

City of Marquette Brownfield Redevelopment Authority Meeting Minutes

Wednesday, October 15, 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 October 15, 2025. The meeting was convened at 1:10 p.m.

Roll Call:

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

Motion: Moved by Davis, seconded by Allen to excuse Director Tuccini. Motion carried unanimously.

Also in Attendance: MBRA Executive Director Sheri Davie, MBRA City Liaison Sean Hobbins, MBRA Consultant Mac McClelland (by phone).

Approval of the Agenda:

Motion: Moved by Kulisheck, seconded by Allen to add under New Business as Item e. Founders Landing Bond Payments and approve the amended agenda of the October 15, 2025 meeting. Motion carried unanimously.

Announcements: None.

Public Comment: None

1. Approval of Minutes:

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

Officer Reports:

2. Treasurer

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

b. FY '26 Proposed Brownfield TIF Reimbursement. Treasurer Bahrman reviewed the proposed TIF reimbursement to Brownfield project developers for FY'26, based on Brownfield TIF revenues and in accordance with the Development and Reimbursement Agreement.

Motion: Moved by Allen, seconded by Kulisheck to authorize distribution of Brownfield TIF Revenue for the MBRA Brownfield projects in the amounts shown on the attached recommendation. Motion carried unanimously.

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

Other Reports: None

4. Project Updates

McClelland noted that most of the activity has been focused on 401 W. Washington and the Former Hospital Redevelopment.

Unfinished Business - None

New Business:

- 5. **Former MGH Brownfield Plan Amendment Ratification.** In the review by the City Attorney of the Former Hospital Redevelopment Brownfield Plan Amendment for consideration by the City Commission, there were some clarifications and revisions in the language regarding the estimated reimbursement period. The City Attorney has requested that the MBRA ratify the revised language in the attached markup version of the Brownfield Plan Amendment.

Motion: Moved by Davis, seconded by Allen to ratify the language changes in the Former Hospital Redevelopment Brownfield Plan Amendment. Motion carried unanimously.

6. Invoice approval

- a. **Founders Landing Pier Redevelopment and Baraga Street Bond Debt Service Payment**

Motion: Moved by Allen, seconded by Davis to approve the Founders Landing Pier Redevelopment and Baraga Street Bond Debt Service Payment in the amount of \$100,065.63. Motion carried unanimously.

- b. **DLP MSC, Street Improvement, McClelland Avenue Bond Interest Payment**

Motion: Moved by Allen, seconded by Davis to approve the DLP MSC, Street Improvement, McClelland Avenue Bond Interest Payment in the amount of \$506,266.25. Motion carried unanimously.

- c. **Cliffs Dow – TriMedia Groundwater Monitoring**

Motion: Moved by Davis, seconded by Pecor to approve the Cliffs Down TriMedia Groundwater Monitoring invoice in the amount of \$218.75. Motion carried unanimously.

- d. **Mac Consulting Service Brownfield Invoices**

Motion: Moved by Davis, seconded by Kulisheck to approve the Mac Consulting Service invoices in the amount of \$10,251.60. Motion carried unanimously.

- e. **Founders Landing Capital Improvement Plan (CIP) and Recovery Zone Facility Bond (RZFB) Bond Payments.**

Motion: Moved by Allen, seconded by Pecor to approve the Founders Landing Capital Improvement Plan (CIP) and Recovery Zone Facility Bond (RZFB) Paying Agent Fees in the amount of \$600.00. Motion carried unanimously.

Public Comment: None

Chair Comments: None

Staff Liaison Comments: None

Adjournment: The meeting was adjourned at 1:25 p.m.

Respectfully submitted by


 Matt Tuccini, Secretary
 City of Marquette Brownfield Redevelopment Authority


 Date approved