



**City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of May 20, 2021**

Members of the City of Marquette Brownfield Redevelopment Authority met virtually on Zoom on Thursday, May 20, 2021 at 8:04 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:04 a.m.
2. Roll Call -- Present were Chair Allen, Vice Chair Beranek, Secretary Tuccini and Directors Smith and New. City Treasurer was excused. Executive Director Sheri Davie, and City MBRA Liaison Sean Hobbins were in attendance along with MBRA Consultant Mac McClelland. Guests were: Mark Paupore, Veridea, Jon and Jen Julien (Braveworks); and Barry Polzin (FLG and Braveworks).
3. Agenda Approval: Motion by Director Smith, second by Secretary Tuccini to approve the agenda and to move the Financial Report to later on the agenda when the Treasurer may be able to join the meeting. Motion carried unanimously.
4. Consent Agenda
 - a. Approval of the Minutes of the Meeting of April 22, 2021.
Moved by Director New, second by Vice-Chair Beranek to approve the Minutes of the April 22, 2021 meeting. Motion carried unanimously.
5. Treasurers Report (Moved to later in the meeting)
6. Public Comments None.
7. Announcements by the Chair – Chair Allen commented on the favorable information and information on the successes of the Corona Virus vaccines and encouraged all to get them. He noted that he was hopeful that we would be able to meet in person for the June MBRA meeting.
8. 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. She noted the commentary shared at the City Commission hearing of the Beacon House and that she had been contacted by Congressman Bergman's U.P. seeking background on the issue. She noted her plan to meet with the Executive Director of the LSCP and the new City Manager when time was appropriate to do so.

9. Project Updates

a. Founders Landing

Barry Polzin provided an update on the activities in the Founders Landing project. Invoices from the projects will be presented at the June meeting of MBRA. He noted that the Fairfield Open House will be taking place on June 24th. The Chair noted that he will be out of state on that day and unable to attend. Mr. Polzin noted that the construction of the townhouses is underway and that they are selling very well.

b. DLP Marquette General Replacement Hospital – Beacon House

Mac informed the board of the scheduled public hearing at the Marquette City Commission to be held the following Monday. The hearing is for the purpose of seeking approval of a Brownfield Plan Amendment authorizing up to \$450,000 of eligible activities on the Beacon House site.

10. Unfinished Business – None.

11. New Business

a. Vault Marquette Project Introduction and Application

Jon and Jen Julien of Braveworks introduced their Brownfield Project Application and provided an overview for their proposed purchase of the State Savings Bank building at 101 Front Street. Mac provided brownfield details as they would pertain to the project. A number of questions was posed by the board on the project. Mac noted that the parking structure, in addition to providing additional needed parking spaces in downtown Marquette, could be partially reimbursed through state tax capture if approved by the MEDC. The bond issue would come at the end of the private project investment when the Brownfield TIF revenues are assured, minimizing the risk to the City. Chair Allen noted that, as a retired wildlife biologist, he finds additional benefit in having a dense downtown development to better protect wildlife. He noted that knowing that there are numerous communications that will be taking place through the other boards, as well, he remains optimistic about this project.

d. Mac Consulting Services, LLC – Invoices

Motion by Secretary Tuccini , second by Diretor Beranek to approve invoices in the amount of \$3,210.00 to Mac Consulting Services for consulting work from January 1-April 30, 2021. Motion carried.

5. Treasurer's Report

In the absence of the Treasurer, Mac McClellan provided an update on the budget items as follows:

- a. Financial Report – April 30, 2021.** Moved by Secretary Tuccini, second by Director Beranek, to approve the Treasurer's Report as presented. Motion carried.
- b. Budget Adjustments -** for the Customs House, Upper Peninsula State Bank, and Duke Lifepoint projects. Moved by Director New, second by Secretary Tuccini to approve the budget amendments as presented. Motion carried.

- b. Budget Adjustments - for the Customs House, Upper Peninsula State Bank, and Duke Lifepoint projects. Moved by Director New, second by Secretary Tuccini to approve the budget amendments as presented. Motion carried.

12. Public Comments – A written comment received prior to the meeting was read by Sean Hobbins. The writer wished to convey his thoughts on the potential Vault Marquette project.

13. Comments from Brownfield Directors

Chair Allen noted that there will be many future opportunities for information on this project.

Secretary Tuccini noted that he is looking forward to getting back to meeting in person.

Director New commented on the housing issue, noting that a mix of housing rates will be helpful.

Vice-Chair Beranek noted that while it will be good to meet in person, having the ability to call-into meetings would also be helpful. He also noted that some of the situations that we face are that the brownfield sites are on waterfront because that is where the commerce took place in Marquette's history.

Mac noted that there have been some early conversations on projects to address the housing needs in Marquette but they will require a flexible funding situation such as working with the landbanks to access the property.

Meeting adjourned at 9:34 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

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