City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of March 17, 2022

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, March 17, 2022 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair, David Allen at 8:05 a.m. Roll Call -- Present were Secretary Tuccini, and Directors Irby and New. Vice-Chair Smith was absent (excused). City Treasurer Terra Bahrman, MBRA City Liaison Sean Hobbins, MBRA Executive Director Sheri Davie and MBRA Consultant Mac McClelland were also present.

2. Agenda Approval: Motion by Director Irby second by Secretary Tuccini, to approve the agenda as presented. Motion carried unanimously.

3. Consent Agenda
   a. Moved by Secretary Tuccini, second by Director New to approve the Minutes of the Meeting of February 24, 2022. Motion carried.

4. Treasurers Report
   City Treasurer, Terra Bahrman, provided an overview of the budget. Budget as presented is attached to the formal minutes of the MBRA meeting.

5. Public Comment - Andrea Pernsteiner, owner of the Ore Dock Brewing Company thanked the Brownfield Authority Board and staff for their support and provided a brief overview of activities to develop the Ore Dock Beer Garden. She noted that she would be happy to keep the MBRA board apprised of activities as they continue to evolve.

6. Announcements by the Chair – Chair David Allen asked the MBRA Consultant Mac McClelland to revise the Local Brownfield Revolving Fund (LBRF) policy incorporating comments previously shared by MBRA board members for further discussion.

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.

8. Updates – None. Information will be related under other agenda items.

9. Unfinished Business – None.

10. New Business
    a(i) Ore Dock Beer Garden - Brownfield Plan Clarification
    Mac McClelland noted that the Brownfield Plan included Ore Dock Brewing Company as the developer entity and should be changed to Ore Dock Real Estate, LLC. Moved by Director

Irby, second by Secretary Tuccini to acknowledge the change of the developer entity in the Brownfield Plan from Ore Dock Brewing Company to Ore Dock Real Estate, LLC. Motion carried.

Mac also shared information on the application to MEDC for a Revitalization and Placement (RAP) Grant for Ore Dock Brewing to expand capacity, provide the Rosewood Walkway – Iron Ore Heritage Trail connection and improvement to the former rail easement that may result in the reduction of the Brownfield TIF obligation.

b. Former MGH Redevelopment

(i) Memorandum of Understanding – A Memorandum of Understanding between the NMU Foundation, the City and the MBRA has been prepared to express the commitment to support the redevelopment of the former Marquette General Hospital through Brownfield incentives and the process for preparing a redevelopment plan for the property. The MOU was approved by the City Commission at their February 28, 2022 meeting. Motion by Director Irby, second by Secretary Tuccini to approve and authorize the Chair to sign the Memorandum of Understanding between the City of Marquette, the City of Marquette Brownfield Redevelopment Authority and the Northern Michigan University Foundation for the Former Marquette General Hospital Redevelopment. Motion carried.

(ii) LBRF Invoice Approval. Invoices from TriMedia for Environmental Due Diligence and Pre-Demolition Survey were presented, consistent with the arrangement with the NMU Foundation for LBRF funding. Moved by Secretary Tuccini, second by Director Irby to approve the TriMedia invoices and reimbursement the NMU Foundation from the LBRF. Motion carried.

Director Irby noted the need for a new City Senior Center and asked that it might be considered. Chair Allen noted the need for a Performing Arts Center in Marquette, a bigger place with better acoustics.

David Nygard noted that the Foundation welcomes any suggestions or ideas on what could be done to benefit the city. He noted that all options remain open. He also thanked the Brownfield Authority for their support of this project.

(iii.) LBRF Request – Former Marquette General Hospital

Moved by Director Irby, second by Director New to authorize the allocation of up to $35,000 from the Local Brownfield Revolving Fund for consulting services for preparation and approval facilitation for brownfield documents related to the Former MGH Redevelopment. Motion carried.

c. Vault Marquette

(i) EGLE Brownfield Grant and Loan Application

Mac provided an update on the Brownfield Grant Proposal submitted to EGLE. We have received an invite to submit an application for a $495,000 Grant and up to a $1,000,000

Loan for Environmental Eligible Activities, Asbestos Abatement and Selective Demolition. Additional information and approvals will be brought to the April MBRA meeting.

(ii) Vault Marquette- Development Agreement Schedule
The Development Agreement had been drafted and is under review for the arrangements for design, construction, and financing of the public parking facility. The Development Agreement is proposed to be presented for consideration to the MBRA meeting on April 21 and the City Commission on April 25. Communications have been on-going with the Parking Consultants and the shared use parking analysis will be shared with the board next month.

d. Invoices – Pier Development
Moved by Secretary Tuccini, Director New to approve payment in the amount of $500.00 to Huntington Bank for the legal ad for bond issuance. Motion carried.

e. Founders Landing CIP/RZFB Bond Invoices – Moved by Secretary Tuccini, second by Director New to approve payment in the amount of $19,700 to Huntington Bank for two bonds issued in 2010: CIP for the seawall/boardwalk and a Recovery Zone Facility Bond (RZFB) for site preparation activities. Motion carried.

f. Liberty Way Bond Invoice – Moved by Secretary Tuccini, second by Director New to approve payment in the amount of $822.50 to Incredible Bank for the Liberty Way-CIP bond. Motion carried.

g. Mac Consulting Service LLC Invoices - Moved by Secretary Tuccini, second by Director New to approve payments in the amount of $9,471.22 to Mac consulting Services, LLC. Motion carried.

11. Public Comment – None.

12. Comments from Brownfield Directors:
Director New commented that it was nice to have an opportunity to meet the MBRA Consultant in person.

Motion by Director to adjourn the meeting at 9:25 a.m.

Respectfully submitted.

Matt Tuccini, Secretary