City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of July 21, 2022

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, July 21, 2022 at 8:00 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:00 a.m. Present were Chair Allen, Vice Chair Smith, Secretary Tuccini and Directors Irby and New. City Treasurer Terra Bahrman along with MBRA Executive Director Sheri Davie. MBRA Consultant Mac McClelland attended by phone and zoom. Guests on zoom were Eric Lundin, U.P. State Bank and Mitch Irwin, Fairfield Inn. Guests present were Joe Constance and a WLUC TV 6 reporter.

2. Agenda Approval: MOTION by Director Irby, second by Secretary Tuccini to approve the agenda. Motion carried unanimously.

3. Consent Agenda
   a. Approval of the Minutes of the Meeting of May 19, 2022.
   MOTION by Vice-Chair Smith, second by Secretary Tuccini to approve the Minutes of the May 19, 2022 meeting. Motion carried unanimously.

4. Treasurers Report
   a. & b. *Financial Report* – Treasurer Bahrman provided an overview of the May and June expenditures.
   c. *FY 2022 Budget Adjustments* - Treasurer Bahrman presented her recommended budget amendments to the FY 2022 budget for period October 1, 2021 through September 30, 2022. MOTION by Director Irby, second by Vice-Chair Smith to approve the budget adjustments to amend the Fiscal Year 2022 Brownfield Authority budget and authorize the treasurer to make the necessary adjustments to provide for a balance budget. Motion carried.
   d. *FY 2023 Budget* - Treasurer Bahrman shared the recommendation for the Fiscal Year 2023 budget. MOTION by Vice-Chair Smith, second by Director New to approve the Fiscal year 2023 Brownfield Authority budget and recommend approval by the City Commission. Motion carried.

5. Public Comments – None.

6. Announcements by the Chair – None.

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
   a. Ore Dock -Developers are seeking a Redevelopment and Placemaking (RAP) grant from MEDC. With RAP funding, the Ore Dock Beer Garden project will significantly increase investment, with a focus on production and distribution. Decisions on the RAP Grant is anticipated in August. Vault Marquette has also submitted a RAP grant application.
   b. Founders Landing - Barry Polzin provided an update on the status of the Founders Landing projects noting that construction will begin soon on Three Marquette Place.
   c. Former Hospital – Mac noted the combination of a CDBG Grant and recently announced State allocation for the project will potentially reduce the Brownfield TIF from 19 years to 10-11 years. He noted that the Act 381 Work Plan for State tax capture will be back to MBRA in October.

9. Unfinished Business - None.

10. New Business
   a. Vault Marquette
      (i). *Development Agreement* - The Juliens have requested some additional time to review the Development Agreement with financial institution, so the item was removed and will be brought back to a subsequent meeting.
      (ii) *EGLE Brownfield Loan and Grant Agreements* – A $495,000 grant and up to a $1M loan has been approved by Michigan Department of Environment, Great Lakes and Energy (EGLE). MOTION by Director Irby, second by Director New to authorize the MBRA Chair to executive the EGLE Brownfield Grant and Loan Agreements for the Vault Marquette project. Motion carried.
   b. U.P. State Bank -
      (i) *Eligible Activity Invoice Review* - Mac presented the review of the request for Brownfield Eligible Activities expenses from the Upper Peninsula State Bank. MOTION by Director Irby, second by Director New to approve $134,641.20 as the Maximum Eligible Activity Obligation for the U.P. State Bank projects. Motion carried.
   c. Customs House
      (i) *TIF Disclosure Acknowledgement Ratification* - Mac explained the communication had been received from Customs House that the bank financing the purchase of a condominium was requiring consent by the Authority for the TIF allocation disclosure. Timing was of the essence since the closing was the next day, so Executive Director approved the disclosure. MOTION by Director Irby, second by Secretary Tuccini to ratify the acknowledgement of the Brownfield Plan notice and approval of the Brownfield TIF allocation agreement with the Customs House, LLC and purchaser in accordance with Section 10.2 of the Development and Reimbursement Agreement. Motion carried.
   d. North Shore. Mac requested an addition to the agenda for the North Shore project. MOTION by Director Smith, seconded by Director Irby to add discussion of the North Shore project, a potential development between the City Cliffs Dow property and Bio-Life on Lakeshore Boulevard. A local development team is looking to acquire the property for housing development. There has been some preliminary discussion with the Assistant City Manager, MBRA Executive Director and Consultant. They have an interest in seeking

Brownfield support and contacted EGLE for funding opportunities. EGLE has a Brownfield Assessment Program where EGLE contracts with an environmental consultant to conduct a Phase I and Phase II Environmental Site Assessment (ESA) and, if there is contamination, prepare a Baseline Environmental Assessment (BEA) and Due Care Plan (DCP). There is no financial arrangement with or commitment by the City or Authority like there is with the EGLE Brownfield Grant and Loan (for the Vault project, for example), but EGLE does request that an application by completed by the City or Authority. Staff is recommending approval of submitting the EGLE Brownfield Assessment Program application, with the consent of the City Manager. MOTION BY Director Smith, supported by Director Irby to authorize the MBRA Executive Director to prepare and submit the EGLE Brownfield Assessment Program application, pending approval by the City Manager. Motion carried.

e. Invoice Approval

(i) Founders Landing – Pier Development Bond

MOTION by Director Irby, second by Vice-Chair Smith to approve payment in the amount of $689,476.89 for Pier Redevelopment construction and design services. Motion carried.

(ii) Vault - WGI

MOTION by Director Irby, second by Secretary Tuccini to approve payment in the amount of $7,177.50 to WGI Consulting for the proposed Vault parking project. Motion carried.

(iii) Former Hospital – NMU Foundation: TriMedia

MOTION by Director Irby, second by Secretary Tuccini to approve payment in the amount of $$3,527.00 to NMU Foundation for Tri-Media Expenses for Environmental Due Diligence. Motion carried.

(iv) Mac Consulting Services, LLC Invoices

MOTION by Director New, second by Secretary Tuccini to approve payment in the amount of $10,477.36 to Mac Consulting Services for invoices from May 1, 2022 through June 30, 2022. Motion carried.

11. Public Comments – Joe Constance asked when the parking committee report would be available. The Chair commented that information should be available in the next month. An ad hoc committee consisting of representative of DDA, the City, MBRA, the developers, the architect have been meeting with the parking consultants.

12. <u>Comments from Brownfield Directors</u> - None

Moved by Secretary Tuccini to adjourn the meeting.
Meeting adjourned at 9:12 a.m.

Respectfully submitted,

Matt Tuccini, Secretary