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Joint Meeting Minutes

Tuesday, May 19, 2026 – 12:00pm – Township Hall

MTBA Attending: Frank Stabile, Mike Morgan, Jenn Wallner, Chuck Williams, and Jim Borowski.

Township Attending: Erik Powers, Jason McCarty, Andrew Ricknauer, Linda Winslow, Jon Kangas, Jim Johnson, John Laitinen, Lenny Bodenus, and Randy Ritari.

Guests Attending: Chris Germain (LSCP), Natalie Chmiko (LSCP), and Lindsay Bean (LSCP).

1. Township DDA & Current Plans

- a. The DDA finally has a project starting this year that has been in the works for a long time- the non-motorized pathways.
 - i. Bidding will begin next month.
 - ii. Hoping for a TAP Grant through the road commission. Will be the second one the Township has received.
 1. DDA is paying local match.
 2. Local match budgeted just over \$200,000.
 3. The Township Board has committed to \$25,000.
 - iii. Pathways:
 1. Commerce Drive: Werner Street to the highway.
 2. Old Wright Street: Venture Drive to the highway.
 3. Both will be side paths with curbs.
 4. On old Wright Street the pathway will be separated from back curb as part of the new requirements. Unsure if this will be the same for Commerce Drive.
 - iv. Emergency action to spend almost \$20,000 on temporary asphalt paving on Commerce Drive to get the Township through one more year. Should be completed by the end of June.
 - v. DDA is looking at replacing the street signs in the DDA area.
 1. Hoping to make the letters bigger, more modern, and more consistent across all signs.

- vi. The Township DDA is not a TIF district, it is a milage district. Financed by the businesses that are in the DDA district.
 - 1. Can levy up to two mils, but typically it has been no more than one mil, and that generates about \$100,000 a year.
 - 2. This is not a large amount of money, but enough to do the things needed throughout the year.

2. Master Plan Highlights/Budget

- a. Township has completed a master plan draft that has been dispersed for the 63-day review period, which ends on May 22nd.
- b. A public hearing is scheduled for May 27th to hear final comments and input, and then potential adoption of the plan.
- c. Received a \$50,000 grant from the Michigan State Housing and Development Authority to focus on housing and to seek a consultant for assistance on that.
- d. They have a national consultant that has been working with them.
 - i. Have conducted public input sessions and community surveys.
 - ii. The highlights are an update on demographic data, some adjustments on the future lane use map, but most of it deals with housing and diversifying the commercial opportunities.
- e. No changes in zoning happens during the master plan update, that will come later.
- f. The master plan has to be reviewed every five years.

3. Upcoming New Business Development

- a. Mount Mnf has moved into the old Best Buy building.
- b. There has been an increase in the interest of the left-over portions of the Westwood Mall.
- c. Cherry Creek Construction will be moving into the former Mount Mnf location.
- d. Team Wireless, based out of Escanaba, owns the building that the Verizon store, Dunkin Donuts, Jersey Mikes is in, and will be opening a car wash where the old Jasmine restaurant was.
- e. The former car wash next door is converted into a laundry mat, Load of Fun.
- f. Culvers is adding another drive thru lane, relocating their dumpster, and some other exterior updates.
- g. Trying to relocate some of the displaced businesses from the Westwood Mall.
 - i. Rentall will be moving to the H&R Block building.
- h. Jersey Mikes should be opening soon.
- i. Heritage Trails is moving ahead.
- j. Frank Stabile announced that his three hotels, Comfort Suites, Days Inn, and My place have been sold.
 - i. Sold to a family out of Grand Haven. They own about 50 hotels. Will continue to run the hotels the same way the Stabile's have and maintain the current staff.

- ii. Hudson's is still owned and operated by the Stabile Family.

4. Planning Commission

- a. The planning commissions main focus is to wrap up the master plan and get reimbursed for the MSHDA grant.
- b. There's a lot of updating that needs to happen with zoning ordinance.
- c. Try to positively affect housing affordability, which can be done with zoning, through adjusting housing densities.
 - i. Example: having smaller lots and allowing other types of homes.
- d. Right now, in Trowbridge Park duplexes and multi family homes are not allowed. Hoping to allow these in different areas in the future.
- e. Geodomes and tiny homes are already on the books.
- f. Land tables could use some updating.
- g. Most of the updates are centered on housing because the grant is from MSHDA.
- h. Have been very forward thinking about what the community needs and wants, and this is supported by community surveys and public opinions.
- i. Data centers are a new hot topic, which will be addressed.
- j. People are wanting an off-leash dog park.
- k. People want even more pickleball courts.
- l. The VA has some land that they might not be using and the Township hopes to be able to use this land for some of the community wants.
- m. In the next year will be working on zoning ordinance updates and recreation plan updates.
- n. Property maintenance is another big topic. They are in the process of hiring a part time employee to uphold property maintenance.
 - i. This was a very high priority on the community surveys.
 - ii. Will have someone out and about accessing and writing up anything that doesn't hold up to the ordinance.
 - iii. This is something that needs consistent monitoring so it will be good to have a part time person focusing on this.
 - iv. This is both residential and commercial.
- o. Mount Mnf took down the large pole sign on their property. There is now a flat area that could be used for a welcome to the Township sign.

5. Roundabout/Beautification Committee

- a. The DDA has not taken action but has committed to finding a low-cost maintenance option to improve the roundabouts.
- b. The roundabouts have been neglected due to turnover and covid.
- c. DDA will talk on this at their meeting in July.

- d. Have one proposal from a landscape expert.

6. Heritage Trails Project

- a. Project is moving full steam ahead.
- b. They have a signed PUD agreement.
- c. Foundations for the homes have started to go in.
- d. 50 units going in.
- e. The plan is to finish the project in two years.
- f. This location will be set up as its own residential TIF.
 - i. The revenues will first pay for the water and sewer updates, then the remainder will go towards the development to help reduce long term costs.
 - 1. All tax generated by the TIF district goes to the developer for the first 10 years. Expect there is a Build UP bond involved.
 - 2. Agreement with the Township will be something along the lines of - TIF revenue will pay off the bonds first and then they get to use the remaining 10 years of the TIF.
 - 3. They will get \$750,000 through Build UP at 2% interest rate.
 - 4. Also, have about 1.3 million in MSHDA funds which will take about \$100,000 off the upfront cost of 13 units for people in the right income brackets.
 - 5. These are purchasable houses, not rentals.

7. VA Update

- a. They are trying to get the building built.
- b. Township doesn't hear from them much, and the VA project doesn't have to update on this beyond water and sewer.
- c. They did acknowledge in writing that the pathway that was eliminated from the roundabout to the West will now go across their property and they will own and maintain it.
- d. They got approval from the Safe Routes to School Program.

8. Parks & Recreational News

- a. Pickleball: Township ordered noise reducing panels because of the noise complaints.
- b. There is general park maintenance happening from the winter. Cleaning everything up from the harsh winter.
- c. Looking at update the kids play equipment.
- d. Routine maintenance at all of the parks and tunnel and pathways.
- e. The NTN has built a dog walk loop and they plan to build another one. They also plan on doing this on the Koski area as well.
 - i. No matter what, dogs MUST be on leash.
 - ii. Mount bikers are not permitted on the dog walk path.

- iii. Safety is a top priority for the Township, the people, and the dogs.

9. Forestville Project/Residential Area

- a. The PUD has expired and everything would need to be started over.
- b. There is no activity on this that the Township is aware of.

10. Community Day

- a. August 1st
- b. Saturday 3pm-6pm will be the kids' activities.
 - i. If anyone has any ideas for this area, let Linda know.
 - ii. NO bounce houses or animal petting area.
- c. There will be a concert series this year. Each happening on a different day.
 - i. Children's.
 - ii. Traditional.
 - iii. Younger/newer band.
- d. A flier will be coming out soon.
- e. If you'd like to volunteer, please let Linda know!

11. Lake Superior Community Partnership

- a. Chris Germain is exiting the LSCP and Natlie Chmiko is the new CEO.
 - i. Chris will be with LSCP until June 5th.
- b. Lindsay Bean is the new Outreach and Development Specialist.

12. Randy Ritari running for County Board

- a. Opening in the County Board.
- b. Has stepped up to run for this position.
- c. There are two other candidates running.
- d. Reason he is running is because he wants Marquette Township to be represented.
 - i. The two other candidates are both from the City of Marquette.
- e. If anyone would like a sign, please reach out to Randy.
- f. This is a four-year term.
- g. Randy has to step down from the Township if he wins and then the Township will have to appoint someone within 45 days.

Meeting Adjourns at 1:02pm.