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City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of April 21, 2022

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, April 21, 2022 at 8:10 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair, David Allen at 8:10 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 Director New, second by Secretary Tuccini to approve the Minutes of the Meeting of March 17, 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 - None.

6. Announcements by the Chair – David Allen reported back on the most recent meeting of the Parking Group regarding the Vault. He noted that things appear to be going forward. He noted the phasing of the hotel project. Secretary Tuccini asked about the status of the project. Sean Hobbins noted that the Development Agreement has not yet been approved. Director Irby inquired about public elevators in the Vault Project. Barry Polzin noted that there would be a public elevator and four elevators in total.

7. Report from the Executive Director -- Sheri Davie shared information on the communications meetings and activities in which she had been engaged on behalf of the MBRA over the past month. She noted that she had been in touch with Senator Stabenow's U.P. office with regard to timelines for earmarks and shared that information with the city and other project developers. She also met with Amy Berglund, Director of Business Initiatives for Invest UP.

8. Updates
   a. Ore Dock – Mac noted that an application for the RAP grant is due June 5th. The Act 381 Work Plan will be incorporated with the application review.
   b. Formers MGH Redevelopment – The NMU Foundation has engaged in conversation with the MEDC on availability of CDBG funds. The Brownfield Plan has been drafted and is under review by City staff, the City attorney and the Foundation. The Brownfield Plan is anticipated to be presented at the May meetings of the Marquette City Commission and the MBRA. Director New shared information on upcoming focus groups and community outreach hosted by NMU Foundation and Aspen-based Design Workshop.
   c. Founders Landing – Barry Polzin noted that things are moving along well. Residents will be moving in on May 1st. He noted that a coffee shop will be opening soon in One Marquette Place. He also noted the shortfall for reimbursement as a result of the pier costs. Director Irby inquired about a spreadsheet that could outline the Founders Landing projects.

9. Unfinished Business – None.

10. New Business

a. Vault Marquette

i. EGLE Brownfield Grant and Loan Approval – Mac shared that EGLE has accepted the EGLE Grant and Loan proposal, set aside funding in the amount of $495,000 Grant and up $1,000,000 Loan, and invited an application for contract award for the Vault project.

ii. Reimbursement Agreement Amendment – An amendment to the Reimbursement Agreement was proposed to include arrangements and requirements for EGLE Grant and Loan reimbursement. Director Irby asked who would guarantee the loan. The Amended Reimbursement Agreement includes a contractual guarantee with Marquette Vault, LLC and personal guarantee from the Juliens. He noted that he had recently visited the Houghton Vault Hotel and was very impressed with the quality. Director Irby asked about the traffic impact on Washington Street. Traffic review will be part of the Planning Department review and approval. Initial indications are that traffic from the project will not change the road capacity classification. Moved by Director Irby, second by Secretary Tuccini to approve the Amended Reimbursement Agreement to incorporate the EGLE Brownfield Grant and Loan between Marquette Vault, LLC, the City of Marquette and the MBRA under Vault Marquette Brownfield Plan, with approval as to substance by the MBRA Executive Director and City Manager and as to form by the City Attorney. Motion carried.

b. Invoice Approval

i. DLP Bond Payments – Huntington Bank
Moved by Director Irby, second by Secretary Tuccini to approve payment in the amount of $1,350,122.50 for bond payments to Huntington Bank under the DLP Brownfield Plan. Motion carried.

ii. DLP Whetstone Creek Monitoring – U.S. Geological Survey
Moved by Secretary Tuccini, second by Director New to approve payment in the amount of $1,525.00 to USGS for the Whetstone monitoring. Motion carried.

iii. Baraga Street Extension and Pier Redevelopment Bond Payments – Huntington Bank
Moved by Director Irby, second by Director New to approve payment in the amount of $133,797.63 to Huntington Bank. Motion carried.

iv. Vault Marquette – WGI
Moved by Director New, second by Secretary Tuccini to approve payment in the amount of $7,815.00 to WGI for parking consultation for the public parking facility for the Vault Marquette project. Motion carried. MBRA consultant will ask WGI for a cost allocation.

v. Mac Consulting Services, LLC
Moved by Director Irby, second by Director New to approve payment in the amount of $7,795.28 for consulting work by Mac Consulting Services, LLC. Motion carried. Motion carried.

11. Public Comments – None

12. Comments from Brownfield Directors – None.

Moved by Secretary Tuccini to adjourn the meeting at 9:20 a.m.

Respectfully submitted.
Matt Tuccini, Secretary