



City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of November 20, 2024

Members of the City of Marquette Brownfield Redevelopment Authority met on Wednesday, November 20, 2024 at 9:10 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair Callie New at 9:10 a.m.
Present were Chair Callie New, Vice-Chair Robert Kulisheck; Secretary Matt Tuccini; and Directors Doug Davis, Josh Bal, Patrick Pecor, and Jim Rankin. City Treasurer Terra Bahrman and MBRA Executive Director Sheri Davie were in attendance along with MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland on the phone. Guests were Aaron Leppanen from Chippewa Square, Dennis Stachewicz, City of Marquette Community Development Director, Antonio Adan, Marquette County Housing Specialist and David Allen.
2. Approval of Agenda - MOTION by Vice-Chair Kulisheck, support by Secretary Tuccini approve the agenda as presented. Motion carried.
3. Consent Agenda
 - a. Approval of Meeting Minutes - MOTION by Director Davis, second by Secretary Tuccini to approve the Minutes of the October 16, 2024 meeting. Motion carried.
4. Treasurer's Report
Terra Bahrman, MBRA Treasurer reviewed the October 2024 Financial Reports (as attached).
5. Public Comments – None.
6. Announcements by the Chair – None.
7. Report from the Executive Director – Sheri Davie noted the activities in which she had been engaged on behalf of MBRA.
8. Project Updates – Mac provided a verbal update on MBRA Brownfield Projects
9. Unfinished Business - None.
10. New Business
 - a. Chipp Brownfield
 - (i) Act 381 Work Plan. The Act 381 Work Plan is required for approval by MSHDA of State tax capture for Housing Development Activities. The Act 381 Work Plan is consistent with the Brownfield Plan and includes the full amount for Housing Development Activities. The Marquette Land Bank Authority has collaborated with the Chipp to secure an \$840,000 MI Neighborhood Grant from MSHDA. This will reduce the Housing Financing Gap and lower the term of TIF capture that will be structured through the Development and Reimbursement. Antonio Adan, the Marquette County Housing Specialist introduced himself and expressed appreciation for the collaboration and the ability to bring additional State resources to the

project. Mac noted that the information hasn't been received yet on the grant decision but is anticipated within a short period of time. MOTION by Secretary Tuccini, second by Vice-Chair Kulisheck to approve the Act 381 plan as presented. Motion carried.

- (ii). Development and Reimbursement Agreement. Mac noted that the Agreement incorporated an additional provision to account for the MI Neighborhood Grant that reduces the Maximum Eligible Activities obligation of \$784,825 to be reduced by an agreed-upon amount. MOTION by Vice-Chair Kulisheck, second by Director Davis to approve the Development and Reimbursement Agreement as presented. Motion carried.
- b. Cliffs Dow – Presentation by Dennis Stachewicz Information was provided on the EPA Brownfield Cleanup Grant received by the City to develop and implement a remediation system to address groundwater contamination at Cliffs Dow. Details will be presented to the City Commission at the December 9, 2024 meeting.
- c. 2025 MBRA Meeting Calendar – MOTION by Secretary Tuccini, second by Director Rankin to approve the proposed meeting dates for 2025 as attached. Motion carried.
- d. Invoice Approval
 - (i) Founders Pier Redevelopment Bond Paying Agent Fee – MOTION by Director Davis, second by Director Pecor, to approve payment in the amount of \$500.00 for the Bond Paying Agent Fee. Motion carried.
 - (ii). Cliffs Dow – TriMedia Expenses – MOTION by Director Rankin, second by Director Pecor to approve payment to TriMedia the amount of \$3,590.00 for Groundwater Monitoring and Project Management. Motion carried.

11. Public Comment - None

12. Comments from Brownfield Directors - None.

Meeting adjourned at 10:05 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

A handwritten signature in black ink, appearing to read 'Matt Tuccini', with a long horizontal flourish extending to the right.