City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of November 4, 2022

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, November 4, 2022 at 8:00 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:00 a.m. Present were Chair Allen, Vice Chair Smith, Secretary Tuccini and Directors Kulisheck and Irby and City Treasurer Terra Bahrman. Director New was absent (excused). MBRA Executive Director Sheri Davie was in attendance along with MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland attended on Zoom. A reporter from TV 6 was the only public in attendance.

2. Agenda Approval: MOTION by Vice-Chair Smith, second by Director Irby to approve the agenda. Motion carried unanimously.

3. Consent Agenda
   a. Approval of the Meeting Minutes – September 22, 2022. MOTION by Vice-Chair Smith, second by Secretary Tuccini to approve the minutes of the September 22, 2022 meeting as corrected. Motion carried unanimously.

4. Treasurers Report
   a. Financial Report – MBRA Treasurer Terra Bahrman provided a review of the financials for September 2022. Report was accepted and placed on file.

5. Public Comments – None

6. Announcements by the Chair – Chair Allen noted that the Cliffs-Dow Report is available and can be obtained through the Executive Director of MBRA if members wish to review it. He responded to several questions from MBRA board members regarding the plume and noted that continuing monitoring is on-going to determine its origin.

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 noted her participation in the MEDC Redevelopment Ready Community Resiliency Task Force for the City of Marquette.

8. Project Updates
   a. *Ore Dock* – No update.
   b. *Founders Landing* – No update.
   c. *Former Hospital* –Dave Nyberg was present to answer any questions the board might have on the project. Efforts are underway for an Environmental Review under federal law, including a Section 106 SHPO Review, under the requirements for a CDBG grant. Procurement of an asbestos

abatement and demolition contractor has been initiated, with review by MEDC staff. Target date for the Michigan Strategic Fund approval is February 28, 2023, with work beginning shortly after. Mac is working with them with an application targeted for February 2023.

d. *Vault Marquette* – Comments on 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 were received and revisions are being made in response to the comments. Vault Marquette has provided their comments on the Development Agreement which is under review with Brownfield and City Staff and the City Attorney. The final version is anticipated to b presented to the MBRA and City Commission in December.

9. Unfinished Business
   a. *Cliffs Dow* – MOTION by Director Irby, second by Director Smith to bring the tabled item back for consideration. Motion carried. Discussion took place on the background and history of the Cliffs Dow costs incurred by TriMedia and reimbursed by the MBRA for the federally-mandated tests on the Cliffs Dow property. Chair Allen noted that he was satisfied that access to the report will satisfy the request to approve the payments. MOTION by Director Irby, second by Vice-Chair Smith to approve the Cliffs Dow monitoring, assessment and reporting expenses for the period September 1, 2019, to July 18, 2022 in the amount of $300,970.81 as a long-term obligation with reimbursement from Brownfield TIF under the Cliffs Dow Brownfield Plan and the process for invoice review and documentation for future expenses and reports of the Cliffs Dow monitoring, investigation and reporting. Motion carried.

10. New Business
   a. *Brownfield TIF Distribution*

      Mac acknowledged the excellent job that Terra Bahrman does in the preparation of the proposed Brownfield TIF distribution calculations. Mac and Terra presented their recommendations on the TIF payments on the various MBRA projects. There are two primary complications with the Brownfield TIF allocations: (1) the Marquette Place development on Parcel #3B is generating adequate revenue to meet the Parking Deck Debt Obligation but not for the share of the Pier Development Bond and; (2) there are deferred reimbursements for the LBRF for previous Founders expenditures ($46,600) and an allocation to Marquette Opportunity, LLC (Fairfield Inn) last year ($55,000) to make up for a shortfall in revenues for Founders Landing. The MBRA board reviewed the two scenarios and selected Scenario 1 which included repayment of the deferred LBRF Expenses and LBRF Loan. MOTION by Director Kulischeck, second by Vice-Chair Smith to authorize disbursement of Brownfield TIF Revenues for the MBRA Brownfield projects in the amounts shown on the attached recommendation with consideration of Scenario 1 for Founders Landing. Motion carried.

   b. *Cliffs Dow* – City EPA Brownfields Cleanup Grant Application. Mac informed the Board of the City's application for an EPA Brownfield Cleanup Grant for the former Cliffs Dow site and requested approval of a resolution of support that would strengthen the application. MOTION by Vice-Chair Smith, second by Secretary Tuccini to support the resolution. Motion carried.

c. *Ore Dock Development and reimbursement Agreement* – Mac noted that changes recommended by the City Attorney have been included and pending approval by the MBRA, the Revised Development and Reimbursement Agreement for the Ore Dock Beer Garden will be sent to the city in November. Moved by Director Irby, second by Vice-Chair Smith to approve the revised Development and Reimbursement Agreement between the MBRA, Ore Dock Brewing Company and the City of Marquette under the Ore Dock Beer Garden Brownfield Plan, with approval as to substance by the MBRA Executive Director and as to form by the MBRA Attorney and recommend approval to the City Commission. Motion carried.

d. *Proposed MBRA Meeting Schedule for 2023* – Moved by Secretary Tuccini, second by Vice-Chair Smith to approve the 2023 MBRA meeting schedule as attached. Motion carried.

e. *Invoice Approval*

   i. Founders Bonds - Moved by Secretary Tuccini, second by Vice-Chair Smith to approve payment to Huntington Bank for the Founders Landing Capital Improvement (CIP) Bond share for the Baraga Street Improvement ($12,000.00) and the Pier Redevelopment Bond Payment ($91,465.63). Motion carried.

   ii. DLP Bonds - Moved by Vice-Chair Smith, second by Secretary Tuccini, to approve payment in the amount of $545,024.75 to Huntington Bank for the DLP MGRH Project. Motion carried.

   iii. State Brownfield Fund Payment – Moved by Director Irby, second by Secretary Tuccini to approve payment in the amount of $97,432.50 to the State of Michigan for the State Brownfield Fund. Motion carried.

   iv. Mac Consulting Services – Moved by Secetary Tuccini, second by Vice-Chair Smith to approve payment in the amount of $7,809.48 to Mac Consulting Services. Motion carried.

11. Public Comment – Mitch Irwin, representing the Fairfield Inn, noted his appreciation and support from the MBRA board and staff. He also noted that the Fairfield is looking to expand their facility by another 57 rooms and looks forward to continuing to work with the MBRA.

12. Comments from the Board Members – Secretary Tuccini noted that he appreciated the board follow up in the matter of the Cliffs Dow expenditures.

MOTION by Vice-Chair Smith to adjourn. Board adjourned at 9:05 a.m.
Next regular MBRA meeting is scheduled for December 15, 2023.

Respectfully submitted.

Matt Tuccini, Secretary