

Message from Sheri Davie, Executive Director, MBRA

It has been an exciting year for the MBRA activities in the City of Marquette. With the continued good will, collaboration and cooperation with the city commission, city staff and administration, state and federal agencies and legislators, many significant events have occurred.

The success of the Veridea Project which includes Marquette's first extended stay hotel and the construction progress on the Founders Landing Project have offered optimistic outcomes.

Of high note was the May 26, 2017 groundbreaking for the new campus of the Duke Lifepoint/U.P. Health System state-of-the-art facility that will serve the region for years to come.

The Ribbon Cutting Ceremony for the City of Marquette Municipal Service Center took place on Friday, August 11, 2017, featuring state and local guest speakers. The 105,000 square foot building replaces the former Service Center that was demolished in order to provide prime downtown access to the new hospital.



I look forward to the exciting projects on the horizon and am grateful for a multi-talented board whose vision embraces the changes that enhance the future of the City of Marquette.



The MBRA board members are: (top left): Dan Torres, Dr. Buzz Berube, Terry Sczcepanski, David Allen, Matthew Tuccini, and Dennis Smith. Bottom row: (left to right): Dr. Kellie Holmstrom, Chair; Executive Director Davie, and Jen LePage, City Liaison to the MBRA. Not pictured is Mary Schlicht, City Treasurer and Ex-officio member of the MBRA board.

The Marquette Brownfield Redevelopment Authority Board meets the 4th Thursday of each month at 8 a.m. in the Municipal Service Center on Wright Street.

The volunteer board, appointed by the City Commission, oversees the funds and contracts of the multimillion dollar projects that the MBRA board has developed.



**Annual Report of
Accomplishments
2016 - 2017**

**City of Marquette Brownfield
Redevelopment Authority**



Sheri Davie, Director of Marquette City Brownfield Redevelopment Authority accepts an award for the City of Marquette from the USEPA. The award showcased the past 20 years of waterfront redevelopment in the city.

(From left) Ron Smedley, MDEQ; Sheri Davie, Margaret Guerriero, U.S. EPA, Acting Superfund Division Director; Yolanda Bouchee, U.S. EPA, Chief,

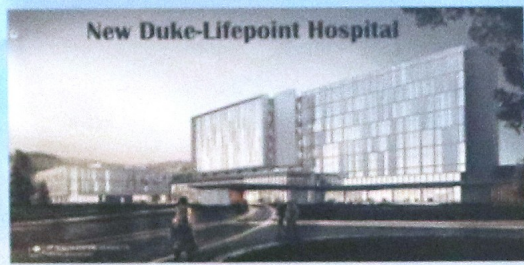
One of the highlights for the Marquette City Brownfield Redevelopment Authority was the opportunity to accept an award honoring the City of Marquette for its redevelopment efforts over the past 20 years. The award was presented at the National Brownfield Association Conference in Pittsburgh in December, 2017. Awarded by the Environmental Protection Agency, Region 5, Marquette was selected to represent the State of Michigan. The award recognized EPA and MDEQ funds utilized for redevelopment of obsolete rail and dock properties, as well as the development of the Duke Lifepoint hospital and medical office complex.

Investments included;

- \$37,882 MDE grant to assess the disused railroad trestle property;
- \$1.1M Michigan Waterfront Redevelopment grant to demolish the trestle and prepare a 25-acre property for redevelopment;
- MDEQ staff-conducted an assessment on the former roundhouse property (supported by USEPA 128a funding);
- MDEQ approved \$3,775,612 in tax-increment reimbursement for assessment and cleanup of the roundhouse property.

Results: Removal of the Railroad Trestle was a critical component of Marquette's downtown redevelopment, leading to creation of 355 jobs and \$15M in private investment, generating \$570,000 in new property taxes each year.

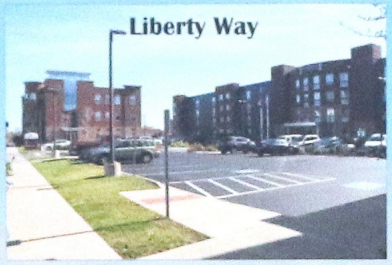
The roundhouse property is now being developed into a \$300M, 265-bed hospital and medical office complex. UP Health Systems broke ground in 2016, and expects to open the hospital in late fall of 2018.



New Duke-Lifepoint Hospital

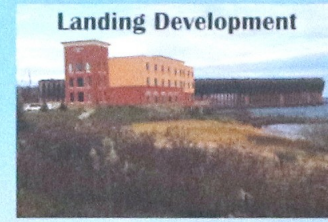


Municipal Service Center



Liberty Way

The Liberty Way development evolved from a former industrial site, to a regional bakery, to the site of a \$30 million development. It should return over \$11M in property taxes over 30 years. A bank building, health insurance building and extended stay hotel make up the project.



Landing Development



The Landing Development Group along the lake shore is made up of a Hampton Hotel, condos and a multi-use office and apartment building. The four story, 84 room Hampton Inn Marquette Waterfront has received recognition as one of the hotel chain's top performing hotels, among more than 2,000 Hampton Inns worldwide.



Nestledown Inn

Nestledown Inn Marquette's first Bed and Breakfast. Nestledown Inn has received national recognition as one of the hotel chain's top performing hotels, among more than 2,000 Hampton Inns worldwide.



The new Municipal Service Center (above) was demolished and reconstructed to make way for the new Duke - Lifepoint hospital. It's an example of great cooperation between all levels of government-federal, state, and local to provide the opportunity to advance healthcare, while supporting local governmental needs.

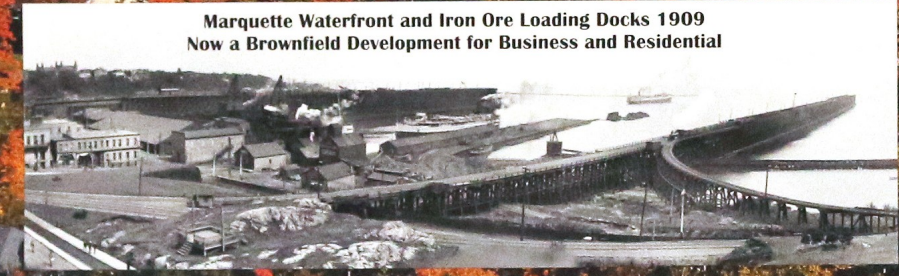
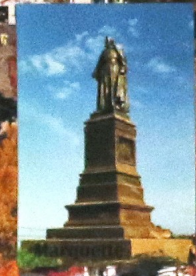


Marquette History

1671 - Father Jacques Marquette, Jesuit Missionary, held a large religious Mass on the shore of Lake Superior, close to where the city of Marquette would be built in the 1850's. Marquette was linked by rail to numerous mines and became the leading shipping center of the Upper Peninsula. In the late 19th century, during the height of iron mining, Marquette became nationally known as a summer haven. Visitors brought in by Great Lakes passenger ships filled the hotels and resorts. The Marquette region now has a population of more than 30,000.

City of Marquette Michigan Brownfield Redevelopment Authority

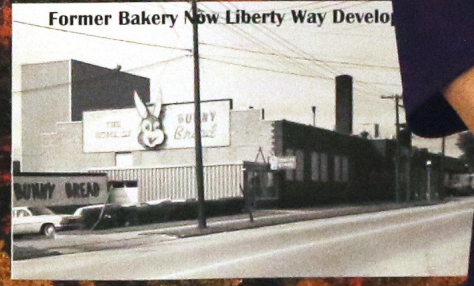
City of Marquette Brownfield Authority projects have played a major role in the city's growth. \$300M worth of construction projects in the City, including the replacement hospital. In addition to the financial value of this project, the anticipated retention of 2,300 jobs and the addition of 150 new jobs include a state-of-the-art, 265 bed facility and an 80,000 sq ft building. It will be located in the heart of Marquette on a 37-acre site formerly used for an ore train "Roundhouse Property."



Marquette Waterfront and Iron Ore Loading Docks 1909
Now a Brownfield Development for Business and Residential



Site of New Hospital



Former Bakery Now Liberty Way Development



The 2017 National Brownfield Conference exhibit floor with poster competition.

From Gritty To Pretty



An additional highlight to mark the end of the calendar year was the acceptance of the MBRA 8 foot poster at the National Brownfield Conference held in Pittsburgh, December 5-7, 2017. A competition was held among some 20 national posters, with attendees voting on their favorite. Although Marquette's poster, "From Gritty to Pretty," didn't win, it received many compliments for the amount of information presented in an artistic and highly visual way. At a glance, one can see all the major projects MBRA has worked on or is working on, plus some of the history behind their development.