



**City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of September 22, 2022**

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, September 22, 2022 at 8:07 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:07 a.m.
Present were Chair Allen, Vice Chair Smith, Secretary Tuccini and Directors New, Kulisheck, and Irby and City Treasurer Terra Bahrman. MBRA Executive Director Sheri Davie was in attendance along with Sean Hobbins MBRA City Liaison and MBRA Consultant Mac McClelland attended on Zoom. Public guests were Nicole Gregory, (Customs House); Chris Germain, (LSCP); David Nygard (NMU Foundation) a reporter from TV 6, and Joe Constance.
2. Agenda Approval: MOTION by Director Irby, second by Vice-Chair Smith to approve the agenda. Motion carried unanimously.
3. Consent Agenda
 - a. Approval of the Meeting Minutes - August 18, 2022. Dr. Kulischeck noted a misspelling of his name. MOTION by Vice-Chair Smith, second by Secretary Tuccini to approve the minutes of the August 18, 2022 meeting as corrected. Motion carried unanimously.
4. Treasurers Report
 - a. Financial Report – MBRA Treasurer Terra Bahrman provided a review of the financials for August 2022. Report was accepted and placed on file.
5. Public Comments – None
6. Announcements by the Chair – Chair Allen expressed his wish to postpone payment of the Cliffs Dow reimbursement to the city until a copy of the environmental report and/or presentation update is presented to the MBRA Board.
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. She also noted a recent meeting sponsored by the Urban Land Institute, a national organization focused on land use, environment, and development. The meetings are scheduled quarterly and include representatives of EGLE and MEDC.
8. Project Updates
 - a. Ore Dock –Mac reported on the Revitalization and Placemaking (RAP) Grant to Ore Dock Brewing which will allow for a significant expansion to their operations, including the development of additional space and improvements to the adjacent open space. Brownfield TIF will support asbestos abatement and demolition, site preparation and infrastructure improvements. With the

RAP grant support, overall project investment will increase from the original proposal, generating additional TIF revenue and reducing the reimbursement period.

- b. *Founders Landing* - Two Marquette Place is complete. Three Marquette Place is anticipated to begin in Spring 2023. Pier redevelopment is nearing completion. Townhouses are continuing construction with anticipated completion date in Spring 2023.
- c. *Former Hospital* – Discussions are continuing for securing and implementing State funding, including a Community Development Block Grant (CDBG) and Blight Elimination allocation, that will contribute significant funding for asbestos abatement and demolition. Dave Nyberg, NMU Foundation representative, noted that they are working through the process to align resources for the project. He expressed appreciation for the support of this project by members of the Brownfield Authority and City representatives.
- d. *Vault Marquette* - Mac noted that the Work Plan #1 under the EGLE Brownfield Grant/Loan for continued environmental investigation and pre-demolition survey for selective demolition of the State Savings bank building was submitted for review and approval. Vault Marquette is finalizing review of the Development Agreement with counsel and financial institutions with anticipated approval in October. Discussion with MEDC on the Act 381 Work Plan that has been prepared and submitted will be reinitiated. Mac noted that the Operating Agreement will be coming forward next month. Director New asked whether the RAP grant funding was a one-time funding. Mac noted it was a one-time grant made possible by the American Rescue Plan Act (ARPA) funds.
- e. *North Coast* – Funding for a Phase I and Phase II Environmental Site Assessment, Baseline Environmental Assessment, and Due Care Plan was approved through the EGLE Brownfield Assessment program. EGLE contracts directly with an environmental consultant to conduct the environmental assessment on behalf of North Coast for property north of the City Cliffs Dow property. Director Irby asked whether there was consideration in the project for residential development. Mac understands the project will include a residential component.

9. Unfinished Business - None

10. New Business

a. Invoice Approval

- (i) *Founders* – CIP/RZBF Bond Payments - MOTION by Vice-Chair Smith, second by Secretary Tuccini to authorize payment in the amount of \$95,300 for the Founders Landing Capital Improvement Program (CIP) Bond for the Seawall/Boardwalk and Recovery Zone Facility Bond (RZFB) for Site Preparation. Motion carried.
- (ii) *Founders* – Pier Design and Construction – MOTION by Director Irby, second by Director New to approve payment in the amount of \$365,878.70 for the Founders Landing - Pier Development to be paid with bond proceeds. Bond payments will be reimbursed through Brownfield TIF. Motion carried.
- (iii) *Liberty Way* – Lincoln/Washington Streets Bond Payment – MOTION by Director Irby, second by Vice Chair Smith, to approve payment in the amount of \$35,822.50 for payment of the bond for street improvements on the Liberty Way Project. Motion carried.
- (iv) *DLP-Bond Fee/Whetstone Creek Monitoring* – Moved by Director New, second by Vice-Chair Smith, to approve payment in the amount of \$5,075.00 for the administrative fee for the DLP Bond and monitoring of the Whetstone Creek as required by the Department

of the Interior. Motion carried. MBRA Treasurer Terra Bahrman noted that this was the final payment for Whetstone Creek monitoring.

(v) Cliffs Dow – Environmental Monitoring/Assessment – Chair Allen noted that he would be voting against payment of these invoices until a report was presented to the MBRA Board. Brownfield City Liaison Sean Hobbins noted that there were issues of attorney-client privilege that have prevented the presentation to date. MBRA Treasurer and MBRA Ex-Officio Board Member Terra Bahrman noted that the expenses are long-term obligations payable by Brownfield TIF over time. Director Irby expressed his concern about not paying the bill and asked the MBRA Liaison when we might have a report. Sean Hobbins noted that a report should be available in the near future. Director Kulischek asked for more background on the situation which was explained by the Chair. Director Smith asked what would happen if we waited 30 days for receipt of the information and to still meet the obligation of the City. Treasurer Bahrman noted that this item is presented to meet governmental accounting standards prior to the end of the fiscal year of September 30 to be recorded as a long term obligation under the Brownfield Authority budget. MOTION by Director New to approve the payment. Motion died for lack of a second. MOTION by Director Kulischek to table the item until the next meeting of the MBRA. The motion was seconded by Director Irby. Motion carried.

(vi) Vault – WGI – MOTION by Secretary Tuccini, second by Director New to approve payment in the amount of \$400.00 for consulting work by WGI Consulting under the Vault Marquette Project. Motion carried.

(vii) Mac Consulting Service, LLC Invoices – MOTION by Director Irby, second by Secretary Tuccini to approve payment in the amount of \$3,210.00 for consulting services provided to the MBRA for July – August 2022. Motion carried.

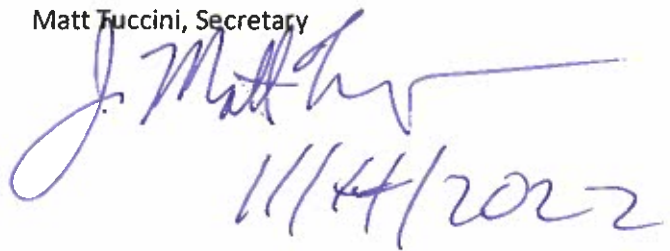
11. Public Comment – Joe Constance complimented the board on a good meeting with lots of dialogue and deliberation. Nicole Gregory of Customs House and David Nyberg were also recognized.

12. Comments from the Board Members – None.

Motion by Director Kulischek to adjourn. Board adjourned at 9:20 a.m.

Respectfully submitted.

Matt Tuccini, Secretary



11/14/2022