



City of Marquette
Brownfield Redevelopment Authority
Minutes of the Meeting of May 18, 2023

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, May 18, 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 Secretary, Matt Tuccini, Director Callie New and City Treasurer Terra Bahrman. Vice-Chair Kulisheck was absent (excused). MBRA Executive Director Sheri Davie was in attendance along with MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland attended via telephone.
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 New, 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 April 30, 2023. Report was accepted and placed on file.
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 also noted the upcoming annual MBRA presentation to the City Commission which she will be presenting on May 30, 2023.
8. Project Updates
 Mac provided an overview on the on-going MBRA projects.
Founders Landing: Mac noted that construction is continuing on the Founders Landing project. He noted the City Commission has entered into a purchase agreement for the sale of property at Founders Landing. The Commission desires to realize property taxes from the sale and development. The Founders Landing Brownfield Plan will need to be amended to remove the property and not be subject to Brownfield capture. The amendment will be presented to and approved by the MBRA, the City Commission will establish and hold a public hearing, notices are sent to taxing jurisdictions, and the Commission will approve the amendment. Timing will depend upon the purchase process.

Cliffs Dow: The City of Marquette was awarded a \$964,250 Environmental Protection Agency Cleanup Grant for remediation at a portion of the Cliffs Dow site to clean up contamination.

Former MGH: The Northern Michigan University Foundation has designated a demolition contractor and are in the process of securing final signatures for the demolition of the former MGH property.

Ore Dock: The MBRA Executive Director has sent the signed transmittal letter to MEDC for the Act 381 Work Plan for MSF Non-environmental Eligible Activities for the Ore Dock Beer Garden project.

Vault: Mac noted the discussion with the MBRA, development team and EGLE regarding vapor intrusion for the Vault Project and investigations are underway to determine whether a vapor system is necessary. Discussions take place monthly to make sure the EGLE Grant and Loan work activities and financial documentation are on track.

Consultant McClelland noted that the July meeting of MBRA may provide a good opportunity for full discussion of the Local Brownfield Redevelopment Fund and some processes for policies.

9. Unfinished Business -None

10. New Business

a. Habitat for Humanity

(i) - LBRF Agreement - MOTION by Secretary Tuccini, second by Director New to authorize the MBRA Chair to sign the Local Brownfield Revolving Fund Grant Agreement with the Maquette County Habitat for Humanity project. Motion carried unanimously.

(i) TriMedia Phase 1 ESEA invoice – Motion by Secretary Tuccini, second by Director New to approve payment in the amount of \$3,492.50 to TriMedia for Phase I Environmental Site Assessment for the Habitat for Humanity Project. Motion carried.

b. Invoice Approval – None presented.

11. Public Comments - None

12. Comments from Brownfield Directors – Due to calendar conflicts for the scheduled July meeting Director New made a motion to move the next meeting to July 26, 2023. Second by Secretary Tuccini. Motion carried.

Meeting adjourned at 8:40 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

A handwritten signature in blue ink, appearing to read "Matt Tuccini", with a long, sweeping horizontal line extending to the right.