

City of Marquette Brownfield Redevelopment Authority Meeting Minutes

April 16, 2025

1:00 p.m.

Second Floor Conference Room, Municipal Service Center
1100 Wright Street, Marquette

Call to Order: A regular meeting of the City of Marquette Brownfield Redevelopment Authority was held in the Second Floor Conference Room of the Municipal Service Center, 1100 Wright Street, Marquette on April 16, 2025. The meeting was convened at 1:00 p.m.

Roll Call:

Present: Chair Callie New, Vice Chair Robert Kulisheck, David Allen, Doug Davis, Patrick Pecor, City/MBRA Treasurer Terra Bahrman.

Absent: Secretary Matt Tuccini (excused), Josh Bal (excused).

Also in Attendance: MBRA Executive Director Sheri Davie, MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland (by phone).

Approval of the Agenda:

Motion: Moved by Davis, seconded by Kulisheck to approve the agenda of the April 16, 2025 meeting. Motion carried unanimously.

1. Approval of Minutes:

Motion: Moved by Allen, seconded by Davis to approve the minutes of the March 19, 2025 meeting. Motion carried unanimously.

Announcements: None.

Public Comments: None

Officer Reports:

2. Treasurer

a. Financial Report – March 2025. Received and filed.

3. Executive Director

The Executive Director shared information of meetings and communications over the previous month. She shared the specifications of the new Brownfield computer and noted costs will be between \$500 - \$600. She reminded the Board members of the ribbon cutting event at the Ore Dock and encouraged attendance at the celebration of the expansion.

Other Reports

4. Project Updates

Sean provided an update of the proposed Brownfield Housing TIF project at 401 W. Washington Street. The developers were asked to adjust their request by increasing the number of 120% AMI units and decreasing the term of TIF capture to 15 years. Developers will run the numbers and be back in

communication. Mac provided an update of the Vault Marquette project, with bids out for Phase I, which includes abatement and selective demolition in the former State Savings Bank building that will be funded through the EGLE Brownfield Loan.

Unfinished Business

5. Community Outreach Plan

The Executive Director indicated that she was putting together the information on website vendors and will bring the information to the May meeting for discussion.

New Business:

6. Chipp LBRF Invoices

Motion: Moved by Allen, seconded by Davis to approve the invoices submitted by the Chipp for Phase I Environmental Site Assessment for \$3,900 and for the Pre-Demolition Survey for \$1,125, with contingent approval of invoices for Design totaling \$3,400, based on the LBRF allocation budget balance after MSHDA approval of the Act 381 Work Plan. Motion carried unanimously.

7. Invoice Approval

a. Founders Landing Bond Payment

Motion: Moved by Kulisheck, seconded by Allen to approve payment in the amount of \$151,165.63 for principal and interest for the Baraga Street Extension portion of the City CIP Bond and interest for the Pier Redevelopment Bond. Motion carried unanimously.

b. Cliffs Dow Environmental Monitoring

Motion: Moved by Allen, seconded by Davis to approve payment in the amount of \$2,168.75 for Cliffs Dow groundwater monitoring and project management. Motion carried unanimously.

c. DLP Bond Payments

Motion: Moved by Allen, seconded by Davis to approve payment in the amount of \$1,379,356.25 for principal and interest for the Municipal Service Center Bond, the Street Improvement Bond, and the McClellan Avenue portion of the City CIP Bond. Motion carried unanimously.

d. Mac Consulting Service Invoices

Motion: Moved by Davis, seconded by Pecor to approve payment of invoices in the amount of \$4,740.00 to Mac Consulting Service, LLC for Brownfield consulting. Motion carried unanimously.

Public Comment: None

Member Comments: Director Allen stated he was glad to be back on the MBRA Board.

Chair Comments: None

Adjournment: The meeting was adjourned at 1:50 p.m.

Respectfully submitted by



Matt Tuccini, Secretary

City of Marquette Brownfield Redevelopment Authority

Callie Nw, Chair

5-21-25

Date approved