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City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of August 17, 2023

City Clerk
City of Marquette

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, August 17, 2023 at 8:25 a.m.

1. Call to Order – Chair—The meeting was called to order by Chair Jerry Irby at 8:25 a.m. Present were Chair, Jerry Irby, Vice-Chair Robert Kulisheck), and Director Callie New. Secretary Matt Tuccini and City Treasurer Terra Bahrman were absent (excused). MBRA Executive Director Sheri Davie was in attendance along with MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland participated by phone. Guest was Doug Davis who is seeking appointment to the MBRA board from the City Commission.
2. Agenda Approval: -MOTION by Callie New, second by Vice-Chair Kulisheck Tuccini to approve the agenda as presented. Motion carried unanimously.
3. Consent Agenda
 - a. Approval of the Meeting Minutes – July 26, 2023. MOTION by Director New, second by Vice-Chair Kulisheck to approve the Minutes of the minutes of the July 26, 2023 meeting. Motion carried unanimously.
4. Treasurers Report

Terra Bahrman was absent from the meeting so the board reviewed and approved the financial report as presented.
5. Public Comments – None.
6. Announcements by the Chair -- At the request of the Chair, Sean Hobbins provided an update on some of the on-going city projects, including code enforcement and grants in process with the EPA.
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 regarding current projects. She commented on the Pier celebration and the opportunity for the MBRA to assist in the development of this important city asset.
8. Project Updates -- Mac shared the details of the EPA grant being provided to the City for the Cliffs Dow property clean-up. He noted that the Ore Dock has received a Revitalization And Placement (RAP) Grant from MEDC that provided for a significant expansion and increased investment for the project. As a result, the timeframe for Brownfield reimbursement for the Ore Dock project will be reduced. Additional environmental testing is currently being conducted at the Habitat site to confirm that vapor intrusion is not a concern on the site and that vapor mitigation is not necessary.
9. Unfinished Business -LBRF Policy Revision -- Director New recommended that the LBRF policy discussion be moved to the next meeting for full participation of the MBRA board. She noted that the

comments and replies did not need to be in the review version. Mac will send a new document for discussion at the next MBRA meeting.

10. New Business

- a. Cliffs Dow – Brownfield Plan Amendment: Mac provided the background on the need for an amendment to the Cliffs Dow Brownfield Plan to provide for continued tax capture and provision of additional eligible activities. MOTION by Vice-Chair Kulisheck, second by Director New to adopt the resolution approving the Cliffs Dow Brownfield Plan Amendment and to forward recommendation to the City Commission to establish a public hearing on September 25, 2023 and recommended approval of the Cliffs Dow Brownfield Plan Amendment. Motion carried.
- b. Founders Landing – Brownfield Plan Amendment: Mac noted the interest of the City Commission to remove a parcel of property at the south end of Founders Landing from the Founders Landing Brownfield Plan so that taxes generated by the sale and development of the property can immediately accrue to the taxing jurisdictions. MOTION by Director New, second by Vice-Chair Kulisheck to adopt the resolution approving the Founders Landing Brownfield Plan Amendment and forward recommendation to City Commission to establish a public hearing on September 25, 2023 and recommended approval of the Founders Landing Brownfield Plan Amendment. Motion carried.
- c. Invoice Approval – MOTION by Robert Kulisheck, second by Callie New to approve payment of the invoices presented:
 - Founders Landing – Bond Paying Agent Fee (Recovery Zone and CIP) -\$600.00
 - DLP – Paying Agent – MSC Bonds - \$300.00
 - Habitat – Phase 11 ESA and BEA - \$9,887.73
 - Mac Consulting - \$2,920.38.

11. Public Comments - None

12. Comments from Brownfield Directors - Director New informed the board that a public update on the MGH Foundation project will take place on August 29th at 10:30 a.m. and 5:30 p.m. with more information to follow.

Meeting adjourned at 9:05 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

