

# City of Marquette Brownfield Redevelopment Authority Meeting Minutes

(1)

Wednesday, May 21, 2025

1:00 p.m.

Second Floor Conference Room, Municipal Service Center  
1100 Wright Street, Marquette

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**Call to Order:** A regular meeting of the City of Marquette Brownfield Redevelopment Authority was held in the Second Floor Conference Room of the Municipal Service Center, 1100 Wright Street, Marquette on May 21, 2025. The meeting was convened at 1:10 p.m.

**Roll Call:**

Present: Chair Callie New, Vice Chair Robert Kulisheck, David Allen, Doug Davis, Patrick Pecor, City/MBRA Treasurer Terra Bahrman.

Absent: Secretary Matt Tuccini (excused), Josh Bal (excused).

Also in Attendance: MBRA Executive Director Sheri Davie, MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland (by phone).

**Motion:** Moved by Kulisheck, seconded by Allen to excuse the absence of Matt Tuccini and Josh Bal and to direct the Executive Director to follow up with Secretary Tuccini regarding attendance. Motion carried unanimously.

**Approval of the Agenda:**

**Motion:** Moved by Allen, seconded by Davis to approve the agenda of the May 21, 2025 meeting. Motion carried unanimously.

**1. Approval of Minutes:**

**Motion:** Moved by Allen, seconded by Pecor to approve the minutes of the April 16, 2025 meeting. Motion carried unanimously.

**Announcements:** None.

**Public Comments:** None

**Officer Reports:**

**2. Treasurer**

**a. Financial Report – April 2025.** Received and filed.

**3. Executive Director**

The Executive Director shared information of meetings and communications over the previous month. She provided an update on website design from potential vendors. Sean Hobbins noted that the City is updating its website and would prefer that the Brownfield Authority be integrated into the City's website. A subcommittee of Allen and Davis will meet with the Executive Director to provide input on the website content.

## Other Reports

### 4. Project Updates

- a. **Cliffs Dow Update** – Dennis Stachewicz, Director of the City of Marquette Community Development Department provided an update on Cliffs Dow. He noted that the Response Activity Plan is anticipated to be provided to EGLE in June with the remediation contractor procurement process initiated after EGLE approval. He noted that the EPA Region 5 Director will be in the U.P. visiting the Torch Lake site in June.

## Unfinished Business

### 5. Community Outreach Plan

Focus at this time remains on developing content for the new website.

## New Business:

### 6. Vault Marquette – EGLE Grant and Loan Extension

McClelland explained that the EGLE Brownfield Grant and Loan Agreement term is ending July 27, 2025 and there will be additional work that will need to be conducted for both Phase I and Phase II prior to that date. An extension to the EGLE Grant and Loan will be necessary to provide funding for future environmental response activities, abatement and demolition.

***Motion:*** Moved by Allen, seconded by Davis to authorize the Executive Director to submit a request for an extension for the Vault Marquette EGLE Brownfield Grant and Loan. Motion carried unanimously.

### 7. Chipp Development and Reimbursement Agreement Assignment

McClelland noted that assignment of Brownfield TIF proceeds to financial institutions is common for Brownfield projects. The difference for this assignment agreement is that Brownfield TIF payment will go directly to the bank.

***Motion:*** Moved by Davis, seconded by Pecor to approve and authorize the Chair to sign the Assignment of Reimbursement Proceeds between Nicole National Bank, SLA Property, LLC for the Chipp Project. Motion carried unanimously.

### 8. Invoice Approval

#### a. Cliffs Dow Environmental Monitoring

***Motion:*** Moved by Kulisheck, seconded by Allen to approve payment in the amount of \$5,766.25 for Cliffs Dow groundwater monitoring and project management. Motion carried unanimously.

**Public Comment:** None

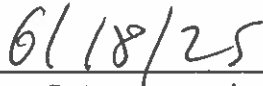
**Member Comments:** Director Kulisheck wished to acknowledge and thank Bill Davie of Davie Multimedia for his voluntary contribution of original website layout and design and photography provided at local, state and national events over the past ten years.

**Chair Comments:** None

**Adjournment:** The meeting was adjourned at 1:40 p.m.

Respectfully submitted by

  
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Matt Tuccini, Secretary  
City of Marquette Brownfield Redevelopment Authority

  
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Date approved