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BOARD MEETING MINUTES

Tuesday, February 17, 2026 – Noon – Hudson's

1. Roll Call

A. PRESENT:

- Frank Stabile - Chairman (Superior Oasis)
- Jenn Wallner - Treasurer (Tailored CPA's)
- Chuck Williams (mediaBrew)
- Michael Morgan - Co-Chairman (First National Trust & Wealth Management)

B. ABSENT

- Jim Borowski (Goodwill)

C. GUESTS

- Andrew Rickauer (Township)
- Erik Powers (Township)

2. Consent Agenda

A. Treasurers Report:

- a. Bank Statement Balances as of January 31, 2025:
 - i. Checking: \$3,247.17
 - ii. Savings: \$5,057.31
 - i. CD 4.425% (Matures 7/29/2024): \$7,707.18
- b. Invoices to be Paid:
 - i. Media Brew Website Fee: \$100
 - ii. Sarah Stabile for Secretarial Services: January \$90

B. Correspondence

- a. Lyn Durant asked to attend the next MTBA meeting to discuss trash and recycling. She will be at the March meeting.
- b. Chris Germain from the LSCP will attend the March meeting to give an update on the LSCP and introduce the new outreach specialist.

3. Regular Agenda

- A. **Motion for Approval of February Agenda, January Meeting Minutes, and Consent Agenda-** Mike Morgan motions, Jenn Wallner supports, motion passes.

B. Reports:

- a. **Marquette Township Board Treasurer (Andrew Rickauer):**
 - i. The Township would like to get more businesses to start recycling and into the recycling program.
 - ii. Not recycling actually costs businesses more money.
 - iii. Lyn Durant will be at the March meeting to talk about trash and recycling.
 - iv. The Heritage Trails project is still moving forward.
 1. They have everything lined up to start.
 2. Since the planning and zoning commission has approved everything, there's nothing else for the

Township to do. It is on them to move forward with infrastructure, financing, and actual implementation at this point.

3. The Township does try to keep up with what is going on with the project because of the tiff and to make sure everything is moving forward smoothly.
4. Half of the units are to be completed within the first year. Which is this year, 2026.

b. **Events (Chuck Williams):**

- i. Nothing to report on right now.

c. **Marquette Township Planning & Zoning Administrator (Erik Powers):**

- i. Planning and zoning have a final draft of the master plan from the consultant that will be presented to the planning commission next week.
 - ii. Airbnb and tiny home development will both be included in the master plan.
 1. Currently a tiny home is defined as anything that's 450 square feet or less and the minimum square footage for a single-family home is 1000 square feet.
 2. So in between 451 and 999 square feet are not accounted for and by law, since they are excluded from the ordinance, they are technically prohibited.
 3. This issue will be handled.
 4. Airbnb restrictions will be looked into further.
 - iii. Before the end of February, they will start the state required 63-day review period. Then will consider any public comment that was made on it. After that they will proceed with the formal adoption of the plan.
 1. Looking at April or May for this to be finalized.
 - iv. Mount Mfg has received approval from planning and zoning, so their next step is to get county permits and then finish their improvements to the space before they formally move in.
 1. Unsure of what they are doing with their current location.
 - v. The Koski Woods Trail Concept:
 1. Iron Ore Heritage Trail purchased a 100-acre property south of the Heritage Trail, in between county road 492 and US 41.
 - a. On the border of Marquette Township and Negaunee Township.
 - b. Access will be off of the Iron Ore Heritage Trail.
 2. In conjunction with the NTN, this property will be developed into a single track non-motorized trail.
 3. Township wasn't involved in this.
 4. It is a permitted use on the property so no substantial approval is needed.
 5. It's good to see a non-profit doing some recreational improvements in the Township.
 6. This is all very preliminary. Property was purchased in 2024.
 - vi. Jersey Mikes is currently under construction.
- d. **DDA Update (Frank Stabile):**
- i. No current updates.
- e. **MTBA Facebook Page & Website (Sarah Stabile):**
- i. Nothing new to report, other than the normal posts on Facebook from the normal pages.

C. **Membership:**

- a. **Members:** 39 members paid.
 - i. 5 Unpaid Members:
 1. Alpha Omega Dental
 2. Brentwood Motor Inn
 3. Cedar Motor Inn
 4. Century 21
 5. Goodwill
- b. **Potential New Businesses:**
 - i. Texas Roadhouse – Chuck
 - ii. Panera Bread – Chuck
 - iii. Youngs Menswear – Frank
 - iv. H&R Block – Michelle
 - v. Dunham's – Mike
 - vi. Dairy Queen – Mike
 - vii. US Army Recruiting Station – Chuck

- viii. Harbor Freight – Mike
 - ix. Shopko Optical – Michelle
 - x. Riverside Auto – Frank
 - xi. La Catrina – Chuck
 - xii. T&M Fitness – Jenn
 - xiii. Ultra Construction
 - xiv. Nirvana – Frank
 - xv. Wildflower – Chuck
 - xvi. Mount Mfg
 - xvii. GLP Pharmacy
 - xviii. Specialty Infusion
 - xix. Gartner’s Gallery
 - xx. Fresh Coast Beauty
 - xxi. UP Indoor Golf- Chuck
- c. Sarah has contacted all of the above businesses. So far only a couple are interested in joining or learning more.
 - d. Chuck has also reached out to a couple of the businesses and will continue to do so.

D. New Business

- a. **Roundabout Adoption:**
 - i. The MTBA would like to be involved in this but would need more information from the Township and at this time we do not have it.

E. Unfinished Business

- a. **Road Access behind Goodwill:**
 - i. Jim Borowski has brought this topic to the MTBA on behalf of Goodwill.
 - ii. The service road behind Goodwill, which has been used by many as a second access point to the businesses in that area, was sold as part of the property of Heritage Trails.
 - iii. The closures of this road greatly impacts Goodwill and the surrounding businesses.
 - iv. Jim does not feel they were made aware of this closure.
 - v. The MTBA would like to support Goodwill and the other businesses moving forward, but would need a letter explaining the situation.
 - vi. The Goodwill building is being rented, so it sounds like Goodwill’s landlord is looking more into the issue.
 - vii. The MTBA has asked for a letter from Jim describing the situation so the MTBA can write a letter of support.
 - viii. According to the Township, direct businesses within 300 feet of a PUD are required to be notified of the public hearing regarding the development. So, these businesses were made aware of the public hearing for the Heritage Trails property, but no direct contact was made to explain that the road would be going away based on the purchase of the property. Although this information was made available to the public.
 - ix. One of the surrounding businesses did attend the hearing and gave their opinion.
- b. **Reserve Money:**
 - i. This agenda item has remained on under unfinished business because it is something the board needs to continue to think on and decided where our money should be going.

F. Donations

- a. **Yearly School Donations:**
 - i. Sarah and Mike are going to North Star Academy today to do the donation.
 - ii. Sarah will post the information on the website and Facebook page after.
 - iii. Still waiting to hear back from Andrew at the alternative high school.
 - 1. Sarah will try to get in contact with him again.

G. Round Table

Next Meeting: Tuesday, March 17th, 2026 – Noon – Hudson’s Classic Grill

Jenn Wallner motions to ended the meeting, Mike Morgan supports, motion passes, and the meeting ends at 12:53pm.