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2023 Annual Report

The Marquette County Brownfield Authority was established in 2010. It has participated in eleven redevelopment projects that involved the adoption of a Brownfield plan. **In 2021 the Authority was awarded \$300,000 from the US Environmental Protection Agency (EPA) for assessment of sites throughout the County that have known or perceived contamination related to hazardous substances or petroleum.** This award is the second award of its kind received by the Authority from the US EPA. The following benefitted from these funds in 2023:

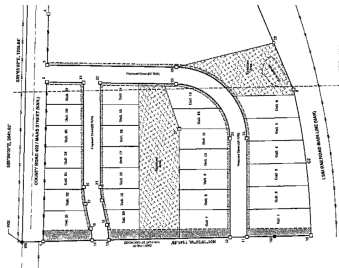
- City of Negaunee, future municipal campground site
- Renovare, future housing site in Marquette Township
- Marquette County Land Bank, blight elimination projects
- Community Housing Network, housing project in Ishpeming
- 208 Silver Street LLC, demolition and future housing project in Negaunee



At December 31, 2023, \$92,120 in funding is still available in this program.

Iron Ore Land Holdings

In 2022, a Brownfield Plan was adopted for a new housing development in the **City of Negaunee**. The plan includes infrastructure costs to service the new development of 27 single family homes off of Maas Street in the City. The development will be done in phases and the plan assumes 13 units to be constructed from 2022-2025 with the remaining units built in 2027-2030. It is expected that the developer will be reimbursed by 2032. The plan also includes 5 years of capture for the Local Brownfield Revolving Fund.



Northcrest

In 2019, a Brownfield Plan was adopted for the Northcrest Group in **Marquette Township**. The plan included demolition, removal of tanks and environmental remediation at a former gas station property. The parcel was split into two development sites. A Discount Tire store has been constructed on one site and the remaining site is undeveloped at this time. It is expected that the developer will be reimbursed by 2038. The plan also includes 5 years of capture for the Local Brownfield Revolving Fund.

Barrel + Beam

In 2017, a Brownfield Plan was adopted for Barrel + Beam in **Marquette Township**. The plan included renovation of a former supper club into a brewery and meeting space. Eligible Brownfield expenses included interior demolition, abatement and site assessment activities. Capture began in 2018. It is expected that the developer will be reimbursed by 2026. The plan also includes 5 years of capture for the Local Brownfield Revolving Fund.

44 E. Stephenson Ave.

In 2017 a Brownfield Plan was adopted for a project in **Forsyth Township** that involved the demolition of two blighted structures in order to ready the site for development of residential units. Construction was complete in 2022. The developer is expected to be reimbursed by 2026 and the plan includes 5 years of capture for the Local Brownfield Revolving Fund.



**MARQUETTE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
2023 PRELIMINARY OPERATING RESULTS**

REVENUE

EGLI GRANT	\$10,873
EPA GRANT	\$60,072
INTEREST INCOME	\$2,459
TOTAL REVENUE	\$73,404

EXPENSES

ADMINISTRATIVE SERVICES	\$4,500
ADVERTISING & MISC	\$440
TRAVEL	\$4,841
EPA GRANT EXPENSES	\$55,231
JASPERLITE PROJECT	\$9,848
AUDIT COSTS	\$3,360
TOTAL EXPENSES	\$78,220

NET **(\$4,816)**

2023 UNRESERVED FUND BALANCE	\$46,922
2023 LOCAL REVOLVING FUND	\$19,280
2023 RESERVED-GRANT REV FUND	\$89,862

West Ishpeming School/Spring Street

In 2010, the Authority's first Brownfield plan was adopted, which included two separate demolition projects undertaken by the Marquette County Land Bank Authority. Each involved the demolition of a blighted, tax foreclosed structure, along with the construction of one or more homes by Habitat for Humanity. The "Spring Street Project" in the **City of Marquette** included \$33,000 of eligible expenses with the land bank reimbursed in 2022. The "West Ishpeming School" project in **Ishpeming Township** included \$202,000 of eligible expenses with the land bank reimbursed in 2029. To date Habitat for Humanity has built five homes on the site, with plans to build two more in 2025. In 2017 the Westwood High School construction trades class began building a home on the site. This home was sold in 2019. The Land Bank also intends to build one home at the site, which will complete the build out. The plan includes one year of tax capture for the Local Brownfield Revolving Fund for each project.

Stone Reflections

In 2015, a Brownfield Plan was adopted for Stone Reflections in **Negaunee Township**. A blighted home owned by the Land Bank next to the existing business was demolished and a 10,000 square foot expansion was built on the site of the demolished structure. Construction was completed in 2016. The Brownfield Plan estimates indicate the developer, the Land Bank, and the Brownfield Authority will be reimbursed in 2025. The plan also includes 5 years of capture for the Local Brownfield Revolving Fund.

Teal Lake Senior Living Community

In 2014, a Brownfield Plan was adopted for the Teal Lake Senior Living Community in the **City of Negaunee**. The plan included the building of a 32,000 square foot, 40-bed assisted living facility on the site of the former Mather B mine. A \$5.4 million investment was estimated. Eligible Brownfield expenses included the extension of a public street, extension of utilities, and site preparation work, as well as reimbursement of EPA grant funded assessment work. Current estimates indicate the developer, City and Authority will be reimbursed in 2032. The plan also includes 5 years of capture for the Local Brownfield Revolving Fund.

Negaunee Convent

In 2017, a Brownfield Plan was adopted for a project at 225 N. Pioneer Avenue in the **City of Negaunee** for the purpose of recouping environmental assessment costs that the Authority incurred on this former convent building. The Authority was fully reimbursed in 2023.

First-Bank A former gas station/hub cap shop was redeveloped by Northern Michigan Bank in the **City of Ishpeming** in 2011. A Brownfield plan was adopted that included reimbursement to the bank for demolition and soil removal. The bank was paid in full in 2019 and the plan included one year of tax capture for the Local Brownfield Revolving Fund. This plan was completed in 2020 and was the Authority's first completed plan.

Anderson Building

In 2018, a Brownfield Plan was adopted for this historic building in the **City of Ishpeming**. Plans are to renovate the building for commercial use on the first floor and office or residential use on the second and third floors. Construction has not begun.

FUTURE ESTIMATED REVENUE FROM CURRENT BROWNFIELD PLANS*			
YEAR	2024-2028	2029-2033	2034-2038
ADMINISTRATIVE REIMBURSEMENT	\$17,500	\$13,007	\$5,520
LOCAL SITE REMEDIATION REVOLVING FUND	\$42,629	\$269,654	\$342,781

*Includes only those plans that have started capturing taxes.