



City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of August 21, 2024

Members of the City of Marquette Brownfield Redevelopment Authority met on Wednesday, August 21, 2024 at 9:00 a.m.

1. Call to Order – Chair—The meeting was called to order by Chair Callie New at 9:00 a.m.
Present were Vice-Chair Robert Kulisheck, Secretary Matt Tuccini, and Directors Jim Rankin, Doug Davis, Josh Bal, and Patrick Pecor. City Treasurer Terra Bahrman and MBRA Executive Director Sheri Davie was in attendance along with MBRA City Liaison Sean Hobbins. MBRA Consultant Mac McClelland attended by telephone. Guests were Aaron Leppanen and George Stein from Chippewa Square
2. Approval of Agenda - MOTION by Director Rankin, support by Secretary Tuccini to approve the agenda as presented. Motion carried.
3. Consent Agenda
 - a. Approval of Meeting Minutes - MOTION by Director Davis, second by Director Secretary Tuccini to approve the Minutes of the July 17, 2024 meeting. Motion carried.
4. Treasurer's Report
 - a. Financial Report- MBRA Treasurer Terra Bahrman provided a review of the Financial Reports for July 2024 (as attached).
5. Public Comments – None.
6. Announcements by the Chair – Callie New commented on the opportunity to present the MBRA overview to the City Commission as well as the presentation to the City Commission on the Chippewa Square project. She also noted a welcome to Patrick Pecor on his appointment to the MBRA board.
7. Report from the Executive Director – Sheri Davie noted the activities in which she had been engaged on behalf of MBRA.
8. Project Updates – Mac provided an verbal update on Brownfield projects. He shared that the Act 381 Work Plan for Non-Environmental Eligible Activities to capture state taxes for the Vault project has been preliminarily reviewed by MEDC with revisions underway for official submittal. EGLE has also provide initial comments on a Draft Act 381 Work Plan for state tax capture for Cliffs Dow with revisions underway for official submittal. He also commented on the new Brownfield TIF tool available from MSDHA to support workforce housing. Additional Act 381 amendments included automatic State tax capture for abatement and demolition up to \$250,000 in state taxes.
9. Unfinished Business - None.

10. New Business

a. Chippewa Square Brownfield Project Application

Aaron Leppanen and George Stein provided an overview of their prospective project at 710 Chippewa Square for adaptive reuse of a commercial building to 14 units of workforce housing and responded to questions from the board members. The project was reviewed in a study session with the City Commission and a Brownfield Plan is proposed to be prepared and presented to the MBRA at a future meeting. Aaron and George requested an allocation from the LBRF for a Phase I Environmental Site Assessment and Pre-Demolition Survey, along with support for the preparation of the Brownfield Plan, Act 381 Work Plan and Development and Reimbursement Agreement. MOTION by Director Davis, second by Secretary Tuccini to approve invite a Brownfield Plan for consideration by the MBRA and City Commission with an Act 381 Work Plan to MSHDA for State tax capture and to approve an allocation from the Local Brownfield Revolving Fund in an amount up to \$17,000 for pre-development costs and Brownfield Plan preparation with reimbursement from Project Brownfield TIF. Motion carried.

b. Invoice Approval

i. Pier Bond Final Expenses - MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to approve payment in the amount of \$600.00 for the Bond Agent Administrative Fee for the Founders CIP and RZFB Bonds. Motion carried.

ii. Mac Consulting Service – MOTION by Secretary Tuccini, second by Director Bal, to approve payment to Mac Consulting Service in the amount of \$3,133.68 for Project Development/Administration for the period July 1-July 31, 2024.. Motion carried

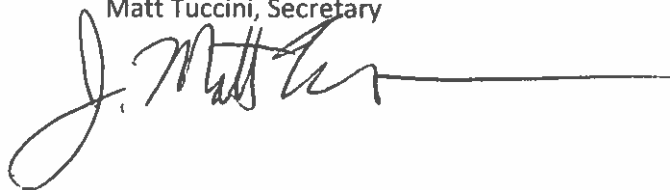
11. Public Comments - None

12. Comments from Brownfield Directors - Matt Tuccini commented that he presentation to the City Commission and MBRA board provided a much better understanding on these projects and that a lot of good work had been done.

Meeting adjourned at 10:20 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

A handwritten signature in black ink, appearing to read 'J. Matt Tuccini', followed by a long horizontal line extending to the right.