

City of Marquette Brownfield Redevelopment Authority Meeting Minutes

Wednesday, September 17, 2025

1:00 p.m.

Second Floor Conference Room, Municipal Service Center
1100 Wright Street, Marquette

Call to Order: A regular meeting of the City of Marquette Brownfield Redevelopment Authority was held in the Second Floor Conference Room of the Municipal Service Center, 1100 Wright Street, Marquette on September 17, 2025. The meeting was convened at 1:05 p.m.

Roll Call:

Present: Chair Callie New, Vice Chair Robert Kulisheck, David Allen, Doug Davis, City/MBRA Treasurer Terra Bahrman. Excused: Matt Tuccini, Patrick Pecor

Also in Attendance: MBRA Executive Director Sheri Davie, MBRA City Liaison Sean Hobbins, MBRA Consultant Mac McClelland, Mark Paupore and Ryan Harma, Veridea, and representatives of 401 W. Washington (virtual), Stosh Wasik, Brian VanBeveren and Kirk Perschbacher, Fishbeck.

Approval of the Agenda:

Motion: Moved by Davis, seconded by Allen to approve the agenda of the September 17, 2025 meeting. Motion carried unanimously.

Announcements: None.

Public Comment: Cindy Sandeschafer, Marquette resident on Magnetic Street, commented that she was interested in the plans for the former hospital property, especially with respect to traffic and College Avenue. She noted that traffic has increased significantly on Magnetic Street since College Avenue has been closed and would like to understand the future development plans.

1. Approval of Minutes:

Motion: Moved by Allen, seconded by Davis to approve the minutes of the July 16, 2025 meeting. Motion carried unanimously.

Officer Reports:

2. Treasurer

a. **Financial Report – July and August 2025.** Treasurer Bahrman reviewed the MBRA Financial Reports for July and August 2025. Received and filed.

3. **Executive Director:** Executive Director Davie noted meetings and communications.

Other Reports:

4. Project Updates

McClelland noted that most of the activity has been focused on the two projects that will be considered under new business: 401 W. Washington and the Former Hospital Redevelopment.

Unfinished Business - None

New Business:

5. 401 W. Washington

There are two items for consideration by the Authority: Approval of the Act 381 Work Plan and the Development and Reimbursement Agreement.

- a. **Act 381 Work Plan:** The Act 381 Work Plan for the 401 W. Washington Brownfield project that must be submitted by the Authority to the Michigan State Housing Development Authority (MSHDA) for consideration of State tax capture was reviewed. The Act 381 Work Plan is consistent with the 401 W. Washington Brownfield Plan and prepared in accordance with the MSHDA required format.

Motion: Moved by Davis, seconded by Allen to approve the 401 W. Washington Act 381 Work Plan for submittal to MSHDA for State tax capture approval. Motion carried unanimously.

- b. **Development and Reimbursement Agreement:** The draft Development and Reimbursement Agreement between the MBRA and 401 W. Washington LLC for the implementation of the 401 W. Washington project. The Agreement is consistent with the MBRA format. McClelland noted that the development team had submitted comments on the Agreement. The attorneys raised a couple of points that McClelland will clarify. Any major changes will be brought back to the MBRA.

Motion: Moved by Allen, seconded by Davis to approve the Development and Reimbursement Agreement between the MBRA and 401 W. Washington LLC under the 401 W. Washington Brownfield Plan, with final approval as to substance by the MBRA Executive Director and as to form by the MBRA Attorney. Motion carried unanimously.

6. Former Hospital Redevelopment

Sean Hobbins introduced the discussions that have been underway regarding the former hospital redevelopment to adjust the budget from the original Brownfield Plan that focused on abatement and demolition that were funded by State grants to underground and integrated parking as Brownfield Eligible Activities. The Brownfield TIF support to reimburse the extraordinary costs of underground and integrated parking provides for density that meets the City Master Plan and project economics. Without Brownfield support, there would be significant surface parking and substantially less development, investment, and resultant property taxes. Mark Paupore stated that he appreciated the support of the Authority and the City and is available to answer any questions. He encouraged members to contact him or other Veridea staff at any time. Veridea held a public meeting recently and anticipates more public meetings in the future as plans progress. The proposed Brownfield Plan Amendment reduced the line items for abatement and demolition and increases the line item for underground and integrated parking, along with a proposed investment in a community park on the property and infrastructure improvements at a budget less than the original Brownfield Plan.

Motion: Moved by Allen, seconded by Davis to approve the Brownfield Plan Amendment for the Former Hospital Redevelopment and recommend approval to the City Commission. Director Allen noted that this is a great opportunity to increase density, redevelop a vacant site in the heart of town, and increase revenue. Chair New commented favorably on the enhanced walkability. Motion carried unanimously.

7. Chipp LBRF Request

During the discussion of the Chipp Brownfield Project Application, the Developers requested and the MBRA approved an allocation of up to \$17,000 for pre-development costs of a Phase I Environmental Site Assessment, Pre-Demolition Survey for lead paint and asbestos, and Brownfield Plan preparation. Subsequently, asbestos abatement expenses were higher than anticipated and costs have exceeded the original allocation. The developers requested an additional allocation of up to \$6,000 to cover these

expenses. All invoices were provided in a summary spreadsheet, with back up documentation. Two options were provided to provide the additional funding or approve invoices up to the original allocation. ***Motion:*** Moved by Davis, seconded by Allen to allocate an additional \$6,500 from the LBRF and approve the Developer invoices for design and abatement totaling \$8,250 and the MCS invoice for \$510.00. Motion carried unanimously.

8. Founders Landing Long-Term Maintenance Fund Request

The Development and Reimbursement Agreement for Founders Landing provided for the establishment of a long-term maintenance fund for the Marquette Place parking facility and for the Seawall/Boardwalk and Baraga Street of up to \$25,300 each (\$50,600 total) per year up to a total of \$455,400 each (\$910,800 total). Landing Development Group II has submitted invoices in an amount of \$30,740.16 with documentation, primarily for replacement of the garage door.

Motion: Moved by Allen, seconded by Davis to approve \$30,740.16 of Eligible Activity Expenses from the Long-Term Maintenance Fund for Founders Landing. Motion carried unanimously.

9. Vault Marquette Brownfield Eligible Activity Invoice Review

Brownfield TIF revenues have been generated by the Vault, due to the uncapping of taxable value upon sale. The MBRA authorized an allocation from the LBRF to support pre-development costs, including up to \$50,000 for a parking consultant and \$35,000 for Brownfield consulting services to facilitate the Reimbursement, Parking Development, Brownfield Reimbursement, and Operating Agreements. Based on the absence of Brownfield Eligible Activity invoices up to this point, \$49,673.72 in local taxes was repaid to the LBRF. The initial proposed arrangement was to repay the LBRF with Parking Deck Bond proceeds and TIF revenues would repay the bond expenses and there is not an explicit arrangement to repay the LBRF directly from TIF revenues in the Reimbursement Agreement. Initial invoices have been submitted by the Vault for reimbursable Brownfield Eligible Activity expenses. As a result, adjustments are necessary to make a journal entry to reverse the LBRF allocation, approve the long-term Eligible Activity expenses, and authorize payment. The Act 381 Work Plan has not yet been approved, so any payment must be made from local taxes. Three motions are recommended.

Motion: Moved by Davis, seconded by Allen to authorize the Journal Entry of \$49,673.72 from the LBRF to Development Reimbursement in Fund 232 Vault Marquette.

Motion: Moved by Allen, seconded by Davis to approve \$120,060 for Brownfield Eligible Activities as submitted by Marquette Vault, LLC as a long-term obligation.

Motion: Moved by Kulisheck, seconded by Allen to authorize the Treasurer to reimburse Marquette Vault, LLC in the amount of \$50,000 minus consulting expenses for Local TIF revenues.

10. Invoice approval

a. Founders Landing FY '10 CIP Bond Debt Service Payment

Motion: Moved by Davis, seconded by Kulisheck to approve the Founders Landing FY '10 Bond Debt Service Payment in the amount of \$69,725.00

b. Founders Landing RZB Bond Debt Service Payment

Motion: Moved by Kulisheck, seconded by Davis to approve the Founders Landing RZFB Bond Debt Service Payment in the amount of \$29,500.00

c. Cliffs Dow – TriMedia Groundwater Monitoring

Motion: Moved by Kulisheck, seconded by Davis to approve the Cliffs Down TriMedia Groundwater Monitoring invoice in the amount of \$1,718,75

Public Comment: Ms. Sandeschaefter commented that she was glad she took the time to come to the meeting and hear about the former hospital project. Mark Paupore, Veridea, thanked the Authority for their on-going support.

Chair Comments: None

Staff Liaison Comments: None

Adjournment: The meeting was adjourned at 2:10 p.m.

Respectfully submitted by

Matt Tuccini, Secretary
City of Marquette Brownfield Redevelopment Authority

Date approved