

**2022 Community Development Capital Outlay**

		Total	Street 202-458-972 Major	Street 203-459-972 Local	Sanitary 592-598-974	Water 591-598-974	Storm 555-459-972	Sidewalk 203-444-972	Other Funding
bonding	Lakeshore Boulevar Relocation - Phase 2	20-33	\$10,307,000	\$1,912,631			\$4,682,649		\$3,711,720 *
	Utility Replacments - MDOT Project US41 (Jackson to Furnace)	22-35	\$250,000			\$125,000	\$125,000		
	Sidewalk Repair, Replacement, and Extension	22-13	\$150,000					\$150,000	
bonding	SIMP and Sanitary Sewer Lateral Replacements 22101, 22301, 22303	22-10	\$900,000	\$350,000	\$440,000	\$330,000	\$20,000	\$90,000	
	Curbing Repair, Replacement, and Extension	22-35	\$100,000				\$100,000		
	College Avenue Reconstruction (Presque Isle. to 7th) Hemlock	18-2	\$1,841,640	\$76,130	\$484,100	\$537,660	\$399,180	\$19,570	\$325,000
	Unanticipated Water Construction	Annual	\$75,000			\$75,000			
	Unanticipated Drainage Improvements & Rehab-City Wide	Annual	\$75,000				\$75,000		
xxx-xxx-972	Lidar, Orthophotography and Elevation Contours Aerial Map	19-8	\$50,000	\$5,000	\$5,000	\$10,000	\$10,000	\$10,000	
	***Presque Isle Harbor Dredging Project (PIPD Grant)	22-98	\$2,367,750				\$1,617,750		\$750,000 **
bonding	Hemlock Park Development	22-99	\$2,000,000	\$400,000	\$600,000	\$600,000	\$400,000		
			\$2,267,631	\$845,000	\$610,000	\$830,000	\$7,100,399	\$160,000	

555-459-801 Annual Wetland Mitigation Costs \$25,000, Annual Maintenance by USGS \$7,000 (reimbursed by Brownfield)  
 555-459-985 Storm Water Piping Televising \$31,000  
 555-561-801 Professional and Contractural for Bridge Load Analysis \$25,000

592-598-985 Unanticipated Citywide Sanitary Sewer Construction \$75,000  
 592-598-985-301 Sanitary Sewer Televising \$53,000  
 592-598-985-303 Sanitary Sewer Lateral \$330,000 (Ref#22-10) - SIMP

\*Lakeshore "Other funding" includes grant funds and previously bonded funds

\*\*Presque Isle Dredging Grant Includes \$750,000 of funding from Cleveland Cliffs Inc.. Remainder of funds are reimbursed after expenses are incurred. Project is 100% "Storm Fund" related

Postponed Project	
New Project	

2022 Bonding Request per budget:	
Lakeshore Streets -	1,912,631
Lakeshore Storm -	4,682,649
SIMP Streets -	350,000
SIMP Streets -	440,000
SIMP Sewer -	330,000
SIMP Water -	20,000
SIMP Storm -	90,000
Hemlock Streets -	400,000
Hemlock Sewer -	600,000
Hemlock Water -	600,000
Hemlock Storm -	400,000
<b>2022 Bonding Budgeted TOTAL</b>	<b>9,825,280</b>

2022 Bonding per Bid Returns:	
Lakeshore CZM package -	226,388
Lakeshore Phase 2 -	4,312,878
SIMP -	1,257,993
SIMP 10% -	125,799
Hemlock (TBD) -	2,000,000
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<b>2022 Potential Bond Need -</b>	<b>7,923,058</b>
apply unspent proceeds py's	<2,567,550>
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<b>2022 Bonding Request TOTAL</b>	<b>5,355,508</b>
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**\$5,355,508  
potential bond  
needs**

**City of Marquette, MI**  
300 West Baraga Avenue  
Marquette, MI 49855

**Agenda Date: 4/11/2022**

**Consent Agenda**

**Lakeshore Boulevard Michigan Coastal Zone Management Program Area Restoration Project Contract**

**BACKGROUND:**

Plans have been developed for a construction bid package which includes coastal restoration along a section of Lakeshore Boulevard near the Pine Street intersection. This project is partially grant funded by the Michigan Coastal Zone Management Program and will improve coastal habitat by restoring it to its natural condition along with enhancing public access. The Engineer's estimate for this project was \$201,034.02. Four contractors responded to a request for bids. Bids for the project were opened on February 8, 2022. The results are summarized below:

<u>Vendor</u>	<u>Bids as Written</u>	<u>Bids as Checked</u>
Smith Construction, Inc.	\$205,807.40	\$205,807.40
Ultra Construction Services	\$218,339.43	\$218,339.43
Oberstar, Inc.	\$231,049.00	\$231,113.00
MJ VanDamme, Inc.	\$236,876.00	\$236,876.00

Tabulation and checking of the bids found one error on a contractor's bid. The error was mathematical and had no bearing on the final outcome.

**FISCAL EFFECT:**

A grant through the EGLE Michigan Coastal Zone Management Program will cover \$167,469 of the project total. The remaining funds for this project are approved under the FY 2022 budget and will be part of the FY 2022 bond package.

**RECOMMENDATION:**

Approve a contract for the Lakeshore Boulevard Michigan Coastal Zone Management Program Area Restoration Project with Smith Construction in the amount of \$205,807.40 based on the quantities and unit prices bid, allow the City Manager to use a 10 percent contingency for any unknown circumstances, and authorize the Mayor and Clerk to sign the contract.

**ALTERNATIVES:**

As determined by the Commission.

**ATTACHMENTS:**

Description

- [Smith Construction Contract and Insurance](#)
- [MCMP Project Map](#)

555-459-972.000 - 13-503 : \$ 226,388<sup>14</sup>

**From:** [Mik Kilpela](#)  
**To:** [Mary Schlicht](#)  
**Cc:** [Dennis Stachewicz](#)  
**Subject:** Lakeshore Bids  
**Date:** Thursday, May 5, 2022 12:53:28 PM

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Hi Mary,

As mentioned below is a summary of the bids for the Lakeshore Project. We still need to evaluate the bids for irregularities.

**Bid Summary**

(1) Smith Construction Inc.	\$4,312,877.60	Displayed
(2) Payne and Dolan	\$6,248,763.95	Displayed
(3) A. Lindberg & Sons	\$6,291,840.70	Displayed
(4) Bacco Construction Company	\$6,345,692.20	Displayed

The amount listed in this year's CIP was \$10.3M which includes the MCMP project of \$200K. The engineers estimate range was \$7.36M to \$9.41M.

In short, this is tentative good news. However, we are still waiting on a permit prior to any award.

Best,

Mik

Mikael Kilpela, P.E.  
City Engineer

City of Marquette  
Engineering Department  
1100 Wright St.  
Marquette, MI 49855  
t:[\(906\) 225-8995](tel:(906)225-8995)

**City of Marquette, MI**300 West Baraga Avenue  
Marquette, MI 49855**Agenda Date: 5/9/2022****Consent Agenda****Street Improvements, Paving & Sanitary Sewer Service Line Replacements Project****BACKGROUND:**

Plans have been developed for this project which includes the resurfacing and crack sealing of various City streets, sanitary sewer service line replacements and minor storm sewer work. These preventative maintenance and rehabilitation measures are intended to extend the useful service life of these existing roads. The Engineer's estimate for this project was \$1,273,183.00. The project was advertised for bids and two contractors responded. The results are summarized below:

<u>Contractor</u>	<u>Bid</u>
Oberstar Inc.	\$1,257,992.50
Smith Construction Inc.	\$1,283,432.75

**FISCAL EFFECT:**

Sufficient funds are approved in the FY 2022 budget and will be part of the FY 2022 bond package.

**RECOMMENDATION:**

Approve a contract with Oberstar Inc. for the Street Improvements, Paving & Sanitary Sewer Service Line Replacements Project at a cost of \$1,257,992.50 based on the quantities and unit prices bid, and allow the City Manager to use a 10 percent contingency for any unknown circumstances, and authorize the Mayor and Clerk to sign the Contract.

**ALTERNATIVES:**

As determined by the Commission.

**ATTACHMENTS:**

Description

- ▢ [Oberstar Construction Contract](#)
- ▢ [Oberstar Bid, Bond & Insurance](#)
- ▢ [Project Overview and Location Map](#)

**City of Marquette, MI**  
300 West Baraga Avenue  
Marquette, MI 49855

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**Agenda Date:** 12/20/2021

**New Business**  
**Local Development Agreement - MDM Hemlock, L.L.C.**

**BACKGROUND:**

The City Commission sold Parcel 12 of the Heartwood Forestland in late 2018 to Veridea Group as part of a land sale process intended to sell surplus property and foster economic development.

In the interest of developing middle income housing in Marquette, Veridea has consulted with InnovalaB Development Group and created a venture (MDM Hemlock, L.L.C.) to develop such housing on the site.

In order to facilitate the cost structure needed to provide a middle income project, they initially had discussed the option of utilizing an Act 381 Brownfield Plan to provide reimbursement for the eligible costs. The Community Development Director presented the idea of a Local Development Agreement, similar to the previous one done for the Harbor Vista development, as a means to direct the tax capture to the City to cover what would be eligible costs in a Brownfield Plan, thus reducing the loss of tax capture.

The result is the draft Local Development Agreement being presented here, wherein the City would be responsible for the up-front costs of the mutually agreeable infrastructure items found in Exhibit B of the Agreement, at a cost to the City of an estimated \$1.8 million. In return, MDM Hemlock, L.L.C. agrees to a three-phase development of middle income housing with an initial investment of \$5 million. The City return on investment for supporting the infrastructure up front is approximately 10 years.

In addition, the completion of this project will permit the City to complete the infrastructure preparation needed to facilitate the future extension of utilities needed at the Marquette Ski Hill.

**FISCAL EFFECT:**

This project was not included in the FY 2022 Budget however, with the pending removal of the College Avenue reconstruction from the 2022 Capital Improvement Plan due to the potential construction at the former hospital site, there will be an equivalent amount of funds available. This will require a budget adjustment.

**RECOMMENDATION:**

Approve the Local Development Agreement as presented, direct the Mayor and City Clerk to sign the Agreement, and amend the budget and Capital Improvement Plan to reflect the inclusion of this project in FY 2022.

**ALTERNATIVES:**

As determined by the Commission.

**ATTACHMENTS:**

Description

- [Draft Local Development Agreement](#)

04/25/2022

ACCOUNT BALANCE REPORT FOR CITY OF MARQUETTE  
PERIOD ENDING 03/31/2022

GL NUMBER	DESCRIPTION	BEG. BALANCE	END BALANCE NOTES:
		10/01/2021	03/31/2022 - interest posted thru 01/31/22
		NORMAL (ABNORMAL)	NORMAL (ABNORMAL)
<b>Assets</b>			
<b>17 CIBonds</b>			
243-000-001.000-17000	Cash-Checking-'17 Baraga Ext Bonds	439,211.67	439,250.75 - these can be applied to Pier Bond project
591-000-001.000-17000	Cash-2017 Bond Proceeds (Unspent)	913,618.18	914,035.04 - to be used for JCI/AMI projects in the 591 fund
'17 CIBonds		1,352,829.85	1,353,285.79
<b>17 MBRA Bonds [DLP Streets]</b>			
237-000-001.000-17237	Cash-Checking: Bond Proceeds	1,295,822.50	1,296,259.23 - these can now be used for DLP debt service payments
'17 MBRA Bonds [DLP Streets]		1,295,822.50	1,296,259.23
<b>18 CIBonds [includes McClellan]</b>			
237-000-001.000-18003	Cash-2018 Cap Imp Bonds	388,389.68	388,477.47 - per 9/16/19 email T Colis - bal can be applied to Pier Bond project
101-000-001.000-18003	Cash-2018 Cap Imp Bonds	458,993.64	388,477.47 Projects include: #18018 sidewalk replace/extension city-wide; #18021 - fifth st recon; #18022 - homestead st recon; #18023 - presque isle ave recon; #18101 - simp; #18303 - ss lat replace; #50173 - eagle drive paving
591-000-001.000-18003	Cash-2018 Cap Imp Bonds	472,508.73	472,655.51
592-000-001.000-18003	Cash-2018 Cap Imp Bonds	172,040.86	172,217.11
'18 CIBonds [includes McClellan]		1,491,932.91	1,492,435.74
			(388,477.47) <---already applied to the reduction of the Pier Bond issue in 2021
			1,103,958.27 <--- POTENTIAL AVAILABLE UNSPENT PROCEEDS
<b>18 Building Authority Bonds</b>			
510-000-001.000-18002	Cash-2018 Bldg Auth Bonds	279,156.28	232,021.20 - for Lighthouse property projects only
'18 Building Authority Bonds		279,156.28	232,021.22
<b>19 CIBonds</b>			
591-000-001.000-19001	Cash-2019 Cap Imp Bonds	526,566.26	526,743.72 All projects included in this issue have been funded. This is the balance that remains unspent. Transferred to fund 591 in FY'20 for holding. May be used.
'19 CIBonds		526,566.26	526,743.72 <--- POTENTIAL AVAILABLE UNSPENT PROCEEDS
<b>20 CIBonds</b>			
101-000-001.000-20000	Cash-2020 CIP [Bridge Rehab & Union St]	140,206.00	140,235.07 Projects include: #13501 - lakeshore phase 1; #19026 - marquette drive upgrade; #19027 - lakeview drive upgrade; #19029 - union st upgrade; #19102 - mattson park parking lot paving phase 1; #20101 - simp; #20102 -bridge preventative maint; #20303 - ss lateral replacements; #50265 - lva dasher boards
555-000-001.000-20000	Cash-2020 Cap Imp Bonds	655,121.18	655,268.28
591-000-001.000-20000	Cash-2020 Cap Imp Bonds	(24,398.90)	(24,328.09)
592-000-001.000-20000	Cash-2020 Cap Imp Bonds	84,724.46	84,794.17
598-000-001.000-20000	Cash-2020 Cap Imp Bonds [Dasher Boards]	200,159.78	80,878.99 <---balance of dasherboard allocation (unspent)
'20 CIBonds		1,055,812.52	936,848.42 <--- POTENTIAL AVAILABLE UNSPENT PROCEEDS
<b>21 CIBonds</b>			
202-000-001.000-21000	Cash-2021 Cap Imp Bonds	941,648.34	367,428.20 Projects include: #19019 - 100 block w washington; #20020 - Front street recon; #20021 - hewitt ave recon; #20023 - college ave recon;
203-000-001.000-21000	Cash-2021 Cap Imp Bonds	941,658.35	400,057.89
555-000-001.000-21000	Cash-2021 Cap Imp Bonds	1,647,902.11	651,082.91 #20025 - shiras drive recon; #20027 - newberry st recon; #20030 - pine st recon; and #21101 - SIMP; #21303 ss lat replace.
591-000-001.000-21000	Cash-2021 Cap Imp Bonds	1,177,072.94	217,750.17
592-000-001.000-21000	Cash-2021 Cap Imp Bonds	1,177,072.94	285,762.29
'21 CIBonds		5,885,354.68	1,922,081.46 PROJECTS ON-GOING. DO NOT INCLUDE
<b>TOTAL ASSETS</b>		11,887,475.00	7,759,675.56
<b>Total - All Funds:</b>		11,887,475.00	7,759,675.56
			2,567,550.41 <--- POTENTIAL AVAILABLE UNSPENT PROCEEDS (TOTAL)
			827,728.22 <---APPLIED TO PIER BOND PROJECT 2021
			2,442,315.47 <---RESTRICTED USE (MBRA AND BA BONDS)
			1,922,081.46 <---ONGOING BONDED PROJECTS