City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of August 18, 2022

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, August 18, 2022 at 8:10 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:10 a.m. Present were Chair Allen, Vice Chair Smith, Secretary Tuccini and Directors New, and Kulisheck. Director Irby and City Treasurer, Terra Bahrman were absent (excused). MBRA Executive Director Sheri Davie was in attendance along with Sean Hobbins, MBRA City Liaison and MBRA Consultant Mac McClelland attended on zoom. Bruce Heikkila attended as a public guest. Chair Allen welcomed Dr. Bob Kulischeck to the Authority.

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

3. Consent Agenda
   a. Approval of the Minutes of the Meeting of July 21, 2022.
      Moved by Vice-Chair Smith, second by Secretary Tuccini to approve the Minutes of the July 21 meeting. Motion carried unanimously.

4. Treasurers Report
   a. Financial Report – In her absence, the MBRA Board Members reviewed the Treasurer 's written report, acknowledged receipt and placed on file.

5. Public Comments – Bruce Heikkila noted that he was in attendance to learn about the status of the Vault Project.

6. Announcements by the Chair – Chair Allen expressed appreciation for the Parking Group and the WGI work and the leadership of the MBRA. He commented on the public communications that have taken place on the NMU Foundation project.

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 anticipating a decision on the RAP grant late September. Demolition may take place in the fall, separate from the RAP grant.

b. Founders Landing - Not much to report. Pier construction seems to be going well, tentatively completed by the end of September.
c. Former Hospital – Mac noted that the CDBG grant is a long process and is one that the MBRA doesn't play a role in.
d. Vault Marquette - Mac provided an update on the summary of the Parking Group Report. He noted the work of WGI in working to satisfy the different perspectives on parking needs. He noted the intent of the Vault Developers to utilize local bakeries for the planned coffee shop as part of the Vault development. Mac noted that the Operating Agreement will be coming forward next month.

Dave Nyberg of the NMU Foundation/MGH Project arrived and indicated that he'd be happy to answer any questions about the project.

Chair noted the amendment of the agenda to do this.

Mr. Nyberg noted that discussions continue in negotiations with Life Point. He noted that the City has been a good partner in this project. He responded to questions with regard to the CDBG and noted that all involved are very aligned on the path forward. He also noted that they want to make sure that the public is aware of the process. Mr. Nyberg entertained questions from the MBRA board members and discussed the outcomes and goals of the public meetings that were being taking into consideration in the project. He reiterated the opportunity for reimbursement from 16-20 years to 10 with the additional state assistance.

8. . North Coast - the developers in the project are working with EGLE for EA and due care issues. They have continued to communicate with the City on this project as they move forward.

9. Unfinished Business - None

10. New Business

a. Invoice Approval

(i) Vault – WGI – Moved by Director New, second by Secretary Tuccini to approve the invoices in the amount of $25.212.58 to WGI. Motion carried.

(ii) Mac Consulting Services, LLC. – Moved by Director New, second by Secretary Tuccini to approve payment in the amount of $$2,550 for consulting services. Motion carried.

b. Moved by Director new, second by Director Smith to set an ad hoc committee date for discussion of the Revolving Loan Fund. Date set for Tuesday, August 30 at 8:00 a.m.

Environmental Site Assessment and prepare a Baseline Environmental Assessment and Due Care Plan. The results will be shared with the MBRA.

9. Unfinished Business - None

10. New Business
    a. Invoice Approval
        (i) Vault – WGI – MOTION by Director New, second by Secretary Tuccini to approve the invoices in the amount of $25.212.58 to WGI. Motion carried unanimously.
        (ii) Mac Consulting Services, LLC. – MOTION by Director New, second by Secretary Tuccini to approve payment in the amount of $2,550 for Brownfield consulting services. Motion carried unanimously.

Chair Allen noted the need to progress with the review of the Local Brownfield Revolving Fund (LBRF) Policy. The ad hoc committee comprised of Chair Allen and Directors New and Smith, along with Sheri and Mac set a date of Tuesday, August 30 at 8:00 a.m.

Chair Allen noted a conflict with the September 16 meeting and asked whether moving the date of the September meeting of MBRA to one week later to September 22nd was possible. Authority members concurred and the date for the next MBRA meeting will be September 22.

11. Public Comment – Mr. Heikkila noted that his appreciation that there might be a shorter time frame for reimbursement on the NMU/MGH project.

12. Comments from the Board Members – None

Board adjourned at 9:20 a.m.

Respectfully submitted.

Matt Tuccini, Secretary