City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of October 21, 2021

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, October 21, 2021 at 8:04 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:04 a.m.

2. Roll Call -- Present were Chair Allen, Secretary Tuccini and Directors Smith and Irby. Excused were board members, Beranek 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 September 23, 2021.
   Moved by Director Smith, second by Secretary Tuccini to approve the Minutes of the September 23, 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, noting that there would be a few additional items before wrapping up the fiscal year but that there appears to be adequate funding and budget available to absorb these activities in FY '21.

6. Public Comments - None.

7. Announcements by the Chair – None

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. <u>Project Updates</u>

a. Founders Landing –Pier Development – Mac provided an update on the municipal pier development funds. Director Irby inquired about the evolution of the pier as part of the Founders Landing Group. Mac noted that the marina/pier was part of the initial development plan.

b. Vault Marquette – Parking Consultant – Mac McClellen noted that a meeting of the parking consultant group consisting of representatives of the City, DDA, WGI(Walker Group), the Executive Director of MBRA and he will take place the following week. The intent is to begin the process of outlining details and anticipated information beneficial to the project.

10. <u>Unfinished Business</u> – None.

11. New Business

a. 2021 TIF Reimbursement Allocations – Moved by Director Irby, second by Director Smith to approve the recommended TIF Reimbursement in the amounts shown on the attached recommendation with the exception of Founders Landing. Motion carried.
Moved by Secretary Tuccini, second by Director Smith to approve payment of the Parking Deck Debt Obligation and the LBRF capture obligation. The Pier Redevelopment Bonds will be added in FY '22. Motion carried.

b. City Commission/MBRA Meeting
Discussion took place on the proposed work session with the City Commission. The intent of the work session is to better inform the Commission about the work of the MBRA, potential projects and opportunities presented by the Local Brownfield Revolving Fund. With the LBRF funds coming to fruition as a result of DLP and other projects, the funding may be helpful in other city projects. Mac provided an overview of the presentation and noted that Chair, David Allen, Executive Director, Sheri Davie, and he will be at the joint meeting to address questions.
The Chair noted that this is a great opportunity to work with the city on projects.

c. Former Marquette General Hospital

i. LBRF Request

Steve Arwood, Strategic Initiatives Advisor of Invest UP and David Nyberg, Executive Director of the Northern Michigan University Foundation presented an application seeking funding from the Local Brownfield Revolving Fund for environmental costs for a projected reuse of the former Marquette General Hospital. They noted that Veridea has provided much of their earlier records and have been very helpful in the process. Next steps after the due diligence would be to look for a for profit, private investor. They anticipate the multi-phase project would take place over 5-7 years and would be a transformative project with a positive effect on the city. Moved by Director Smith, second by Director Irby to approve the allocation of up to $52,000 from the Local Brownfield Revolving Fund to the Northern Michigan University Foundation for Environmental Due Diligence, pre-demolition Surveys, UST Registration and Closure and Surveying Services directly related to Brownfield Eligible Activities and authorize the Chair to sign an LBRF

Agreement between NMUF and the MBRA, with approval as to substance by the MBRA Executive Director and City Manager and as to form by the MBRA and City Attorney. Motion carried.

d. Vault Marquette – Reimbursement Agreement

Moved by Director Irby, second by Secretary Tuccini to approve the Reimbursement Agreement between the Braveworks, Inc., the City of Marquette and the MBRA under the Vault Marquette Brownfield Plan, with approval as to substance by the MBRA Executive Director and the City Manager and as to form by the MBRA and City Attorney. Motion carried.

e. MBRA Schedule of Meetings for 2022

The Executive Director presented a tentative schedule for meeting dates for 2022. The meetings would continue to be the third Thursday of each month, unless otherwise noted. Moved by Secretary Tuccini, second by Director Smith to approve the schedule as presented. Motion carried.

Under the 2021 meeting calendar, November is tentatively scheduled. Motion by Director Smith, second by Secretary Tuccini to schedule a November, 18, 2021 meeting. Motion carried.

f. Liberty Way – Incredible Bank Invoice: Infrastructure Principal and Interest

Moved by Director Irby, second by Director Smith to approve payment in the amount of $36,233.75 for the Liberty Way Infrastructure Bonds. Motion carried.

g. DLP – Bond Issues. Admin Fee, MSC, and McClellan Avenue -Moved by Secretary Tuccini, second by Director Irby to approve payment in the amount of $558,652.50. Motion carried.

h. Founders Landing – City CIP Bond, Baraga Avenue Extension – moved by Director Smith, second by Secretary Tuccini, to approve payment in the amount of $12,900.00. Motion carried.

fi Mac Consulting Services Invoices – Moved by Secretary Tuccini, second by Director Irby to approve invoices in the amount of $6,279.08 to Mac Consulting Services, LLC for consulting work through September 30, 2021. Motion carried.

12. Public Comments - None

13. <u>Comments from Brownfield Directors</u> -

Secretary Tuccini commented that the proposed project is very exciting and "that's why we are here". Director Smith noted that this project is a good step forward. Director Irby commented that while this will be a challenging project and the community will be looking at us.

Director Smith made a motion to adjourn.

Meeting adjourned at 9:25 a.m.

Respectfully submitted.

Matt Tuccini, Secretary