

City of Marquette Brownfield Redevelopment Authority Meeting Minutes

Wednesday, July 16, 2025

1:00 p.m.

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

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 June 18, 2025. The meeting was convened at 1:00 p.m.

Roll Call:

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

Also in Attendance: MBRA City Liaison Sean Hobbins, MBRA Consultant Mac McClelland (virtual) and representatives of 401 W. Washington, Stosh Wasik, Brian VanBeveren (virtual) and Kirk Perschbacher, Fishbeck (virtual).

Approval of the Agenda:

- Motion:** Moved by Tuccini, seconded by Davis to approve the agenda of the July 16, 2025 meeting.
- Motion carried unanimously.

1. Approval of Minutes:

- Motion:** Moved by Kulisheck, seconded by Allen to approve the minutes of the June 18, 2025 meeting.
- Motion carried unanimously.

Announcements: None.

Public Comment: Margaret Brumm of 404 E Magnetic Street thanked the board members for their public service as she is attending multiple board meetings and commented on the need to public outreach and education. Mitch Sharkey spoke he is here as the general contractor for the 401 W. Washington project and available for any questions.

Officer Reports:

2. Treasurer

- Financial Report – June 2025.** Received and filed.
- FY 2025 Budget Amendments** – Motion by Allen seconded by Tuccini to approve the FY25 budget amendment as recommended by the Treasurer and authorize the Treasurer to make any necessary budget adjustments to provide for a balanced budget.
- FY 2026 Budget** – Motion by Kulisheck seconded by Tuccini to adopt the FY 2026 budget.

3. Executive Director: None

Other Reports: None

4. Project Updates

McClelland provided update on the Marquette Vault and their EGLE Brownfield Grant and Loan that site preparation and selective demolition will be starting later this summer. A Brownfield Plan amendment proposal for the former MGH is anticipated in August. Ore Dock is working on Eligible Activity expense documentation that will be presented to the MBRA in the next few months.

Unfinished Business - None

New Business:

5. 401 W. Washington

Sean Hobbins, Deputy City Manager, introduced the discussions that had been taking place with the 401 W. Washington developers in an attempt to narrow the TIF reimbursement timeframe, increase the number of workforce units while ensuring a successful project and expressed appreciation to the development team in working through the details. There are two items for consideration by the Authority: Approval of the Brownfield Plan and approval of the Interlocal Agreements with the DDA and the LDFA to provide for Brownfield TIF capture in these districts.

- a. **Brownfield Plan:** The Brownfield Plan provides for 20 years of TIF capture to reimburse renovation costs and the financing gap between development costs and revenues in an amount not to exceed \$1,076,825, plus \$55,000 for MBRA expenses. Kulisheck asked for clarification on the calculation to determine the financing gap related to rents. Hobbins explained that the calculation is primarily based on a financial analysis of the overall project, rather than specific rent calculations.

Motion: Moved by Allen, seconded by Davis to approve the 401 W. Washington Brownfield Plan and recommend approval to the City Commission. Motion carried unanimously.

- b. **Interlocal Agreements:** The 401 W. Washington Brownfield project is in the Downtown Development Authority (DDA) TIF District, the DDA has first right to local TIF revenues and the Local Development Financing Authority (LDFA) has first right to some State TIF revenues. In order to provide adequate TIF revenues for the economic success of the project, the DDA and LDFA are requested to forgo their capture on this Eligible Property, which is done through an Interlocal Agreement under the Urban Cooperation Act. The LDFA is considering the Interlocal Agreement at their June 21 meeting and the DDA at their July 31 meeting.

Motion: Moved by Kulisheck, seconded by Allen to approve the Interlocal Agreements with the LDFA and DDA for the 401 W. Washington Brownfield Plan. Motion carried unanimously.

6. Invoice approval

- a. **Mac Consulting Service, LLC**

Motion: Moved by Allen, seconded by Davis to approve the Mac Consulting Service, LLC invoices in an amount of \$4,140. Motion carried unanimously.

Public Comment: Margaret Brumm noted her interest in the Cliffs Dow site and has compiled significant historical documents that are available for review by contacting her.

Member Comments: Pecor asked for any updates from the outreach subcommittee. Davis mentioned they have not had a chance to meet yet but to respond to the public comment this has been a goal of the board. Allen mentioned speaking to the League of Women Voters regarding Brownfield in general and if Mac was able to send some fact sheets over Allen and Davis could begin compiling data. Chair New updated the members

