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City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of December 16, 2021

Members of the City of Marquette Brownfield Redevelopment Authority met on Thursday, December 16, 2021 at 8:02 a.m.

1. Call to Order – Chair--The meeting was called to order by Chair David Allen at 8:02 a.m.

2. Roll Call -- Present were Chair Allen, Secretary Tuccini and Directors Smith, New, and Irby. City Treasurer, Terra Bahrman was present along with MBRA City Liaison Sean Hobbins and MBRA Executive Director Sheri Davie. MBRA Consultant Mac McClelland attended by telephone.

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

4. Consent Agenda

   a. Moved by Director Smith, second by Secretary Tuccini to approve the Minutes of the Meetings of October 21, 2021 and November 18, 2021. Motion carried.

5. Treasurers Report -- City Treasurer Terra Bahrman provided an overview of the budget. Moved by Director Irby, second by Secretary Tuccini to accept the report as presented. Motion carried.

6. Public Comments - None.

7. Announcements by the Chair – Chair Allen noted the item on the agenda to discuss the Ore Dock Beer Garden project and commented that we will continue to look at new opportunities to benefit the City and its potential growth.

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 noted discussions with the U.P. MEDC representative and the Marquette County Brownfield Authority director. She also commented on the Beacon House Ribbon-Cutting Event and a visit to the new U.P. State Bank brownfield project.

9. Updates
   a. Founders Landing – Pier Development – No report.
   b. Workforce Housing – No report.
   c. Former MGH Redevelopment – No report.
   d. Ore Dock Beer Garden Schedule -- Mac provided a proposed schedule for the Ore Dock Beer Garden Brownfield Plan approval process for the board's information.
   e. Vault Marquette Schedule – Mac reported that the Parking Committee will be scheduling its next meeting in February to review the shared parking analysis from WGI.

10. Unfinished Business – Director Irby noted that he would like to have a chance to meet with Mac when he is next in the U.P. Discussion took place on scheduling some dedicated time with board members at the February meeting.

11. New Business
    a. Vault Marquette – EGLE Brownfield Grant Application – With the additional opportunity to potentially access grant or loan funds from the Michigan Department of Environment, Great Lakes and Energy (EGLE) for the Vault Marquette Project, a motion was made by Director Irby, second by Secretary Tuccini to authorize the preparation and submittal of an EGLE Brownfield Grant/Loan Project Proposal by the City of Marquette Brownfield Redevelopment Authority for the Vault Marquette Project. Motion carried. Marquette Vault, LLC has agreed to provide the up-front funds in the amount of $5,000 to the MBRA for the preparation and facilitation approval of the EGLE Brownfield Grant and Loan documents.

    b. LBRF Discussion – The board discussed some of the parameters of the Local Brownfield Revolving Funds (LBRF) and the need to develop some policy priorities. The LBRF Policy and a draft LBRF Summary provided background on terms of use that could include whether the funds would be provided on a loan or grant basis to projects deemed appropriate to their use. It was noted that these funds have been used over the years to take care of the city's state-mandated obligation for the Cliff's Dow property. A recent allocation was to hire the Parking Consultant for the Vault Project. Director Smith noted that it would be good to have a work session to discuss the high priority projects that would be eligible for use of the brownfield funds. A date will be set for a February meeting to expand on the topic.

    c. Pier Redevelopment Invoices - Moved by Director Irby, second by Director Smith to approve payment in the amount of $2,823,775.90 for Pier Redevelopment Design/Engineering and Construction costs, as well as payment to Bond Counsel for said project. Motion carried.

    d. Mac Consulting Services Invoices – Moved by Secretary Tuccini, second by Director Smith to approve payment to mac Consulting Services in the amount of $3,270.00 for consulting work through November 30, 2021. Motion carried.

12. Public Comments – None.

13. Comments from Brownfield Directors – None.

Adjournment at 9:35 a.m.

Respectfully submitted.

Matt Tuccini, Secretary