City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of June 17, 2021

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, June 17, 2021 at 8:06 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:06 a.m.

2. Roll Call -- Present were Chair Allen and Directors Smith and New. City Treasurer was present along with the new Brownfield Treasurer, Terra Bahrman. Executive Director Sheri Davie, and City MBRA Liaison Sean Hobbins were in attendance and MBRA Consultant Mac McClelland participated by phone. Guests were: Jon and Jen Julien(Braveworks); and Barry Polzin (FLG and Braveworks). and new City Manager, Karen Kovacs.

3. Agenda Approval: Motion by Director Smith, second by Director New to approve the agenda. Motion carried unanimously.

4. Consent Agenda
   a. Approval of the Minutes of the Meeting of May 20, 2021.
   Moved by Director New, second by Director Smith to approve the Minutes of the May 20, 2021 meeting. Motion carried unanimously.

5. Treasurers Report

City Treasurer, Mary Schlicht introduced the new Brownfield Treasurer, Terra Bahrman. She then provided an overview of the budget summaries that had been shared with the board and noted that the July report will reflect the tax collection revenues. A motion was made by Director Smith with a second by Director New to approve the Treasurer's Report as presented. Motion carried.

6. Public Comments None.

7. Announcements by the Chair – None.

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 commented on the pre-DDA meeting and the DDA meeting and updated the board on communication with the LDFA. She informed the board of the Beacon House tour. She also reminded the board of the upcoming Grand Opening of the Fairfield Inn.

9. Project Updates

a. Founders Landing

Barry Polzin provided an update on the activities in the Founders Landing project. Mr. Polzin noted that the townhouses are selling very well. He anticipates that by the end of 2023, all projects will be completed.

10. Unfinished Business: None.

11. New Business

a. Founders Landing Parcel #3B – Landing Development Group II Invoice Review

Invoices for approval of Eligible Activities under the Founders Landing Brownfield Plan/Act 381 Work Plan were submitted. MOTION by Director New, second by Director Smith to approve $66,012.61 of Eligible Activity Expenses as a long-term obligation for reimbursement from Brownfield TIF in accordance with the Brownfield Plan, Act 381 Work Plan, and Development and Reimbursement Agreement for Landing Development Group II, LLC for Two Marquette Place on Parcel #3B at Founders Landing. Motion carried unanimously.

b. Vault Marquette Project Introduction and Application

Jon and Jen Julien of Braveworks were present to discuss their Brownfield Project Application and provided an overview for their proposed purchase of the State Savings Bank building at 101 Front Street and adjacent property at 119 S. Lakeshore Boulevard. Mac provided brownfield details as they would pertain to the project. There were five items for consideration by the MBRA: Brownfield Plan, Interlocal Agreements, MSF Act 381 Work Plan, Agreements Framework, and LBRF Requests. A number of questions were posed by the board on the project. Communications with all parties, DDA, LDFA, and the City Commission are on-going.

i. Brownfield Plan: MOTION by Director Smith to approve the Brownfield Plan as presented, second by Director New. Motion carried by unanimous vote.

ii. Interlocal Agreements with DDA and LDFA: MOTION by Director New, second by Director Smith to approve the Interlocal Agreements between the MBRA and the Marquette DDA and between the MBRA and the Marquette LDFA to provide for MBRA capture and reimbursement for Eligible Activities and other costs under the Vault Marquette Brownfield Plan. Motion carried unanimously.

iii. Act 381 Work Plan – Vault Marquette: MOTION by Director New, second by Director Smith to authorize the submittal of the MSF Act 381 Work Plan for Non-Environmental Eligible Activities to the Michigan Economic Development Corporation (MEDC) and the Michigan Strategic Fund (MSF) for consideration of Stat tax capture approval for the Vault Marquette. Motion carried unanimously.

iv. Framework for Public Parking and Brownfield Agreements: Mac discussed the framework that will be utilized as a discussion tool and starting point for negotiations for the Agreements.

v. LBFR Request for Public Parking Consultant: Mac discussed the consideration of the unbudgeted upfront funding for the parking consultant that will represent the DDA, MBRA and City for the design and operation of the proposed public parking facility and recommended that the LBRF could provide the upfront funding with Bond and TIF Reimbursement. MOTION by Director Smith, second by Director New to authorize an initial allocation of up to $50,000 for the cost of a parking consultant to represent the interest of the City, MBRA, and DDA in the design and development of a public parking facility as part of the Vault Marquette. Motion carried unanimously.

c. Mac Consulting Services, LLC – Invoices

MOTION by Director New, second by Director Smith to approve invoices for payment in the amount of $8,250. Motion carried unanimously.

d. Updated Calendar

With the removal of the Covid restrictions as noted by the state, the board has reinstated MBRA meetings to resume in person and will follow the schedule as originally presented for 2021. MOTION by Director New, second by Director Smith to approve the schedule as presented. Motion carried unanimously.

13. Comments from Brownfield Directors: None.

Meeting adjourned at 9:35 a.m.

Respectfully submitted.

Sheri Davie on behalf of Matt Tuccini, Secretary