



**City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of March 16, 2023**



Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, March 16, 2023 at 8:00 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair Jerry Irby at 8:00 a.m. Present were Chair Irby, Vice-Chair Kulisheck, Secretary Tuccini, and Director New. MBRA Executive Director Sheri Davie, City/MBRA Treasurer Terra Bahrman and MBRA City Liaison Sean Hobbins were in attendance and MBRA Consultant Mac McClelland attended on Zoom. Guests were Dennis Stachewicz, City Community Development Director and Deanna Johnson, Executive Director of the Habitat for Humanity.
2. Agenda Approval: – MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to approve the agenda as presented. Motion carried unanimously.
3. Consent Agenda
 - a. Approval of the Meeting Minutes – February 16, 2023. MOTION by Director Kulisheck, second by Secretary Tuccini to approve the Minutes of the February 16, 2023 meeting. Motion carried unanimously.
4. Treasurers Report
 - a. Financial Report – MBRA Treasurer Terra Bahrman provided a review of the financials as of February, 2023. Report was accepted and placed on file.
 - b. Budget Amendment – Terra explained the need for a budget amendment on the Founders Landing Pier to meet accounting practices. MOTION by Secretary Tuccini, second by Vice-Chair Kulisheck to approve the budget adjustment for Founders Landing Fund 243 in the amount of \$1,797,945 as a transfer out for construction for Pier Redevelopment Construction expenses. 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 at local and state levels regarding current projects. She noted her attendance at an event hosted by the NMU Foundation to brief state legislators and representatives of the MEDC on the proposed activities for the reuse of the former hospital.
8. Project Updates
 - a. Cliffs-Dow: Presentation by Dennis Stachewicz. Dennis outlined the status of environmental investigation and redevelopment. He noted the cooperation with the State of Michigan and EGLE on the Cliffs-Dow Site and shared that an EPA Cleanup Grant application was submitted by the City with the

assistance of Mac and legal counsel Foley and Barron. He responded to a number of questions regarding Cliffs Dow, including the proposed new Veterans Home. Dennis indicated there will be significant due diligence for the redevelopment. Chair Irby noted that advocacy by Veterans organizations would help support the project. Dennis also shared an update on other non-brownfield City projects that are in process.

Project Updates – Mac provided an update on the Founders Landing project, MGH Reuse Development, the Ore Dock and the Vault.

9. Unfinished Business -None

10. New Business

a. *Former MGH*

i. *Reimbursement Agreement* – The Reimbursement Agreement between the NMU Foundation, City and MBRA was reviewed. The Agreement is based on the standard template and provides for reimbursement of approved Eligible Activities from Brownfield TIF capture. MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to approve the Reimbursement Agreement between the NMU Foundation, the City of Marquette and the MBRA under Former Marquette General Hospital Redevelopment Brownfield Plan, with approval as to substance by the MBRA Executive Director and City Manager and as to form by the MBRA and City Attorney. Motion carried.

ii. *Act 381 Work Plan for the MSF Non-Environmental Eligible Activities* – An Act 381 Work Plan limited to asbestos abatement and demolition at the former Marquette General Hospital was prepared for approval by the MBRA and submittal for consideration by the Michigan Strategic Fund for State tax capture approval. MOTION by Director New, second by Secretary Tuccini to submit the Act 381 Work Plan as submitted. Motion carried.

b. *Habitat for Humanity* – The MBRA Board discussed a request presented by the Habitat for Humanity to utilize the MBRA Revolving Loan fund to assist in the development of affordable housing on City property adjacent to the new hospital. Funding would cover the costs of the Phase I and Phase II Environmental Site Assessments, Baseline Environmental Assessment and Due Care Plan. Assistant City Manager Sean Hobbins noted that the City had already accepted their proposal to purchase the City property and that this would be an appropriate use of funds to aid in the mission shared by the MBRA and the City for affordable housing. MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to allocate up to \$25,000 for a Phase I and Phase II Environmental Site Assessment, Baseline Environmental Assessment and Due Care Plan for Marquette County Habitat for Humanity for a proposed workforce housing project at City-owned property at 600 W. Spring Street. Motion carried.

c. *Invoice Approval*

i. Founders Landing Bond Interest Payments – MOTION by Secretary Tuccini, second by Director New to approve payment in the amount of \$17,950.00 for interest payment for the Founders Landing CIP (Seawall Boardwalk) and RZBF (Site Preparation) Bonds. Motion carried.

- ii. Founders Landing Pier Expenses – MOTION by Secretary Tuccini, second by Vice-Chair Kulisheck to approve payment in the amount of \$66,231.10 for Pier Design and Construction Expenses from bond proceeds. Motion carried.
- iii. Liberty Way Bond Interest Payment – MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to approve payment in the amount of \$411.25 for the interest payment for the Liberty Way MBRA Bonds for the Lincoln-Washington Intersection Improvement. Motion carried.
- iv. Cliffs Dow Invoices - MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to approve payment in the amount of \$67,595.31 for Cliffs Dow Environmental Monitoring expenses as a long-term obligation. Motion carried.
- v. Mac Consulting Services, LLC Invoices - Moved by Vice-Chair Kulisheck, second by Secretary Tuccini to approve payment in the amount of \$3,430.00 to Mac Consulting Services, LLC . Motion carried.

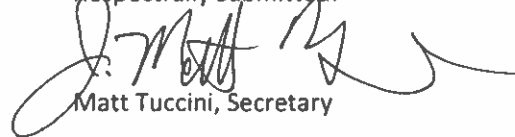
11. Public Comments – None

12. Director Comments – None.

13. The Executive Director and Consultant noted that Senate Bill 128 had been introduced to add Housing Development Activities as Brownfield Eligible Activities and expands the tool to all Michigan communities. Overall, the changes can be a significant tool to support workforce housing. However, there is a provision in the amendment that would include single family residences with relatively small costs. This provision would represent a significant administrative challenge, and as written, would require a Brownfield Plan for each home. The bill was going to be taken up in the Senate committee on Tuesday and input by the MBRA would be helpful to share the concern. Mac drafted a letter but apologized that the letter was inadvertently excluded from the materials sent prior to the meeting. Director New expressed concern approving the letter without review. MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to submit a letter on behalf of the MBRA. Yes - Directors Kulisheck, Irby, and Tuccini; No - Director New. Motion carried.

Meeting adjourned at 9:20 a.m.

Respectfully submitted:



Matt Tuccini, Secretary