City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of August 26, 2021

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, August 26, 2021 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:065a.m.

2. Roll Call -- Present were Chair Allen, Vice-Chair-Matt Tuccini and Directors Irby and New. Board Directors Smith and Beranek were excused. The City Treasurer was present along with Brownfield Treasurer, Terra Bahrman. Executive Director Sheri Davie, and City MBRA Liaison Sean Hobbins were in attendance along with MBRA Consultant Mac McClellan.

3. Agenda Approval: Motion by Vice-Chair Tuccini, second by Director Irby to approve the agenda. Motion carried unanimously.

4. Consent Agenda
   a. Approval of the Minutes of the Meeting of June 17, 2021.
      Moved by Vice-Chair Tuccini, second by Director New to approve the Minutes of the June 1, 2021 meeting. Motion carried unanimously.

5. Treasurers Report

City Treasurer, Terra Bahrman, provided an overview of the budget summaries that had been shared with the board. City CFO, Mary Schlicht noted that the budget hearings had been delayed with the tentative date set for the MBRA budget hearing on September 8, 2021. She presented the budget meeting summary for the FY 21-22 MBRA budget. Chair Allen indicated interest in having an update on the testing process with Cliffs-Dow and asked the Executive Director to schedule a future presentation to the MBRA board, by Dennis Stachewicz to provide an update on the Cliffs-Dow project. A motion was made by Director Irby with a second by Director New to approve the Treasurer's Report as presented. Motion carried.

6. Public Comments None.

7. Announcements by the Chair – Chair Allen noted that he is always happy to hear about the status of the projects and the importance of sharing brownfield updates with the board and community. He commented on the efforts that will be required from the City, the DDA and MBRA to serve the project. Director Irby commented on the interest by the City on the focus on affordable housing.

8. 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. She shared communications received from the various brownfield project partners.

9. Project Updates

a. Founders Landing – the townhouses are under construction.

b. Pier Development – Communication is underway with the financial consultants and the city on the bonds for the pier. Construction is underway. Director New inquired about the schematic design of the pier.

c. Vault Marquette – Mac provided an update on the various actions relating to the Vault project. He noted the process undertaken to secure state ta credits. He noted that the following meeting of MBRA in September will seek approval for a Parking Consultant. A meeting with the DDA has been scheduled prior to the MBRA meeting to accommodate a shared selection of a consultant. He also noted that the parking and development agreements will be complicated ones. Mac clarified for the board members, the agreements that will need City, DDA or MBRA approval in the process.

10. Unfinished Business – None.

11. New Business

a. Vault Marquette

i. Brownfield Plan Ratification – At the July 12 City Commission meeting, Commissioner Stonehouse moved to Approve the Vault Marquette Brownfield plan, with the amendment that near the end of the plan, the TIF payments would skip the MBRA and would revert back to the DDA, The motion carried 5-2. With the motion which eliminated the LBRF capture by the City Commission, a motion to ratify the revision to the Brownfield Plan by the City Commission to eliminated LBRF capture for the Vault Marquette project was reviewed by the MBRA Board. Director New asked about the purpose of the revolving loan fund. Mac explained its origin and we currently use the funds for the Cliffs-Dow testing. Additional funds are anticipated with current MBRA projects but those funds are limited to eligible activities and meet the brownfield qualifications before funds can be loaned or granted. Vice-Chair Tuccini noted that he was concerned about precedent. A motion was made by Director New, second by Director Irby, to ratify the revision by the City Commission of the Vault Marquette Brownfield Plan to eliminate capture for the Local Brownfield Revolving Fund. Motion carried unanimously.

ii. Increased Allocation for DDA/MBRA Consultant Communications

In order to cover the upfront expenses which include additional costs to assist in the facilitation for the Act 381 Work Plan with the Michigan Strategic Fund, as well as the Act 381 Work Plan for Environmental Eligible Activities through EGLE, additional funds will need to be recognized. In order to cover these up-front expenses, the MBRA is being asked to provide an additional $35,000 for consulting services to facilitate these actions. Sean Hobbins and Mac noted that this

ii. Vault Marquette LBRF Allocation - Consulting Services

There is anticipated to be a major effort to facilitate the Reimbursement, Development and Operating Agreements for the Vault Marquette project and, based on the consensus of the Parking Group, the MBRA will serve in a lead role, with Mac providing much of the support and facilitation. In order to cover these up-front expenses, the MBRA is being asked to provide up to an additional $35,000 for consulting services. Motion by Secretary Tuccini, second by Director New to authorize the allocation of up to $35,000 from the LBRF for Mac Consulting Service LLC to facilitate the negotiation and approval of the agreements for the Vault Marquette parking deck. Motion carried.

b. Founders Landing CIP/RZB Bond Administrative Fee Invoices

Moved by Secretary Tuccini, second by Director Irby to approve payment of the invoices to Huntington Bank for administrative fees in the amount of $600.00. Motion carried.

c. DLP MGRH Whetstone Creek Monitoring Invoices

Moved by Director New, second by Secretary Tuccini to approve an invoice in the amount of $1,525.00 for services provided. Motion carried.

d. Mac Consulting Services

(i) Contract Amendment/Extension – Moved by Director Irby, second by Secretary Tuccini to amend the Professional Services Contract between Mac Consulting Service LLC and the MBRA to extend the term through September 30, 2024, with two one-year extensions and increase the annual contract cap to $90,000 with approval as to substance by the MBRA Director and as to form by the MBRA Counsel. Motion carried.

(ii). Moved by Secretary Tuccini, second by Director New to approve payment of invoices in the amount of $14,046.68 for service rendered by Mac Consulting Services LLC. motion carried.

13. Comments from Brownfield Directors – Secretary Tuccini noted that it was great to be back in person for meetings and welcomed new Director, Jerry Irby. Director Irby noted he was happy to serve on Authority and looks forward to working with everyone.

The Executive Director asked about moving the meeting from the 16th to the 23rd to accommodate some meetings with regard to the Vault Marquette project. It was determined that the meeting would be moved to that date in September.

Meeting adjourned at 9:10 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

J. Matt Tuccini