City of Marquette
Brownfield Redevelopment Authority
Approved Minutes of the Meeting of December 20, 2023

Members of the City of Marquette Brownfield Redevelopment Authority met on Wednesday, December 20, 2023 at 8:05 a.m.

1. Call to Order – Chair--The meeting was called to order by Vice-Chair Robert Kulisheck at 8:25 a.m. Present were Vice-Chair Robert Kulisheck, Secretary Matt Tuccini, and Directors Callie New and Doug Davis and City Treasurer Terra Bahrman. Director Jim Rankin was excused. MBRA Executive Director Sheri Davie was in attendance along with MBRA City Liaison Sean Hobbins and MBRA Consultant Mac McClelland participated by phone. Guest was David Allen representing the League of Women Voters.

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

3. Consent Agenda
   a. Approval of the Meeting Minutes – October 25, 2023. MOTION by Secretary Tuccini, second by Director New to approve the Minutes of the October 25, 2023 meeting. Motion carried unanimously.

4. Treasurers Report
   Terra Bahrman, MBRA Treasurer provided a review of the Financial Reports as of October 31 and November 30, 2023. She commented on the process of the three quarter-one quarter split required when the City changed the fiscal year.

5. Public Comments – None.

6. Announcements by the Chair – Vice-Chair Kulisheck stated his appreciation for the service of former Chair Jerry Irby who had recently been appointed to the Marquette Board of Light and Power which prevents his participation on the MBRA Board of Directors.

7. Report from the Executive Director – Sheri Davie noted the activities in which she had been engaged on behalf of the MBRA and provided background on a women in economic development organization that recently met in Marquette.

8. Project Updates – In addition to the written update as noted in item 8 a-e, Mac provided a verbal update. Vice-Chair Kulisheck asked about any obligation on the HRS Founders Landing project with the MBRA recission of the Reimbursement Agreement. Mac noted that MBRA has no obligations. The Ore Dock project was able to increase in size as a result of the MEDC Placemaking Grant. This will also allow for a shorter period of time to pay off the project.

   The approval process to access state taxes for the Vault project is anticipated to be submitted to the Michigan Strategic Fund in January. He noted that there were no environmental concerns in the Habitat project so vapor mitigation is not necessary.

9. Unfinished Business

a. *LBRF Policy Revision* -Mac explained the evolution of the Local Brownfield Revolving Fund beginning with the Lakeshore Plan which created the basis of the fund. A committee reviewed the LBRF Policy and made recommendations for revisions. Discussion took place on maintain flexibility within the requirements of Act 381 with determination by the board on a case-by-case basis. correction was noted on page 16 of the policy document reflecting that Housing Property should reflect "2 or more residential housing units" rather than one as noted in the original document. MOTION by Director New, second by Director Davis to adopt the MBRA LBRF Policy with the correction. Motion carried.

10. New Business

a. *Cliffs Dow – MSF Act 381 Work Plan -* – Mac provided the background on the need for an amendment to the Cliffs Dow Brownfield Plan to provide for continued tax capture and provision of additional eligible activities as previously approved by the MBRA Board and the City Commission. MOTION by Director Davis, second by Secretary Tuccini to authorize the submittal of the EGLE Act 381 Work Plan for Environmental Eligible Activities to the Michigan Department of Environment, Great Lakes and Energy (EGLE) for consideration of State tax capture approval for Cliffs Dow. Motion carried.

b. *MBRA 2024 Meeting Schedule –* MOTION by Secretary Tuccini, second by Director Davis to approve the 2024 schedule for MBRA meetings. Motion carried.

c. *Invoice Approvals*

i. Pier Redevelopment Bond Agent Paying Fee – MOTION by Director Davis, second by Secretary Tuccini to approve payment in the amount of $500.00 for the Bond Agent Paying Fee for the Pier Redevelopment Bond. Motion carried.

ii. Cliffs Dow Expenses – MOTION by Director Davis, second by Secretary Tuccini to bring the invoice for legal expenses back to the January meeting of MBRA after further discussion on the policy on payment of legal fees. Motion carried.

iii. Mac Consulting Services – MOTION by Director Davis, second by Secretary Tuccini to approve payment in the amount of $3,332.48 to Mac Consulting Services for consulting work provided. Motion carried.

11. Public Comments - None

12. Comments from Brownfield Directors - Secretary Tuccini noted that he appreciates the work being done by MBRA.

Meeting adjourned at 9:20 a.m.

Respectfully submitted.

Matt Tuccini, Secretary

J. Matt Tuccini