

Members

Paul Arsenault, Chair
William Carlson, Vice Chair
Lance Lindberg, Secretary
Anne Giroux, Treasurer
Crystal Barr-Berglund
Ken Kaiser
Steve Schenden
John Marshall



234 W. Baraga Ave
Marquette, MI 49855
906-225-8425
agiroux@mqtco.org

2016 Annual Report



The Marquette County Brownfield Authority was established in 2010. It has participated in four redevelopment projects that involved the adoption of a Brownfield plan. In 2013 the Authority was awarded an assessment grant from the US Environmental Protection Agency. The Authority received \$200,000 for the assessment of hazardous materials sites and \$200,000 for the assessment of petroleum sites. At the end of 2016, the Authority had spent approximately 68% of the funds, and it has until 9/30/17 to utilize the remaining grant funds. The following are projects that were assisted with EPA assessment funds in 2016.



Project: Peninsula Glass, City of Ishpeming
Grant funds expended: \$16,667
Activities funded: Phase I, Phase II, BEA



Project: Teall's 581 Market, Ely Township
Grant funds expended: \$18,750
Activities funded: Phase I, Phase II, BEA

Project: Area Wide Planning
Grant funds expended: \$6,200
Activities funded: With assistance from the County planning department, area wide planning efforts continued with completion of a blight survey in the residential area of KI Sawyer. Work on this project will continue with organizing the data gathered in an electronic format.



Project: 34/44 E. Stephenson, Gwinn
Grant funds budgeted: \$28,800
Activities funded: Phase I, Phase II, Asbestos survey, Brownfield plan



Project: Crossroads Convenience, Sands Township
Grant funds budgeted: \$3,000
Activities funded: Phase I



Project: 260 Northwoods, Marquette Township
Grant funds budgeted: \$6,300
Activities funded: revised Phase I, Brownfield plan

**MARQUETTE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
2016 PRELIMINARY OPERATING RESULTS**

	YTD
REVENUE	
TAX CAPTURE FOR BF ADMIN	\$14,268
REIMBURSEMENT-PERKINS	\$2,400
GRANT REVOLVING FUND CONT.	\$22,612
EPA GRANT REVENUE	\$61,623
TOTAL REVENUE	\$100,903
EXPENSES	
TRAVEL	\$20
ADMINISTRATIVE SERVICES	\$3,000
LEGAL FEES	\$1,883
EPA GRANT EXPENSE	\$56,647
AUDIT COSTS	\$2,754
TOTAL EXPENSES	\$64,304
NET	\$36,599
2015 FUND BALANCE	\$27,024
2016 PROJECTED FUND BALANCE	\$63,623
GRANT REVOLVING FUND	\$30,594

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 included \$202,000 of eligible expenses with the land bank reimbursed in 2032. Both include one year of tax capture for the local site remediation revolving fund.



Teal Lake Senior Living Community

In 2014 a Brownfield Plan was adopted for the Teal Lake Senior Living Community. The plan included the building of a 32,000 square foot, 40 bed assisted living facility in the City of Negaunee on the site of the former Mather B mine. A \$5.4 million investment was estimated. Eligible Brownfield expenses include 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 2034. The plan also includes 5 years of capture for the local site remediation revolving fund.

Stone Reflections

In 2015 a Brownfield Plan was adopted for Stone Reflections in Negaunee Township. A blighted home owned by the Land Bank Authority 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 complete in 2016. The Brownfield plan estimates indicate the developer, the Land Bank and the Brownfield Authority will be reimbursed in 2030. The plan also includes 5 years of capture for the local site remediation revolving fund.



Northern Michigan Bank

A former gas station/hub cap shop was redeveloped by Northern Michigan Bank in 2011. A Brownfield plan was adopted that included reimbursement to the bank for demolition and soil removal. It is expected that the bank will be paid in full in 2019 and the plan included one year of tax capture for the local site remediation revolving fund.

FUTURE ESTIMATED REVENUE FROM CURRENT BROWNFIELD PLANS					
YEAR	2017-2021	2022-2026	2027-2031	2032-2036	2037-2039
ADMINISTRATIVE REIMBURSEMENT	\$21,029	\$7,500	\$7,000	\$5,000	\$3,000
EPA GRANT REIMBURSEMENT	\$25,620				
LOCAL SITE REMEDIATION REVOLVING FUND	\$12,556	\$16,740	\$23,698	\$216,144	\$275,340