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City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of October 25, 2023

Members of the City of Marquette Brownfield Redevelopment Authority met on Wednesday, October 25, 2023 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair Jerry Irby at 8:25 a.m. Present were Chair Jerry Irby; Vice-Chair Robert Kulisheck; Secretary Matt Tuccini, and Directors Callie New , James Rankin, and Doug Davis. City Treasurer Terra Bahrman was in attendance along with the MBRA Executive Director Sheri Davie; MBRA City Liaison Sean Hobbins, and MBRA Consultant Mac McClelland via Zoom.

   Newly appointed board members, James Rankin and Doug Davis introduced themselves and provided a brief background of their history.

2. Agenda Approval: -MOTION by Secretary Tuccini, second by Director New to approve the agenda as presented. Motion carried unanimously.

3. Consent Agenda
   a. Approval of the Meeting Minutes – August 17, 2023. MOTION by Secretary Tuccini, second by Director New to approve the Minutes of the August 17, 2023 meeting. Motion carried unanimously.

4. Treasurers Report
   a. Treasurer Bahrman provided an update on the Financial Reports as of August 31, 2023 and September 30, 2023. Reports were accepted and placed on file.

5. Public Comments – None.

6. Announcements by the Chair – Chair Irby welcomed the two new board members to the board and noted how nice it was to have six board members on the MBRA.

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 regarding current projects. She noted her communication with the new board members and that she had some conversations with two individuals interested in learning about the MSHDA opportunity for housing development.

8. Project Updates
   Vice Chair Kulisheck asked Sean Hobbins about an update on the proposed VA replacement hospital. Mr. Hobbins noted that negotiations are still on-going with the state on where they will relocate the facility. Mac provided the update as presented in item 8a of the packet.

Additions to the items included the following:

Dave Nygard informed the board of the selection of the Adamo Group of Detroit for the demolition of the old hospital. He noted that they not only came in with the lowest bid but also have plans to recycle or reuse 90% of the demolition items. They have already been in touch with 15 local non-profits for reuse of items.

As a result of the RAP grant received by the Ore Dock, the overall project expanded significantly that will generate additional revenues and reimburse the Eligible Activities more quickly.

The Vault received a RAP grant in the most recent round that will provide significant support to renovation of the State Savings Bank. Mac noted that that EGLE Brownfield Grant and Loan will cover environmental response activity, asbsestos, and selective demolition expenses. A vapor intrusion investigation is underway at the site to determine whether there is a need for vapor mitigation – early results do not indicate vapor intrusion. Jen Julien, Vault developer noted the prime entrance is now proposed for midway down Washington Street that will allow for greater ADA access and traffic flow.

9. Unfinished Business -LBRF Policy Revision -The board discussed the policy revision included in the packet. Mac provided information on what the impact of the new MSHDA legislation my have on brownfield use of funds. The Board discussed the interest in providing the most flexibility in determining allocations among types of projects. He noted that he would bring back a new final version to the board.

10. New Business
    a. HRS Recommendation – Mac provided background on the HRS Townhomes as part of the Founder Landing Brownfield Plan. He noted that the Reimbursement Agreement had not been executed despite numerous contacts by the Authority. Because there is no executed Reimbursement Agreement, the developer is not entitled to reimbursement of Brownfield Eligible Activities and no Brownfield TIF reimbursement has been recommended. The developer has not met the terms of the Agreement and future Brownfield TIF reimbursement does not appear to be appropriate. MOTION by Director Rankin, second by Director Davis to rescind any and all approval for Brownfield Eligible Activity budget allocations under the Founders Landing Brownfield Plan for Parcel #2A to HRS Founders Landing, LLC and allocate available Bronfield TIF revenues in accordance with the Development and Reimbursement Agreement with Landing Development Group II, LLC. The Executive Director was asked to send a letter to HRS Founders Landing LLC informing them of the MBRA action. Motion carried.

    b. 2023 Brownfield TIF Reimbursement – MOTION by Director New, second by Secretary Tuccini to approve the TIF Reimbursements as presented. Motion carried

    c. Vault Marquette Development Agreement Deadline Extension – Mac discussed the process outlined in the Vault Marquette Development Agreement for the Pre-Development Period to provide design, financing, and construction detail for the public parking facility, which was anticipated to be the first phase of the Vault Marquette project within a certain timeframe.

With the change in phasing to begin with the State Saving Bank redevelopment, there is a need for the an extension of the Pre-Development Period under the mutual consent provision. MOTION by Director New, second by Secretary Tuccini, to authorize an extension of the Pre-Development Period for two years to December 31, 2025 under Section 2.5(d)(i) of the Development Agreement between Marquette Vault, LC, the City of Marquette and the City of Marquette Brownfield Redevelopment Authority and authorized the Chair to sign the extension in a form approved by the MBRA Executive Director and the City Attorney. MOTION by Director New, second by Secretary Tuccini to authorized the extension as noted. Motion carried.

c. Invoice Approvals
   i. Founders Landing – Bond Principal and Interest Payments, Pier Expenses. MOTION by Secretary Tuccini, second by Vice-Chair Kulisheck to approve payment in the amount of $203,387.77. Motion carried.
   ii. DLP – MSC Infrastructure McClellan Avenue Bond Interest Payments, Admin. Fee, Whetstone. MOTION by Vice-Chair Kulisheck, second by Secretary Tuccini to approve payment in the amount of $539,467.25. Motion carried.
   iii. Liberty Way – Final Bond payment Lincoln Washington Intersection – MOTION by Secretary Tuccini, second by Vice-Chair Kulisheck to approve the payment in the amount of $35,411.25. Motion carried.
   iv. State Brownfield Fund – MOTION by Director Rankin, second by Secretary Tuccini to approve payment in the amount of $91,517.00 to the State Brownfield Fund. Motion carried.
   v. Mac Consulting Service – MOTION by Director Rankin, second by Secretary Tuccini to approve payment in the amount of $4,830.00 to Mac Consulting Service. Motion carried.

d. Mac presented a mini-workshop on information about the new MSHDA Brownfield funding program.

11. Public Comments - None

12. Comments from Brownfield Directors - None.

Meeting adjourned at 10:10 a.m.

Respectfully submitted.

Matt Tuccini, Secretary