City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of November 18, 2021

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, November 18, 2021 at 8:03 a.m. The meeting took place in Room 103 of Marquette City Hall.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:03 a.m.

2. Roll Call -- Present were Chair Allen, Secretary Tuccini and Directors Smith, New and Irby. Vice-Chair Beranek arrived after the meeting began. The City Treasurer Terra Bahrman was present along with Executive Director Sheri Davie. MBRA Consultant, Mac McClelland attended by video. Guests were Frank Stabile, Bill York and Andrea Pernsteiner.

3. Agenda Approval: Motion by Director Irby, second by Secretary Tuccini to approve the agenda. Motion carried unanimously.

4. Consent Agenda
   a. Approval of the Minutes of the Meeting of October 21, 2021. Minutes will be brought to the December meeting for review and approval.

5. Treasurers Report

   City Treasurer Terra Bahrman provided an overview of the budget as of September 20, 2021, fiscal year end. 2021 Summer Tax capture is allocated in amount of 25% to the FY 2021 fiscal year and 75% to the FY 2022 fiscal year.

6. Public Comments - Frank Stabile, owner of apartments adjacent to the proposed Vault Marquette Hotel expressed his concern about access to his property with the new development.

7. Announcements by the Chair – Chair Allen expressed his thanks and appreciation for the involvement and expertise provided by Rob Beranek to the MBRA Board. He wished him well on his new opportunity and relocation out of the area.

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. Project Updates
   a. Founders Landing – Pier Development. The Executive Director noted the Pier Redevelopment Bonds were issued and all related documents have been signed.
   b. City Commission Brownfield Study Session – The Executive Director and MBRA Consultant provided an overview of the City Commission Brownfield work session. They noted the excellent presentation and responses by Sean Hobbins, MBRA Liaison, Mary Schlicht, CFO, and MBRA Treasurer Terra Bahrman at the meeting that resulted in a very positive and cooperative perspective for the City Commission.
   c. Brownfield Bridge ARPA Funding – Mac McClelland reviewed the materials shared on the American Rescue Plan Act, noting that the Plan includes $200 million for a Brownfield Bridge Fund. Priorities have been identified as workforce housing and industrial spec buildings. Funds must be committed by 2024 and spent by 2026. The funding process would integrate the typical Brownfield Plan and Act 381 Work Plan approval with up front funding for Brownfield Eligible Activities, rather than long-term State tax capture approval.

10. Unfinished Business – None.

11. New Business
   a. Ore Dock Brewery – Brownfield Project Application: Andrea Pernsteiner, co-owner of the Ore Dock Brewing Company shared an overview of their request for Brownfield funding. She and her partner, Wes Persteiner have purchased the blighted building at 214 S. Front and are proposing to develop a three season Beer Garden and linear park. Moved by Director Irby, second by Director Smith to accept the Brownfield Project Application for the Ore Dock Beer Garden and authorize the preparation of a Brownfield Plan, Act 381 Work Plan and Reimbursement Agreement with an upfront payment of $7,500.00. Motion carried.
   b. 2021 TIF Reimbursement Allocations: There were two revisions to the TIF Reimbursement allocations presented at the October meeting for Liberty Way and Founders Landing.
      (i) Liberty Way. McClelland explained that there was a recalculation of available Brownfield TIF for Liberty Way that results in additional revenues and approval of the increased amounts was requested. Vice-Chair Beranek moved to authorize disbursement of Brownfield TIF Revenues for Liberty Way in the amended amounts noted for a total amount of $471,210. Second by Director Irby. Motion carried.
      (ii) Founders Landing. McClelland noted there are not adequate revenues from the Parcel #1 and Parcel #3 to provide the pro rata share for the Baraga Street improvements. Four scenarios were presented with the recommendation for Davie and McClelland to meet the shortfall with an allocation from the LBRF which will be made up in future years. Moved by Vice-Chair Beranek, second by Director Smith to approve disbursement of Brownfield TIF Revenue to Marquette Opportunity, LLC in the amount of $89,140.00. Voting Yes: Allen, Beranek, Tuccini, New, and Smith; Voting No- Director Irby. Motion carried.

c. State Brownfield Fund Allocation – Moved by Director Irby, second by Director New to approve payment in the amount of $5,877.50 to the State of Michigan for the State Brownfield Fund Annual Allocation for Projects: 231 West Patisserie and DLP/MGRH. Motion carried.

d. Mac Consulting Services Invoices – Moved by Director Smith, second by Secretary Tuccini to approve invoices in the amount of $5,517.90 to Mac Consulting Services, LLC for consulting work through October 31, 2021. Motion carried.

12. Public Comment - None

13. Comments from Brownfield Directors - None

Director Smith made a motion to adjourn.

Meeting adjourned at 9:30 a.m.

Respectfully submitted.

Matt Tuccini, Secretary