



City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of April 20, 2023

Members of the City of Marquette Brownfield Redevelopment Authority met on
Thursday, April 20, 2023 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair Jerry Irby at 8:05 a.m.
Present were Vice-Chair Robert Kulisheck, Secretary Matt Tuccini, Director Callie New and City Treasurer Terra Bahrman. MBRA Executive Director Sheri Davie was in attendance along with Sean Hobbins MBRA City Liaison and MBRA Consultant Mac McClelland attended on Zoom. Dave Nygard attended on behalf of the NMU Foundation Former Hospital Redevelopment Project.
2. Agenda Approval: -MOTION by Director New, second by Secretary Tuccini to approve the agenda as presented. Motion carried unanimously.
3. Consent Agenda
 - a. Approval of the Meeting Minutes – March 16, 2023. MOTION by Director Kulisheck, second by Secretary Tuccini to approve the Minutes of the minutes of the March 16, 2023 meeting. Motion carried unanimously.
4. Treasurers Report
 - a. Financial Report – MBRA Treasurer Terra Bahrman provided a review of the financials as of March 31, 2023. Report was accepted and placed on file.
5. Public Comments – None
6. Announcements by the Chair – The Chair indicated having visited the Vault Houghton and was very impressed with the conversion of the former bank building into a boutique hotel owned by the Juliens. The Chair asked Sean Hobbins whether there had been much feedback from the community regarding the proposed VA home build on the Cliffs Dow site. He noted there had been 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.
8. Project Updates
Mac provided an overview on the projects noted in the Projects Update document. In addition, Dave Nygard noted that the demolition contract is ready to go. He noted that demolition is anticipated to take place in the second or third week of May. Vice-Chair Kulisheck asked when demolition is anticipated to be completed, Mr. Nygard noted it was anticipated that it would be in a year's duration.
9. Unfinished Business -None

10. New Business

a. Vault Marquette

- (i) Development Agreement - Mac introduced the Vault Marquette Development Agreement and discussed the various steps and processes that would be involved in the project. He noted that the Operating Agreement is under development and will be finalized after the parking facility design later in 2023. Chair Irby expressed his appreciation to the Consultant for the quality of the summary that had been prepared in this project. Once approved by the Authority Board, the Development Agreement will move to the next meeting of the City Commission. MOTION by Director Callie New, second by Vice-Chair Robert Kulisheck to authorize the Chair to execute the Public Parking Facility Development Agreement between Marquette Vault, LLC, the MBRA and the City and recommend approval to the City Commission with final approval as to substance by the Executive Director and City Manager and as to form by the City Attorney. Motion carried.

Director Callie New asked what the role of the Authority is in developing the Site Plan. Mac noted that site planning will go to the City Planning, including Fire Department and Engineering. All elements of the Pre-Satisfaction Agreement, including the Site Plan, will come to the Authority Board for approval.

b. Invoice Approval

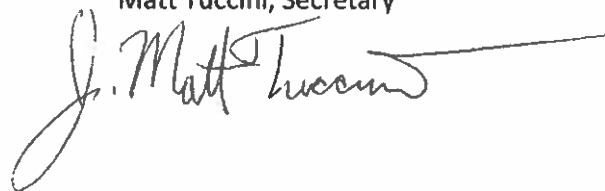
- (i) Founders Landing Baraga Street/Pier Bond Payment - MOTION by Vice-Chair Robert Kulisheck, second by Director Callie New to approve payment of the principal and interest payment for the Founders Landing Baraga Street Portion of the City CIP bond and the Pier Redevelopment Bond in the amount of \$148,365.63. Motion carried.
- (ii) DLP Bond Principal and Interest Payments – MOTION by Secretary Matt Tuccini, second by Director Callie New to approve payment in the amount of \$1,369,524.75 for the principal and interest for the DLP MSC, Streets, and McClellan Avenue Bonds. Motion carried.
- (iii) Mac Consulting Services - MOTION by Secretary Matt Tuccini, second by Director Callie New to approve payment to Mac Consulting Services in the amount of \$1,980.00. Motion carried.

11. Public Comments – None

12. Comments from Brownfield Directors – Vice-Chair Kulisheck noted that he would be unable to attend the meeting of May 18, 2023. Meeting Adjourned at 9:45 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

A handwritten signature in black ink, appearing to read "J. Matt Tuccini", with a long horizontal flourish extending to the right.