City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of September 23, 2021

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, September 23, 2021 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:05 a.m.

2. Roll Call -- Present were Chair Allen, Vice-Chair Beranek and Directors Smith and Irby. Excused were board members, Tuccini and New. 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 Director Irby, second by Director Smith to approve the agenda. Motion carried unanimously.

4. Consent Agenda
   a. Approval of the Minutes of the Meeting of August 26, 2021.
   Moved by Director Smith, second by Director Irby to approve the Minutes of the August 26, 2021 meeting with a correction noted by Vice-Chair Beranek, notably recognizing Rob Beranek as Vice-Chair, and Matt Tuccini as Secretary. in the previous Minutes. Motion carried unanimously.

5. Treasurers Report
City Treasurer, Terra Bahrman, provided an overview of the budget A correction was noted to the administrative fund which will be corrected by the Treasurer.

6. Public Comments - None.

7. Announcements by the Chair – The Chair commented on the opportunities that the Revolving Loan Fund will provide. He noted that a proposed work session with the City Commission should provide the opportunity to discuss what the mission of the brownfield fund is and the intent of the statute. He commented on the positive meeting of the "Parking Group" that has been established to hire a parking consultant firm and interact with the process on behalf of the DDA and the MBRA.

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. She noted that Dennis Stachewicz has asked to come to the MBRA upon receipt of the latest sampling data on Cliffs-Dow property when the environmental report is received by him.

Mac McClelland noted there was discussion at the City Commission level regarding the LBRF. He noted that, up to this point, the LBRF has been reserved for potential expenses at the Cliffs-Dow property. However, expenses now appear to be limited to monitoring, and additional revenues from Founders Landing, Liberty Way, and DLP will increase the available resources. There are priority sites in the City, including Cliffs Dow, the former hospital, and the power plants, as well as workforce housing where the LBRF resources would be important. In addition, the City's Capital Improvement Program may also identify opportunities for the LBRF. A key factor to consider is that City contributions to the LBRF leverage State and other local funding in a 3:1 ratio. In addition, determinations must be made as to whether the LBFR should be used as a grant or as a loan that can be repaid through Brownfield TIF. Vice-Chair Beranek noted that the revolving loan fund could be important seed money for development of new projects.

9. Project Updates
   a. Founders Landing – Barry Polzin reported on the status of the various Founders Landing projects. He noted that Two Marquette Place is on schedule with an anticipated March 1st for move-in dates. He noted that the Pier project is underway. He noted that there is a 50-person waiting list for One Marquette Place. In addition, the townhouses are anticipated to take eight months for construction and are selling well.

10. Unfinished Business – None.

11. New Business
    a. Founders Landing – Pier Redevelopment
       i. Amended Bond Resolution – Mac McClelland noted that the original MBRA resolution was passed in 2019, but significant work was necessary to secure the state and federal permits. In addition, the City/MBRA financial consultant is recommending a revised structure for the bonds with a revised resolution for consideration by the MBRA. Motion by Vice-Chair Beranek, second by Director Irby to approve the Amendment to Resolution Authorizing tax Increment Bonds, Series 2019 (Limited Tax General Obligation) for the Pier Redevelopment. Motion carried unanimously.
    b. Vault Marquette
       i. Parking Consultant Recommendation – Mac McClelland discussed process for selecting a parking consultant to represent the public partners in the design, development, construction, financing and operations for the public parking facility as part of the Vault Marquette project. Statements of Qualifications were submitted by four firms. the Vault Parking Group, including representatives of the DDA, MBRA, City and Developers scored and evaluated the SOQs and recommended WGI (Carl Walker, Inc.) for contract

award. Moved by Director Irby, second by Director Smith to authorize the Chair to sign a contract with WGI to represent the public partners for the Vault Marquette public parking facility, subject to approval as to substance by the MBRA Director and as to form by the MBRA Attorney. Motion carried.

c. Founders Landing CIP/RZFB Bond Invoices – Moved by Vice-Chair Beranek, second by Director Smith to approve payment in the amount of $91,325.00 to Huntington Bank for debt service principal and interest for the Founders Landing FY 2010 CIP and RZFB Bonds. Motion carried.
d. DLP MSC Bond Invoice – Moved by Director Smith, second by Vice-Chair Beranek to approve an invoice in the amount of $500.00 to Huntington Bank for the Municipal Services Center Bond Administrative Fee. Motion carried.
e. DLP – USGS Whetstone Creek Monitoring Invoice – Moved by Director Irby, second by Vice-Chair Beranek to approve the payment to the U.S. Geological Survey for Whetstone Creek monitoring under the DLP Brownfield Plan. Motion carried.
f. Mac Consulting Services Invoices – Moved by Director Smith, second by Director Irby to approve invoices in the amount of $6,832.36 to Mac Consulting Services, LLC for consulting work from June 1-August 31, 2021. Motion carried.

12. Public Comments - None

13. Comments from Brownfield Directors - Vice-Chair Beranek announced that he will be moving to Indiana within the next 60 days. He noted that it has been personally rewarding to serve on the Brownfield board. He shared that he thinks the revolving loan fund is important in helping to support brownfield projects.

Director Smith made a motion to adjourn.

Meeting adjourned at 9:15 a.m.

Respectfully submitted.

Matt Tuccini, Secretary