Commission. The NMU Foundation is preparing a Request for Qualifications for a master developer, anticipated to be released in mid-March with the hope of having a master developer selected by the end of April. Davide Nyberg noted a key consideration is the extensive demolition that will be required to prepare the site for redevelopment. The NMU Foundation is working with the Michigan Economic Development Corporation to identify funding opportunities that will reduce the burden on Brownfield TIF. Director Irby noted the need for a new Marquette Senior Center. Director New asked about the process for community engagement. Several ideas and suggestions were made for the process including more informal sessions for the public. David Nyberg noted that the support of the Brownfield Authority and the City Commission is critical for the project's success. The importance of a Needs Assessment was noted. Steve Arwood noted that the goal is to have a Brownfield Plan considered after the Memorandum of Understanding has been developed and approved by the City and the MBRA. Mac noted that this is a classic Brownfield project that can utilize the unique tools enabled through Act 381. Chair Allen noted that this is an opportunity for a story...open, honest and transparent. Director New commented of the necessity of creating different strategies to inform the various publics.

- b. Vault-Marquette. Mac noted the EGLE Grant and Loan request has been submitted for the Vault with a decision by the end of March. He noted if the EGLE Grant and Loan is approved, the Reimbursement Agreement will be coming back with some changes. The Development Agreement has been drafted and is being reviewed by the Brownfield Legal Counsel. The Agreement will then be shared with the Vault Marquette Parking Group, the DDA, the MBRA and the City Commission. The Development Agreement is anticipated to be presented for consideration by the City and MBRA in April.

9. Unfinished Business – None.

10. New Business

a. Ore Dock Beer Garden

(i) - Brownfield Plan Amendment

Motion by Vice-Chair Tuccini, second by Director Irby to ratify the revision by the City Commission of the Ore Dock Brownfield Plan to eliminate capture for the Local Brownfield Revolving Fund. Motion carried.

(ii) Development and Reimbursement Agreement

Moved by Director Irby, second by Vice-Chair Tuccini to approve the Development and Reimbursement Agreement between the MBRA, Ore Dock Brewing Company and the City of Marquette under the Ore Dock Beer Garden Brownfield Plan, with approval as to substance by the MBRA Executive Director and as to form by the MBRA Attorney. Motion carried.

b. Pier Redevelopment Bond Invoices

Motion by Director Irby, second by Director New to reimburse \$714,414.49 to the City of Marquette for Pier Design and Construction Services to be paid from Bond proceeds and reimbursed through Brownfield TIF from the Founders Landing Brownfield Plan. Motion carried.

c. Mac Consulting Services, LLC Invoices

Moved by Director New, second by Vice-Chair Tuccini to approve payment of \$8,070.00 for consulting services for brownfield projects as noted in the invoices. Motion carried.

11. Public Comments – None.

12. Comments from Brownfield Directors:

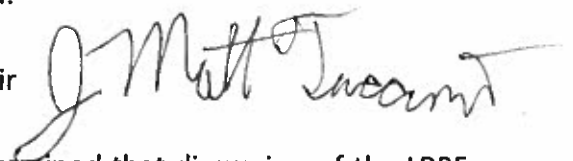
Vice-Chair Tuccini commented that it was a very good meeting with very important decisions being made.

Director New indicated asked that she be sent a copy of the MBRA Bylaws.

Motion by Director to adjourn the meeting at 9:45 a.m.

Respectfully submitted.

Matt Tuccini, Vice-Chair

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

Note: Due to the length of the MBRA meeting, it was determined that discussion of the LBRF would be moved to later meeting to be determined.