



**City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of May 19, 2022**

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, May 19, 2022 at 8:00 a.m.

Roll Call -- Present were Chair Allen, Vice Chair Smith, Secretary Tuccini and Directors Irby and New. City Treasurer Terra Bahrman and City MBRA Liaison Sean Hobbins were in attendance along with MBRA Executive Director Sheri Davie. MBRA Consultant Mac McClelland attended by phone and Zoom.

2. **Agenda Approval:** MOTION by Director Irby, second by Vice-Chair Smith to approve the agenda. Motion approved unanimously.
3. **Consent Agenda**
 - a. Approval of the Minutes of the Meeting of April 21, 2022
MOTION by Director Irby, second by Secretary Tuccini to approve the Minutes of the April 21, 2022 meeting. Motion approved unanimously.
4. **Treasurers Report**
 - a. **Financial Report** – Treasurer Bahrman provided an overview of the April expenditures. She also noted that the Audited Financial Statements of the MBRA was conducted by Anderson, Tackman & Company, PLC with an opinion of the financial statements were in accordance with generally accepted accounting principles. Copies are available for MBRA Directors.
5. **Public Comments** – None.
6. **Announcements by the Chair** – Chair Allen commented on his participation in the recent meeting of the Parking Committee, which includes representative of the MBRA, DDA and City with WGI, the parking consultant. He noted that the information presented is very helpful and that the modeling process in which they are engaged will be very useful in its ultimate design information. Mac noted that the modeling process will be helpful in developing the Operating Agreement with the DDA. The first phase of the project will be to renovate the former State Savings Bank and new construction, including the public parking facility, will begin in 2023. Director Smith noted the utility of using a parking consultant for the parking facility for Liberty Way.

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 with regard to current projects.

8. Project Updates

DLP Marquette General Replacement Hospital – Board members discussed the various public meetings to share the project concept and seek input. Director New noted that the focus groups reflected a desire for mixed use, meeting space, public space and outdoor events. Discussion took place on some of the feedback on the housing component proposed.

- a. Customs House – Eligible Activity invoices are under review and will be at June meeting for consideration.
- b. UP State Bank – Eligible Activity invoices are currently under review and will be at the June meeting for consideration.
- c. Ore Dock – A Redevelopment and Placemaking (RAP) grant application is being prepared and submitted to MEDC the first week of June for the Ore Dock Beer Garden and Ore Dock Brewing capacity expansion.
- d. Vault Marquette – The EGLE Brownfield Loan resolution was approved by the City Commission and all EGLE Grant/Loan application materials have been submitted. The Development Agreement for the design, development and financing for the public parking facility will be brought to the June MBRA meeting.
- e. Founders Landing - Mac noted that the Pier Bond payments will require most of the available Brownfield TIF for this year. When the Townhomes and Two Marquette Place are built out, there should be adequate TIF revenues for developer reimbursements.

9. Unfinished Business - None.

10. New Business

a. Former MGH Redevelopment

- i. Brownfield Plan -- Mac outlined the framework of the Brownfield Plan, with the NMU Foundation as the facilitator, working with a selected developer. The MEDC has provided their intent for a \$5 million CBDG Grant for demolition as well as Act 381 Brownfield TIF State tax capture, with the potential to include the balance of funding provided by DLP for staff relocation and pre-development costs. While asbestos abatement and demolition are a significant component, the reconstruction of College Avenue and other public infrastructure are also included as Eligible Activities. MOTION by Vice-Chair Smith, second by Director Irby to approve the Brownfield Plan and adopt the resolution approving the Brownfield Plan for reimbursement of Environmental and Non-Environmental Eligible Activities, costs for Brownfield Plan preparation, approval, and implementation, and MBRA Administration and Operation for the Former Hospital Redevelopment with final form approved by the MBRA Executive Director. Motion approved unanimously.

b. Invoice Approval

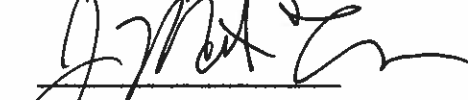
- i. Vault – WGI. MOTION by Director Irby, second by Secretary Tuccini to approve the payment in the amount of \$6,072.50 to WGI for professional services – parking consulting. Motion carried.
- ii. Mac Consulting Services, LLC – Invoices MOTION by Directory Irby, second by Secretary Tuccini to approve invoices in the amount of \$7,435.28 to Mac Consulting Services for consulting work for April, 2022. Motion approved unanimously.

10. Public Comments – None

11. Comments from MBRA Directors – Director Irby thanked Mac for providing information on the projects. Director Smith noted that the Vault and the MGH projects will increase the tax base and a favorable image of the City.

Meeting adjourned at 8:55 a.m.

Respectfully submitted.


Matt Tuccini, Secretary