

City of Marquette



**Local Development Finance Authority**

**Marquette Satellite Plan**

**First Amended and Restated Development Plan  
And  
Tax Increment Finance Plan  
2014**

City of Marquette  
300 W. Baraga Ave.  
Marquette, Michigan 49855

**City of Marquette**

City of Marquette Commission

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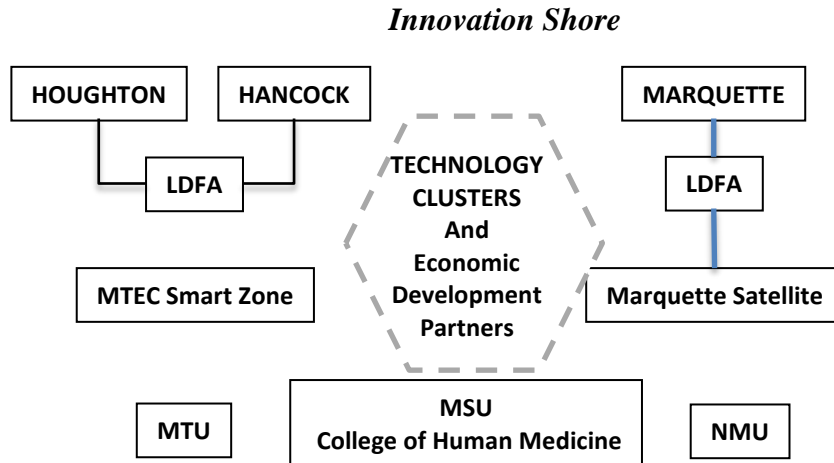
## Table of Contents

Graphic	page 5
Timeline	page 5
Introduction	page 6
Mission	page 6
Strategies	page 6
Goals	page 6
Benefits to MTEC Smart Zone	page 7
Table: Innovation Shore: MTEC SmartZone and Marquette Satellite	page 8
1) The Marquette Satellite SmartZone Plan meets these criteria	
2a) The unique characteristics and specialties offered by the public and private resources available in the Satellite SmartZone.	
2b) The benefit to regional cooperation and collaboration.	
2c) The proposed Marquette Satellite SmartZone adds value to the mission of MTEC SmartZone	
Summary of Intent	page 10
Executive Summary Paragraph	page 10, 11
Location	page 11
Budget	page 11,12
Economic Impact	page 12
Monthly Reporting	page 13
Management Team & Partners	page 13

University Partners: Northern Michigan University	page 13-16
University Partners Michigan State University, College of Human Medicine	page 16,17
Development Finance Partners: Northern Economic Initiatives Corporation	page 17
Environmental Sciences Partner: Superior Watershed Partnership	page 17,18
Technology Focus and Support to technology businesses and entrepreneurs	page 18
Cluster Focus and Leadership	page 18
Programs and Services	page 19
Development Plan	page 20-24
Tax Increment Financing Plan	page 25-31

## Graphic

Marquette – Houghton/Hancock LDFA and Smart Zone Organizational and Partnership Structure



## Timeline

Calendar of events leading up to the submission of the Marquette Satellite Plan

- **April 28, 2014** Public Hearing on amendment to expand the boundaries of the LDFA by the Marquette City Commission
- **June 2, 2014** Public Forum hosted by City of Marquette
- **June 10, 2014** Public Forum hosted by City of Marquette
- **June 23, 2014** Public Forum hosted by City of Marquette
- **June 30, 2014** Marquette City Commission approves a resolution to expand the boundaries of the LDFA
- **July 14, 2014** Marquette City Commission appoints six members to the LDFA
- **July 17, 2014** MTEC Smart Zone hosts orientation for City of Marquette officials and LDFA nominees
- **July 25, 2014** Marquette LDFA Organizational Meeting
- **August 4, 2014** Marquette LDFA and Marquette City Commission Joint Work Session
- **August 6, 2014** Marquette LDFA Work Session
- **August 13, 2014** Marquette LDFA Special Meeting approves: AGREEMENT PURSUANT TO ACT 281 BETWEEN THE CITY OF HOUGHTON, CITY OF HANCOCK, CITY OF MARQUETTE, AND THE CITY OF MARQUETTE LDFA.
- **August 15, 2014** City of Marquette City Commission Special Meeting: Resolution to accept the AGREEMENT PURSUANT TO ACT 281 BETWEEN THE CITY OF HOUGHTON, CITY OF HANCOCK, CITY OF MARQUETTE, AND THE CITY OF MARQUETTE LDFA.
- **September 4, 2014** Marquette LDFA Special Meeting approves: SATELLITE AND TIF PLAN AND SENDS IT ON TO MARQUETTE CITY COUNCIL

## **Introduction**

The residents of the City of Marquette adopted a City Charter that mandates planning and policy investments necessary to encourage local development to prevent conditions of unemployment and promote economic growth. The City Commission has adopted a Strategic Plan, which identifies a process for capturing resources necessary to meet this community mandate. The City Commission, by resolution, voted, to expand the boundaries of the existing Local Development Finance Authority (LDFA) on June 30, 2014.

Initially, the LDFA approved a Development and Tax Increment Finance Plan known as Development Plan No. One on November 10, 1988 to make public improvements to an industrial park known as River Park Complex.

Recent amendments to the LDFA Act (125.2162b) permit Marquette to enter into an agreement with the cities of Houghton and Hancock (which have an existing LDFA and Certified Technology Park or SmartZone) because the City of Marquette does not currently contain a Certified Technology Park and as such is able to be considered for Satellite SmartZone designation.

The Houghton/Hancock LDFA and MTEC SmartZone, working with the City of Marquette and regional partners, plan to establish a Satellite SmartZone, under 12b statute of the Local Development Act 281 of 1986, in Marquette, MI, for the purpose of creating and retaining technology enterprises and employment through commercialization of research and emerging technology within a regional strategy, currently referred to as, **Innovation Shore**. The Innovation Shore partnership is a regional partnership consisting of MTEC Smart Zone and the Marquette Satellite and related governmental jurisdictions and private and public partners.

### Mission

Build collaborative relationships with industry leaders, capital networks and universities to incubate and accelerate technology clusters and entrepreneurship—that lead to new jobs, community prosperity and competitiveness.

### Strategies

Increase collaboration among university research, investment capital, training, mentorship and management talent leading to commercial development.

### Goals

Increase the regional technology business base, incubate new companies, and accelerate growth of companies' income and employment, and enhance regional visibility, competitiveness and prosperity.

### Regional Cooperation and Leadership

The proposed Marquette Satellite SmartZone (Marquette Satellite) brings new partners and a complimentary network of relationships to MTEC SmartZone, including the City of Marquette LDFA, Northern Michigan University, Michigan State University, as well as a host of technology companies, and regional public and private and non-profit partners. The Houghton/Hancock SmartZone and Marquette Satellite plan to closely collaborate on strategies and programs to enhance regional economic growth.

### Benefits to MTEC SmartZone

In the 11 years since its formation, MTEC SmartZone has helped transition technology development from Michigan Tech into startup businesses. It is recognized state wide for its performance in creating jobs and fostering a supportive environment to grow technology companies. However, the limited population base in the Houghton and Hancock region carries with it, limited opportunities to access **management capability** and **investment capital**.

Two years ago this began to change. MTEC SmartZone reached out to the Life Sciences community in Marquette, finding business mentors and early stage capital sources to join several new ventures supported by MTEC SmartZone. Building on this success and expanding beyond Life Sciences, the proposed Marquette Satellite will formalize capacity to promote management and investment in several technology clusters that will make up the **Innovation Shore** regional tech ecosystem.

The proposed Marquette Satellite will contribute business acumen, entrepreneurial networks, early stage and investment capital through **Northern Initiatives** and seed capital from area angels, talent training and research from **Northern Michigan University** and **Michigan State University** to the technologies centered in Houghton/Hancock.

## Innovation Shore: MTEC SmartZone and Marquette Satellite

**Mission:** Build collaborative relationships with industry leaders, capital networks and universities to incubate and accelerate technology clusters and entrepreneurship—that lead to new jobs, community prosperity and competitiveness.

### MTEC SmartZone and the Marquette Satellite Zone Innovation District embraces three core principles:

- |  |   |  |
|--|---|--|
| 1. Bridge the commercialization knowhow emerging in the Marquette region with IP and innovation originating from Michigan Tech and Northern Michigan University. | 2. Structure an intentional relationship with area industry, Northern Michigan University and institutional leaders to accelerate the formation of clusters to support enterprise growth. | 3. Orchestrate a “culture of innovation” by connecting entrepreneurs to an eco-system that supports growth and access to deep vertical industry expertise, capital sources and networks. |
|--|---|--|

### PRINCIPLES:

- Private sector led and demand-driven
- Results-oriented
- Collaborative
- Financially Disciplined
- Flexible and adaptable
- Global scope
- Committed to Excellence

### CORE COMPETENCIES:

- Industry knowledge
- Knowledge of existing resources
- Facilitation and brokering
- Project management
- Intellectual property expertise
- Financial acumen and capital access networks

### CLUSTERS:

- Life Sciences
- IT & Social Media
- Natural Resources
- Food Systems & Processing
- Blue Water Economy & Green Infrastructure

### INNOVATION PROJECTS:

- Individual technology development
- Collaborative technology development
- Collaborative market development
- Business Incubator/Accelerator with flexible work space and shared resources

### KNOWLEDGE PROJECTS:

- Analysis of innovation trends
- Technology enterprise business development support services
- Connections to industry expertise and partnerships
- Technology assessments and scans
- Competitive markets assessments and industry standards

### SERVICES:

- Project management
- Intellectual property services
- Access to public programs and services
- Access to qualified early stage seed capital networks and later stage finance providers
- Industry networking & mentorship
- Innovation due diligence

### DESIRED OUTCOMES:

- Increased R&D
- More technology leading companies
- Higher rates of commercialization of intellectual property
- Improved enterprise and community competitiveness
- Increased job creation and regional prosperity



## Response to Legislative Criteria

### 1) The Marquette Satellite SmartZone Plan meets these criteria:

**2a) The unique characteristics and specialties offered by the public and private resources available in the Satellite SmartZone.** The unique characteristics and specialties of the Marquette Satellite include: Northern Michigan University and the College of Human Medicine at Michigan State University partnering with the Marquette Satellite SmartZone and having expertise in medical devices, healthcare, natural resources, energy, IT, social media, food processing, applied technology and business management.

The proposed Marquette Satellite in collaboration with the MTEC Smart Zone builds upon an innovation and business support eco-system across the entrepreneurial heart of the Upper Peninsula, drawing in new capacities and networks to support the growth of tech companies in several clusters of activity, initially including *Life Sciences, IT & Social Media, Blue Water Economy & Green Infrastructure, Natural Resources, Food Systems & Processing*. While Michigan Tech and MTEC SmartZone already collaborate with Marquette partners to commercialize biomedical projects, the Marquette Satellite will create the capacity to scale this effort across more technology clusters to accelerate the growth of technology jobs and economic outcomes.

One illustration of the unique contribution the Marquette Satellite brings is in Life Sciences. Over the last year MTEC Smart Zone programs coordinated introductions and assisted with commercialization assessments that led to seed financing by a Marquette angel fund in a Michigan Tech rapid diagnostics technology as well as a Michigan Tech technology in infection control partnering with a Marquette based business mentor with industry experience in medical devices and biologics. These transactions are occurring within the context of a growing life sciences sector. For example:

- The Marquette area is home to medical device companies including **Frontier Medical** and **Pioneer Surgical**, which recently merged with **RTI Surgical**.
- Michigan State University's **College of Human Medicine Marquette Family Medicine Residency Program** partners with **Marquette General Health System/Duke LifePoint** and the **LifePoint Hospitals** to train primary care doctors in the Upper Peninsula and announced a new advanced life sciences research program to be headquartered in Marquette.
- **Northern Michigan University** functions as a talent and training pipeline to the sector while **Michigan Tech** has become a powerhouse generator of new technology and training in life sciences and human performance. The focus of these partners is increasingly organized around health care and the region's natural environment, which anchors four season sporting activity and world-class trail systems attracting thousands of enthusiasts.

- Human performance, injury recovery and health care is becoming the basis for new clinical, research and commercialization opportunities that leverages the experience of partners like the **U.S. Olympic Training Site at Northern Michigan University** in Marquette.

**2b) The benefit to regional cooperation and collaboration.** The benefit of regional cooperation and collaboration created by the Satellite SmartZone partnership will provide greater momentum for complimentary development that is already taking place throughout the region. The Innovation Shore concept combines, skills, talent and resources between MTEC SmartZone and the proposed Marquette Satellite, which in turn becomes the catalyst for innovation and partnership. It is anticipated that the Satellite Board will attract energetic industry leaders that will provide inspired leadership for their technology clusters. When successful, this public/private partnership will greatly enhance the attraction of top research talent, expand entrepreneurial capacity, provide a natural nexus for participation by financial interests, and lead to business expansion and job growth.

**2c) The proposed Marquette Satellite SmartZone adds value to the mission of MTEC SmartZone** and increased opportunities for MTEC companies through access to experienced business leadership, a growing number of technology companies, and expands access to regional finance partners. These networks along with new academic partners like *Northern Michigan University* and *Michigan State University* and capital providers like *Northern Initiatives* bring new resources to significantly broaden the talent and resource base for MTEC companies.

The Marquette regional economy also has strength in information technology, creative web and mobile app development, medical devices, and is home to a growing number of food and beverage processing enterprises and is served by a more robust distribution and transportation system. These features are not as prevalent in the Houghton/Hancock region.

#### Summary of Intent

The following section outlines the Marquette Satellite's intent to stimulate the growth of technology-based businesses and jobs by capitalizing on public and private resources.

#### Executive Summary Paragraph

The proposed Marquette Satellite will support technology employment and growth by serving as the catalyst for collaboration between government, higher education, finance, and private sector business partners. Initial sectors to be included within the SmartZone have been selected based upon a recently completed City of Marquette Economic Development Study, and will include clusters in Life Sciences, IT & Social Media, Blue Water Economy & Green Infrastructure, Natural Resources, and Food Systems & Processing. Additional clusters can and will be added as local interest and opportunities may arise. The anticipated Marquette Satellite, in cooperation with MTEC SmartZone, will foster the growth of these economic clusters. An agreement pursuant to Act 281 between the City of Houghton, City of Hancock and the City of Marquette LDFA frames a proposed

cooperation agreement between MTEC SmartZone and the Marquette Satellite.  
Attachment (A)

Location

The proposed Marquette Satellite may initially operate in City Hall at 300 West Baraga Avenue, in the City of Marquette Michigan. A separate office space for the proposed Marquette Satellite and related business accelerator and training space is targeted to open in 2015.

Budget

A preliminary budget to operate Marquette Satellite offices, staffing, operations and programs is provided for FY 2015 – 2017 below, based on three sources of funds:

- TIF Tax Capture: This represents revenue anticipated from the tax increment finance capture estimates and calculations detailed in the TIF Plan.
- General Fund Loan: The City of Marquette will provide a loan from its General Fund to the Marquette Satellite to meet the minimum annual funding requirement of \$200,000.00 established by the State of Michigan for Satellite Smart Zones. Repayment of this loan occurs as tax increment revenue increases as modeled in the TIF Plan.
- In-Kind: It is anticipated that the Marquette Satellite will receive in-kind contributions to support programs and facilities costs.

Budget FY 2015 (estimate)

Use	TIF Tax Capture	General Fund Loan	In-Kind	Total
CEO / staff, consultants	\$147,216			\$147,216
Program support		\$52,000		\$52,000
Work Space & Equipment		\$784	\$70,000	\$70,784
<b>TOTAL</b>	<b>\$147,216</b>	<b>\$52,784</b>	<b>\$70,000</b>	<b>\$270,000</b>

Budget FY 2016 (estimate)

Use	TIF Tax Capture	General Fund Loan	In-Kind	Total
CEO/staff, consultants	\$175,848			\$175,848
Program support	\$100,000			\$ 100,000
Work Space & Equipment	\$23,000		\$47,000	\$70,784
<b>TOTAL</b>	<b>\$298,848</b>			<b>\$345,848</b>

## Marquette Satellite SmartZone Plan Draft 1.0.6

### Budget FY 2017 (estimate)

Use	TIF Tax Capture	General Fund Loan	In-Kind/Fees	Total
CEO/staff, consultants	\$208,637			\$208,637
Program support	\$150,000		\$50,000	\$200,000
Work space & equipment	\$70,000			\$70,000
<b>TOTAL</b>	<b>\$428,637</b>		<b>\$50,000</b>	<b>\$478,637</b>

At the start of operations, the budget may cover management and operating expenses of a limited-scope service program for the proposed Marquette Satellite location. In the first year or two of operation, the proposed Marquette Satellite may contract with MTEC SmartZone or local partners to deliver proven entrepreneurial and technology support programs. This will permit time for the Marquette Satellite to identify leadership and develop relationships with the partner and statewide service provider network (universities, talent and financing networks) – connecting services and support programs to tech companies and clusters.

Several private sector companies have expressed interest in contributing up to \$70,000 of in-kind contributions for space that will be located in the City of Marquette. The initial size of the space will range between 2000 & 3000 sq. ft. over the first two years of operation to establish a fully furnished business accelerator and flexible work space. The proposed Marquette Satellite may eventually locate in the space. By the third year, rent from tenants and budget revenue will sustain costs, freeing up private in-kind match dollars that could support other priorities. Several locations throughout the city will be considered by the LDFA before making a final decision.

### Economic Impact

MTEC SmartZone estimates that the proposed Marquette Satellite may generate the following economic impact:

5 – Year Intervals	Companies Started or Expanded	Cumulative Jobs Created(1)	Cumulative Investments
2015 – 19	30	90	\$5,000,000
2020 - 24	60	189 (2)	\$12,500,000
2020 – 29	90	298 (2)	\$20,000,000
<b>Total</b>	<b>180</b>	<b>577</b>	<b>\$37,000,000</b>

(1) Average of 3 jobs per company

(2) Assumes 10% average growth

These estimates are based on recent MTEC economic impact performance in Houghton and Hancock with the assumption that synergies from collaboration between MTEC SmartZone and the Marquette Satellite will help overcome the challenges of starting up and scaling SmartZone programs and services with a relatively smaller Marquette Satellite operating budget over the first five years of operations (compared to the MTEC operating budget).

As planning continues, the proposed Marquette Satellite in consultation with the Marquette LDFA will review these assumptions and establish its own individual targets for job creation, company formation and investments.

### Monthly Reporting

The Houghton/Hancock and proposed Marquette Satellite agree to provide monthly reporting for the term of TIF capture to measure performance including: companies created, jobs created, investment by source; as well as annual reports on the progress of regional collaboration.

### **Management Team & Partners**

Initially, the Marquette LDFA will approve the bylaws of the proposed Marquette Satellite which will determine the selection of the proposed Marquette Satellite board members. The management team of the proposed Marquette Satellite will be selected by the proposed Marquette Satellite Board of Directors in consultation with the Marquette LDFA by early 2015, with the goal of having an operating contract in place with the LDFA by May 1, 2015. During the interim, MTEC SmartZone has retained consulting services to support initial coordination between Marquette and Houghton and Hancock as well as advise MTEC SmartZone and the City of Marquette on the establishment of the Marquette Satellite partnership.

### **University Partners:** Northern Michigan University

Northern Michigan University (NMU [www.nmu.edu](http://www.nmu.edu)) has agreed to partner with the proposed Marquette Satellite.

Below is a description of a cross section of existing programs that may contribute to the aims of the proposed Marquette Satellite.

Northern Michigan University  College of Business  David Rayome, Dean	The mission of the College of Business is to engage students with relevant academic and related programs that prepare them for a variety of successful careers and responsible engagement in society.	External partners include Intel, Cisco, local accountant firms, and local insurance firms.  New for Fall 14 - Information Assurance/Cyber Defense Major	<a href="http://www.nmu.edu/business/">http://www.nmu.edu/business/</a>
Northern Michigan University  Center for	The three departments located in the Jacobetti Complex -- Engineering and Technology; Technology and Occupational Sciences; and Continuing	External partners include Cliffs Natural Resources, Lundin Eagle Mine, RTI Surgical, WE	<a href="http://www.nmu.edu/ciit/">http://www.nmu.edu/ciit/</a>

**Marquette Satellite SmartZone Plan Draft 1.0.6**

<p>Innovation and Industrial Technologies</p> <p>Robert Eslinger, Director</p>	<p>Education and Workforce Development form the Center for Innovation and Industrial Technologies. The mission of the Center is to provide students and employers with the required technical support and professional skills necessary to positively impact industry in the region and nation.</p>	<p>Energies, Potlach, Cloud Peak and American Eagle.</p> <p>Graduates, internships, co-ops, customized training and testing are included in the collaborations. Applied programming, hands-on industry training and testing. Industrial Maintenance, Mechanical Engineering Tech, Electronics Engineering Tech, CNC, Welding and Continuing Education and Workforce Development</p>	
<p>Northern Michigan University</p> <p>College of Arts and Sciences</p> <p>Michael Broadway, Dean</p>	<p>The College of Arts and Sciences is comprised of 15 academic departments and three centers including: Art and Design; Biology; Chemistry; Earth, Environmental and Geographical Sciences; and Mathematics and Computer Science.</p>	<p>External partners include Intel, Micro Imaging Technology, Lloyd Flanders and Marquette General Hospital (DLP).</p> <p>Graduates, internships, co-ops, product design, product testing, clinical applications and collaborative research.</p> <p>Studio for Experimental and Eco-Design, Brain Tumor</p>	<p><a href="http://www.nmu.edu/artsandsciences/">http://www.nmu.edu/artsandsciences/</a></p>

		Research, Intel Lab	
Northern Michigan University  College of Health Sciences and Professional Studies  Kerri Schuiling, Dean	The College of Health Sciences and Professional Studies has 86 majors and 38 minors, consisting of three schools, nine departments and one center including Clinical Sciences, Seaborg Center, School of Education, Leadership and Public Service, Health and Human Science, Engineering Technology, and Technology and Occupational Science. The college prepares highly qualified graduates in many areas. Of prime importance is the quality of teaching provided - teaching that is enhanced through faculty research, creative endeavors and practical experience.	External partners include Marquette General Hospital (DLP), regional hospitals and clinics, the UP K12 system, Michigan State University, RTI Surgical and Potlach.  Graduates, internships, co-ops, product design, product testing, clinical applications and collaborative research.  Includes 2 departments listed in CIIT above – Engineering Technology and TOS.	<a href="http://www.nmu.edu/professionalstudies/">http://www.nmu.edu/professionalstudies/</a>

Examples of NMU's engagement with business and industry include:

#### *Engineering Technology:*

##### RTI Surgical

Engineering Technology has had a strong partnership with RTI Surgical (originally Pioneer Surgical) for over 10 years. RTI's support originated in its support of a one year certificate program for CNC machine operators. RTI provides equipment and instructors in support of the program and hires many of the graduates for their manufacturing floor. However the partnership has grown over the years with RTI now employing several current Mechanical Engineering Technology students as interns and hiring many graduates. RTI supports Engineering Technology with technical expertise, materials and other resources while we provide them with engineering support, interns and permanent employees.

*Engineering Technology:*

**TeamTech Motorsports**

TeamTech was founded by an Engineering Technology graduate and a leading supporter of the SAE Baja racing team housed in the department. The program has been instrumental in creating several intern and job placements for graduates and partnered NMU with NASA to support research for their restraint systems.

*College of Arts and Sciences*

**Studio for Experimental and Eco-Design and Human Centered Design**

Through special projects, joint ventures, lectures and educational resources, students involve themselves with human centered design. It is the intention of the SEED initiative that students are capable of developing strategies, concepts and brand identities that not only affect our environment, but the economy as well. The Studio for Experimental & Eco Design functions as an educational resource as well as collective design and innovation consultancy for area businesses. Last year, Northern Michigan University's human-centered design program partnered with longtime Menominee manufacturer Lloyd Flanders to develop concepts for contemporary woven furniture that might appeal to younger consumers.

Cooperation between Michigan Tech and Northern Michigan University. Under the MEDC Funded Technology Transfer Network program, Michigan Tech is on contract to provide support and assistance to Northern Michigan University related to development and implementation of technology commercialization and startup business development program. Currently, support is being provided for policy and support program review and development. Conversations have also been held regarding leveraging Michigan Tech's technology commercialization assessment, intellectual property protection, and licensing expertise as individual technologies are identified with NMU that have commercial promise.

**University Partners:** Michigan State University, College of Human Medicine.

Michigan State University is a land grant university with a significant mission emphasizing outreach to the entire State of Michigan and across the globe. Michigan State University, College of Human Medicine (CHM <http://humanmedicine.msu.edu/>) is a community-based medical school with six campuses across the State of Michigan including a 40+ year presence in Marquette, MI (Upper Peninsula).

In 2015, in tandem with the opening of the proposed Marquette Satellite, CHM will establish an advanced research program in Marquette Michigan, in cooperation with Marquette General Health System/Duke LifePoint and Northern Michigan University that will complement the Life Sciences Cluster Strategy of the proposed Marquette Satellite and MTEC SmartZone. MSU will recruit nationally recognized Ph.D, DPH or similar degree



talent in several areas that intersect with and may contribute to the clinical and commercial life sciences activity already underway in the proposed Marquette Satellite and MTEC SmartZone region including Michigan Tech University which has recently invested significantly in faculty positions in health-related areas. The research areas may include gerontology/geriatrics, exercise physiology/sports medicine, health promotion/disease prevention, neurosciences, nutrition/community food systems or related fields. These are areas that complement CHMs research interests, align with clinicians and clinician scientists at MGH and have the potential to form clusters/teams with existing NMU faculty significantly engaged in research. Additional partnerships are possible with MSUs Extension and AgBio units that are very active in the UP.

**Development Finance Partners:** Northern Economic Initiatives Corporation, dba Northern Initiatives (NI <http://www.northerninitiatives.com/>), a 501(c)3, non-profit corporation is a Community Development Financial Institution and a Microenterprise Development Organization serving as a SBA Microlender, a Community Advantage Lender and an SBA Intermediary Lending Program participant through its affiliated company UP Business Capital. NI began making small business loans in 1994, and through June of this year, Northern Initiatives has made over 760 loans totaling in excess of \$43M. Included in the 760 loans are 413 micro loans. Northern Initiatives serves 51 rural counties from its home base in Marquette, Michigan. That includes 46 counties in Michigan and the five border counties in Wisconsin. Recently, Northern Initiatives closed a loan with an MTEC SmartZone business.

Northern Initiatives does not only lend money, it focuses on business development services. Through its business development services it has offered one-on-one consulting and training and webinars for small businesses and other community based institutions. It has also been affiliated with the Michigan Manufacturing Technology Center since 1992 and provides training and consulting services to Upper Peninsula manufacturers, particularly focused on quality and process improvements. Among its training work has been training small businesses in Profit Mastery, which is a multi-day training program on cash and financial management. Northern Initiatives has been a licensed trainer in Profit Mastery since 2009 and has trained over 150 businesses. Beginning in 2011 and for the following three years, Northern Initiatives participated in the Goldman Sachs Growth Collaborative which brought together 21 CDFI's and MDO's with the main goal of peer learning. In September of 2014, Northern Initiatives will unveil an online technical assistance system to make prosperity/training plans, available to all of its customers. The online system will be based upon completed assessments which will identify entrepreneur's weaknesses and help them to chart a plan for learning, with access to a portal of learning resources.

**Environmental Sciences Partner:** Superior Watershed Partnership

The Superior Watershed Partnership and Land Trust (SWP <http://www.superiorwatersheds.org/>) is a regional Great Lakes non-profit organization dedicated to the protection and restoration of the watersheds of Michigan's Upper Peninsula. The SWP provides creative leadership and promotes effective, community-based solutions to address emerging Great Lakes issues. Based in Marquette, Michigan, the

SWP serves three Great Lakes (Superior, Michigan, Huron), over 25 communities, 15 counties and 5 Native American tribes. The SWP has been recognized by the U.S. Environmental Protection Agency and the State of Michigan for its effective work in watershed protection, storm water management, habitat restoration and addressing pollution prevention in the Great Lakes. The SWP specializes in natural resources planning, aquatic ecosystem restoration, physical and biological field assessments, and special studies related to Great Lakes priority issues. Staff from the SWP has served on numerous regional, state and international advisory bodies including the Lake Superior Binational Forum (US and Canada).

In 2012, SWP working with the Marquette County Community Foundation established an independent program to conduct environmental monitoring related to mining operations at the Eagle Mine in north Marquette County. SWP staff are coordinating and implementing the Community Environmental Monitoring Program working with universities, environmental engineers and EPA approved laboratories. This program has been recognized as a global model for independent environmental monitoring; placing Marquette on the global best practices map for advancing the science, practice and technologies associated with community controlled environmental performance monitoring for mines.

### **Technology Focus and Support to Technology Businesses and entrepreneurs (ability to provide support and what type of support)**

#### Cluster Focus and Leadership

Initial implementation of the proposed Marquette Satellite will include five emerging economic clusters, which may evolve over time. Natural agglomeration underscores competition between businesses within clusters, as well as providing the basis for understanding underlying economic factors contributing to overall growth and success. Leaders and contributors within clusters therefore have strong incentives to create a sustainable framework for connecting with talent, resources and technical assistance as they scale and navigate the myriad of issues in starting and growing their businesses. The proposed Marquette Satellite will serve as the catalyst for de-facto cluster discussions, public/private dialogue, mentor/protégé relationships, as well as providing necessary support and expertise for business and job growth.

Leaders from industry and NGO's have offered to help organize cluster activity in Marquette:

- Life Sciences: Dan Webber, Cady Lake Enterprise Advisors, formerly CEO Pioneer Surgical and MTEC Board of Director. J Bryan Dixon, MD MGH / Duke LifePoint Sports Medicine
- IT & Social Media: Lee Francisco, Founder and CEO of 906 Technologies, listed on the top 50 Companies to watch list in Michigan.
- Natural Resources: Steve Hicks, CEO Longyear Corp and JLM Longyear Fund and Chairman of the Board of Michigan Tech
- Blue Water & Green Infrastructure: Carl Lindquist, Executive Director, Superior Watershed Partnership

- Food Systems and Processing: Matt Gougeon, CEO Marquette Food Co-op

Programs and Services: The proposed Marquette Satellite will work with the local entrepreneurial community and Cluster Leaders to design and offer entrepreneurial support services. These services may be offered by proposed Marquette Satellite partners and could be supplemented by MTEC SmartZone to deliver training programs, such as:

- SmartStart Program: Wendy Kennedy’s “So What? Who Cares? Why You?” commercialization program to help technical entrepreneurs who have an idea but not yet a business assessment of their idea.
- Sales 101: A training program that helps first time entrepreneurs understand concepts such as a sales pipeline, marketing versus sales, and the techniques of a sales pitch.
- QuickBooks: A program designed to help the entrepreneur understand the basics of expense and revenue tracking
- Early stage coaching: Coaching activity on a one-one basis to keep the entrepreneur on track toward business success.
- Coaching for the new CEO: Help in arranging networking events, speakers to help entrepreneurs create their network.

The proposed Marquette Satellite working with its partners and MTEC SmartZone will consider offering services and training to Accelerator clients, such as, “startup” weekends, “founderlaunch” and Accelerator training programs.

**DEVELOPMENT PLAN**

Address: PA 281 Section 15 (2) (a) through (p) Information Requirements

## **Development Plan**

Address: PA 281 Section 15 (2) (a) through (p) Information Requirements

- (a) A description of the property to which the plan applies in relation to the boundaries of the authority district and a legal description of the property.**

The TIF Plan encompasses the boundaries of the city limits of the City of Marquette (with exclusions listed below):

Parcels excluded from the TIF Tax Capture are illustrated on a Map found in Attachment (B) along with legal descriptions of excluded parcels:

- WE Energies Parcels
- DLP – MGH Hospital Campus Parcel
- Marquette Medical Center Parcel
- Current Marquette Brownfield Redevelopment Authority Projects:
  - Founders Landing
  - Cliffs Dow
  - Nestle Down
  - Roundhouse property
  - Liberty Way

- (b) The designation of boundaries of the property to which the plan applies in relation to highways, streets and otherwise.**

The Development Plan establishes a Satellite SmartZone with programs and services that apply to the entire City of Marquette. See Attachment (C) for the City of Marquette Official Zoning Map.

- (c) The location and extent of existing streets and other public facilities in the vicinity of the property to which the plan applies; the location, character, and extent of the categories of public and private land uses then existing and proposed for the property to which the plan applies; including residential, recreational, commercial, industrial, educational and other uses.**

The Development Plan relates to the operations of the Marquette Satellite as detailed in the Marquette Satellite SmartZone Plan and will utilize TIF revenue to support the programs, services, offices, furnished business accelerator and flexible work space associated with the Satellite. The Marquette Satellite will offer its programs and services city wide targeted to technology commercialization and business development. There are a number of possible locations of the proposed Marquette Satellite business accelerator, including the downtown university and relevant commercial districts of the city.

- (d) A description of public facilities to be acquired for the property to which the plan applies, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.**

Initially, the Marquette Satellite SmartZone Plan anticipates the Marquette Satellite will lease facilities in one or more locations in the City of Marquette to provide space for offices and a business accelerator to serve technology businesses. The Marquette Satellite, may in the future, purchase property or receive a gift of property to meet future business accelerator and flexible work space needs.

**(e) The location, extent, character, and estimated cost of the public facilities for the property to which the plan applies, and an estimate of the time required for completion.**

The Development Plan relates to the operations of the Marquette Satellite over a fifteen year period as detailed in the Marquette Satellite SmartZone Plan and will utilize TIF revenue over that same period to support the programs, services, offices, furnished business accelerator and flexible work space associated with the Satellite. The Marquette Satellite will offer its programs and services city wide targeted to technology commercialization and business development.

**(f) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.**

Construction including renovation, if any will be limited to Marquette Satellite offices and related business accelerator and flexible work space facilities.

**(g) A description of any portions of the property to which the plan applies which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.**

The Marquette Satellite SmartZone Plan establishes the initial offices of the Marquette Satellite at City Hall, 300 W. Baraga, Marquette Michigan. This space is considered temporary and will be provided at no cost by the City of Marquette.

**(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.**

No zoning changes or street changes are anticipated to be needed to implement the Development Plan.

**(I) An estimate of the cost of development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.**

The total cost of development (not including in-kind contributions) associated with operating the Marquette Satellite as detailed in the Marquette Satellite SmartZone Plan and the Marquette Tax Increment Financing Plan will be about \$17.5 million over a fifteen year period. The method of payment will be tax increment financing. There may be future grants available to help finance the proposed Marquette Satellite SmartZone operations. The Marquette LDFA proposes to capture tax revenues attributable to the increase in the taxable value of all real and personal property that is within the SmartZone and that has been made subject to the tax increment revenue calculation (the Captured Property under the Tax Increment Financing Plan).

- (j) **Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.**

To be determined.

- (k) **The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.**

The Marquette LDFA will comply with all applicable City of Marquette procedures.

- (l) **Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and rental-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, and estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.**

There are approximately 21,491 residents in the development area according to the latest data set available from the Census Bureau. There will be no displaced residents or acquisition of occupied residential property.

- (m) **A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.**

Not applicable – no residents will be displaced.

- (n) **Provisions for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public law 42 U.S.C.4601 to 4655.**

Not applicable - no residents will be displaced.

- (o) **A plan for the compliance with 1972 PA 227, MCL 213.321 to 231.332 of the Michigan Compiled Laws.**

Not applicable - no residents will be displaced.

**(p) Other material that the authority, local public agency, or governing body considers pertinent.**

This document provides all other material deemed pertinent and responds to the information requested by the State of Michigan and the MEDC.



**TAX INCREMENT FINANCING PLAN, following the statutory requirements of PA 281, specifically Section 12(1)(a) through (k). (MCL 125.2162(a) through (k)).**

The presentations of the Tax Increment Financing Plan follow the statutory requirements of PA 281, specifically Section 12(1)(a) through (k). (MCL 125.2162(a) through (k)).

**(a) A statement of the reason that the plan will result in the development of captured assessed value that could not otherwise be expected. The reason may include, but are not limited to, activities of the municipality, authority, or others undertaken before formulation or adoption of the plan in reasonable anticipation that the objectives of the plan would be achieved by some means.**

The City of Marquette has in their Charter a section that states that the City shall establish an economic development plan, to be approved by the city commission and funding for economic development recommendations authorized by the city commission shall be part of the annual city budget. Because of the increased demands on general fund dollars, the City has yet to be able to take on any significant role in economic development with the funds available. With the addition of captured local school tax, the state education tax, and the SmartZone designation, Marquette will now be able to fund SmartZone programming and a business accelerator facility and high tech development activity.

**(b) An estimate of the captured assessed value for each year of the plan. The plan may provide for the use of part or all of the captured assessed value.**

City of Marquette  
Proposed Smart Zone  
Estimated Taxable Value Annual Increase

8/18/2014

	Commercial		Industrial		Residential		
(15 yrs.)	Taxable Value		Taxable Value		Taxable Value		Total Taxable Value
Year	(a) Non-PRE	(b) PRE	(c) Non-PRE		(d) Non-PRE	(e) PRE	
**2014	\$113,438,458	\$620,508	\$1,511,753		\$71,906,839	\$273,304,802	\$460,782,360
2015	\$116,841,612	\$639,123	\$1,557,106		\$74,064,044	\$281,503,946	\$474,605,831
2016	\$120,346,860	\$658,297	\$1,603,819		\$76,285,965	\$289,949,064	\$488,844,005
2017	\$123,957,266	\$678,046	\$1,651,933		\$78,574,544	\$298,647,536	\$503,509,325
2018	\$127,675,984	\$698,387	\$1,701,491		\$80,931,781	\$307,606,962	\$518,614,606
2019	\$131,506,263	\$719,339	\$1,752,536		\$83,359,734	\$316,835,171	\$534,173,044
2020	\$135,451,451	\$740,919	\$1,805,112		\$85,860,526	\$326,340,226	\$550,198,235
2021	\$139,514,995	\$763,147	\$1,859,266		\$88,436,342	\$336,130,433	\$566,704,182
2022	\$143,700,445	\$786,041	\$1,915,043		\$91,089,432	\$346,214,346	\$583,705,307
2023	\$148,011,458	\$809,622	\$1,972,495		\$93,822,115	\$356,600,777	\$601,216,467
2024	\$152,451,802	\$833,911	\$2,031,670		\$96,636,779	\$367,298,800	\$619,252,961
2025	\$157,025,356	\$858,928	\$2,092,620		\$99,535,882	\$378,317,764	\$637,830,550
2026	\$161,736,116	\$884,696	\$2,155,398		\$102,521,959	\$389,667,297	\$656,965,467
2027	\$166,588,200	\$911,237	\$2,220,060		\$105,597,617	\$401,357,316	\$676,674,430
2028	\$171,585,846	\$938,574	\$2,286,662		\$108,765,546	\$413,398,035	\$696,974,663
2029	\$176,733,421	\$966,731	\$2,355,262		\$112,028,512	\$425,799,976	\$717,883,903

Note: 3% evaluation increase is based upon historic trend. \*\* 2014 is the base year on all taxable values on all city properties with the below exceptions:

Note: Abbreviation explanation.

MGH/DLP: Marquette General Health System/Duke LifePoint Campus Parcel.

Peninsula Medical Ctr: Peninsula Medical Center Parcel

Current & future Brownfield sites: Projects of the Marquette Brownfield Redevelopment Authority.

**(c) The estimated tax increment revenues for each year of the plan.**

The Marquette LDFA will capture 4 mills of the City's operating millage, except the DDA, levied on the captured assessed taxable value up to a maximum annual capture from the City millage of \$400,000.00. The Marquette LDFA will also capture 50% of the state school millage and local school district millage as approved by the State Treasurer.

City of Marquette  
Proposed LDFA Tax Capture

GRAND TOTAL EST TAX CAPTURE						
(15 yrs.)	\$400,000 cap			General Fund	Loan	
Year	Local - City	State		Loan	Payback	Total
2014						
2015	\$55,294	\$91,922	\$147,216	\$52,784		\$200,000
2016	\$112,247	\$186,601	\$298,848			\$298,848
2017	\$170,908	\$284,121	\$455,029		(\$26,392)	\$428,637
2018	\$231,329	\$384,567	\$615,896		(\$26,392)	\$589,504
2019	\$293,563	\$488,025	\$781,588			\$781,588
2020	\$357,664	\$594,588	\$952,251			\$952,251
2021	\$400,000*	\$704,347	\$1,104,347			\$1,104,347
2022	\$400,000	\$817,400	\$1,217,400			\$1,217,400
2023	\$400,000	\$933,843	\$1,333,843			\$1,333,843
2024	\$400,000	\$1,053,781	\$1,453,781			\$1,453,781
2025	\$400,000	\$1,177,316	\$1,577,316			\$1,577,316
2026	\$400,000	\$1,304,557	\$1,704,557			\$1,704,557
2027	\$400,000	\$1,435,616	\$1,835,616			\$1,835,616
2028	\$400,000	\$1,570,606	\$1,970,606			\$1,970,606
2029	\$400,000	\$1,709,647	\$2,109,647			\$2,109,647
	<b>\$4,821,004</b>	<b>\$12,736,937</b>	<b>\$17,557,941</b>	<b>\$52,784</b>	<b>(\$52,784)</b>	<b>\$17,557,941</b>

Note: City capture 4 mills, State capture 12 mills non PRE and 3 mills PRE.

\*Year 2021 caps at \$400,000.

(d)

**LDFA MATCH**

Percent of School Tax Capture shall not be greater than the amount of Local Tax Capture taken into account DDA, BRA and LDFA.

Year	DDA/BRA	General Fund	Total	LDFA School Capture
2014				
2015	\$922,000	\$55,294	\$977,294	\$91,922
2016	\$949,660	\$112,247	\$1,061,907	\$186,601
2017	\$978,150	\$170,908	\$1,149,058	\$248,121
2018	\$1,007,494	\$231,329	\$1,238,823	\$384,567
2019	\$1,037,719	\$293,563	\$1,331,282	\$488,025
2020	\$1,068,851	\$357,664	\$1,426,515	\$594,588
2021	\$1,100,916	\$400,000	\$1,500,916	\$704,347
2022	\$1,133,944	\$400,000	\$1,533,944	\$817,400
2023	\$1,167,962	\$400,000	\$1,567,962	\$933,843
2024	\$1,203,001	\$400,000	\$1,639,091	\$1,053,781
2025	\$1,239,091	\$400,000	\$1,639,091	\$1,177,316
2026	\$1,276,264	\$400,000	\$1,676,264	\$1,304,557
2027	\$1,314,552	\$400,000	\$1,714,552	\$1,435,616
2028	\$1,353,988	\$400,000	\$1,753,988	\$1,570,606
2029	\$1,394,607	\$400,000	\$1,794,607	\$1,709,647

Local Tax Capture exceeds School Tax Capture for all 15 years.

- (e) **A detailed explanation of the tax increment procedure.** Tax Increment financing for a SmartZone or “certified Technology Park” permits the LDFA to capture tax revenues attributable to the increase in the taxable value of all real and personal property that is within the SmartZone and that has been made subject to the tax increment revenue calculation (the Captured Property under this Plan). The tax increment finance procedure is governed by Act 281. These procedures outlined below are effective as the date of the Plan is adopted, but are subject to any changes imposed by future amendments to Act 281.

The amount by which the aggregate Current Taxable Value of Captured Property exceeds its Initial Taxable Value in any one year is the “Captured Taxable Value” of the SmartZone. The City of Marquette LDFA will set 2014 as the taxable value base year for all properties listed in the TIF Plan and will capture 50% of local school tax (9 mills), and 50% of the state education tax (3 mills) on any increase in taxable value after 2014. In addition, the LDFA will capture 4 mills of the City of Marquette general fund millage, above the base, on all property listed in the TIF Plan except the DDA district which is now capturing all the local general fund tax and using it for economic development. The local school tax, state education tax,

and the City general fund tax will be collected by the City and transferred to the LDFA.

Tax increment revenues authorized to be captured under this Plan from the Captured Property may be used, subject to required approvals of the MEDC, to assure conformance with PA 281, as amended.

**(f) The maximum amount of bond indebtedness to be incurred if any.**

None.

**(g) The amount of operating and planning expenditures of the authority and municipality, the amount of advances extended by or indebtedness incurred by the municipality, and the amount of advances by others to be repaid from tax increment revenues.**

The General Fund for the City of Marquette is projected to advance \$52,784 in Year 1 with subsequent payback in Year Three and Four. The chart in (c) above illustrates the advance of revenue in Year 1 and the payback in Year 3 and 4. See proposed operating budget section of the Marquette Satellite Plan.

**(h) The costs of the plan anticipated to be paid from tax increment revenues are received.**

Refer to the chart in section (c) above. The costs of the plan are equal to the capture of tax revenue shown in this chart.

**(i) The duration of the development plan and tax increment-financing plan.**

The plan shall benefit for 15 years from its date of approval by the city commission.

**(j) An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions in which the eligible property is or is anticipated to be located.** The only impact on the local taxing jurisdictions will be the City general fund. (See proposed tax capture spreadsheet.) The local schools are in-formula and get a set amount of money based on enrollment and not based on taxable value. All other local and county jurisdictions will not be affected, as the LDFA will not be capturing any of their taxes.

**(k) A legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.**

The TIF Plan encompasses the boundaries of the city limits of the City of Marquette (with exclusions listed below):

Parcels excluded from the TIF Tax Capture are illustrated on a Map found in Attachment (B) along with legal descriptions of excluded parcels:

- WE Energies Parcels
- DLP – MGH Hospital Campus Parcel
- Marquette Medical Center Parcel
- Current Marquette Brownfield Redevelopment Authority Projects:

- Founders Landing
- Cliffs Dow
- Nestle Down
- Roundhouse property
- Liberty Way

**(l) An estimate of the number of jobs to be created as a result of the implementation of the tax increment financing.**

MTEC SmartZone estimates that the proposed Marquette Satellite may generate the following economic impact:

<b>5 – Year Intervals</b>	<b>Companies Started or Expanded</b>	<b>Cumulative Jobs Created<sup>(1)</sup></b>	<b>Cumulative Investments</b>
2015 – 19	30	90	\$5,000,000
2020 - 24	60	189 (2)	\$12,500,000
2020 – 29	90	298 (2)	\$20,000,000
<b>Total</b>	<b>180</b>	<b>577</b>	<b>\$37,000,000</b>

(1) Average of 3 jobs per company

(2) Assumes 10% average growth

These estimates are based on recent MTEC economic impact performance in Houghton and Hancock with the assumption that synergies from collaboration between MTEC SmartZone and the Marquette Satellite will help overcome the challenges of starting up and scaling SmartZone programs and services with a relatively smaller Marquette Satellite operating budget over the first five years of operations (compared to the MTEC operating budget).

As planning continues, the proposed Marquette Satellite in consultation with the Marquette LDFA will review these assumptions and establish its own individual targets for job creation, company formation and investments.

## **ATTACHMENTS**



**ATTACHMENT (A) Agreement pursuant to Act 281 between the City of Houghton, City of Hancock and the City of Marquette LDFA frames a proposed cooperation agreement between MTEC SmartZone and the Marquette Satellite**

**AGREEMENT PURSUANT TO ACT 281 BETWEEN THE CITY OF HOUGHTON, CITY OF HANCOCK, CITY OF MARQUETTE, AND THE CITY OF MARQUETTE LDFA .**

The City of Houghton, County of Houghton, State of Michigan ("Houghton"), the City of Hancock, County of Houghton, State of Michigan ("Hancock"), the city of Marquette, County of Marquette, State of Michigan ("Marquette") and the City of Marquette Local Development Finance Authority, County of Marquette, State of Michigan ("Marquette LDFA") enter into this Agreement (the "Agreement") as of Aug 20, 2014.

**PREMISES**

Having determined that it is in the best interest of the residents of their respective communities and in an effort to eliminate the conditions of unemployment, underemployment and joblessness and to promote economic growth in Houghton, Hancock and Marquette, the governing bodies of the Parties have acted to establish a SmartZone Satellite in the City of Marquette pursuant to Act 281 of the Public Acts of Michigan 1986 as amended (the "Act").



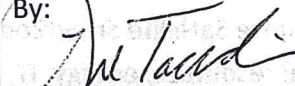


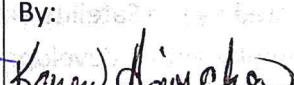


Under the Act, the Marquette LDFA may exercise its powers in a certified technology park designated pursuant to the Act. A certified technology park may comprise all or a portion of the Marquette LDFA District as such district is described by the resolutions establishing the Authority. The Parties have entered into this Agreement to outline certain provisions as they relate to the membership and operation of this SmartZone Satellite.

**Therefore, the Parties agree as follows:**

1. The parties agree to work together for the purpose of creating and retaining technology enterprise and employment through commercialization of research and emerging technology within a regional strategy, currently referred to as Innovation Shore.
2. **Response to the legislative criteria:**
  - A. The unique characteristics and specialties offered by the public and private resources available in the Satellite SmartZone. The unique characteristics and specialties of the Marquette Satellite include: Northern Michigan University and the College of Human Medicine at Michigan State University partnering with the Marquette Satellite SmartZone and having expertise in medical devices, healthcare, natural resources, energy, IT, social media, food processing, applied technology and business management.
  - B. The benefits to regional cooperation and collaboration. The benefit of regional cooperation and collaboration created by the Satellite SmartZone partnership will provide greater momentum for complimentary development that is already taking place throughout the region. The Innovation Shore concept combines, skills, talent and resources between MTEC and the Marquette Satellite, which in turn becomes

the catalyst for innovation and partnership. It is anticipated that the Satellite Board will attract energetic industry leaders that will provide inspired leadership for their technology clusters. When successful, this public/private partnership will greatly enhance the attraction of top research talent, expand entrepreneurial capacity, provide a natural nexus for participation by financial interests, and lead to business expansion and job growth.

- C. The Marquette Satellite SmartZone adds value to the mission of MTEC SmartZone and increased opportunities for MTEC companies through access to experienced business leadership, a growing number of technology companies, and expands access to regional finance partners. These networks along with new academic partners like **Northern Michigan University** and **Michigan State University** and capital providers like **Northern Initiatives** bring new resources to significantly broaden the talent and resource base for MTEC companies.
3. The City of Marquette and the Marquette LDFA agree to approve a Tax Increment Financing Plan that includes capturing a portion of the City of Marquette General Fund millage.
  4. The City of Marquette and the Marquette LDFA agree to guarantee a minimum yearly operation budget for the SmartZone of \$200,000.
  5. The MTEC SmartZone and the Marquette Satellite SmartZone agree to the monthly reporting as required by MEDC.
  6. The City of Marquette and the Marquette LDFA agree to a SmartZone and Development Plan that promotes high tech business and job growth by collaboration with Northern Michigan University, Michigan State University, Michigan Technological University, Michigan Tech Enterprise Corporation, and private sector community partners.
  7. The Parties hereby designate the Marquette LDFA District as a Satellite certified Technology Park of the Houghton/Hancock SmartZone pursuant to Section 12b of the Act.

City of Houghton	City of Hancock	Marquette LDFA	City of Marquette
By: 	By: 	By: 	By: 
Robert Backon, Mayor	Lisa McKenzie, Mayor	Fred Taccolini, Chair	Robert Niemi, Mayor
By: 	By: 	By: 	By: 
Ann Vollrath, Clerk	Karen Haischer, Clerk	Elizabeth Kotler, Sec.	David Bleau, Clerk

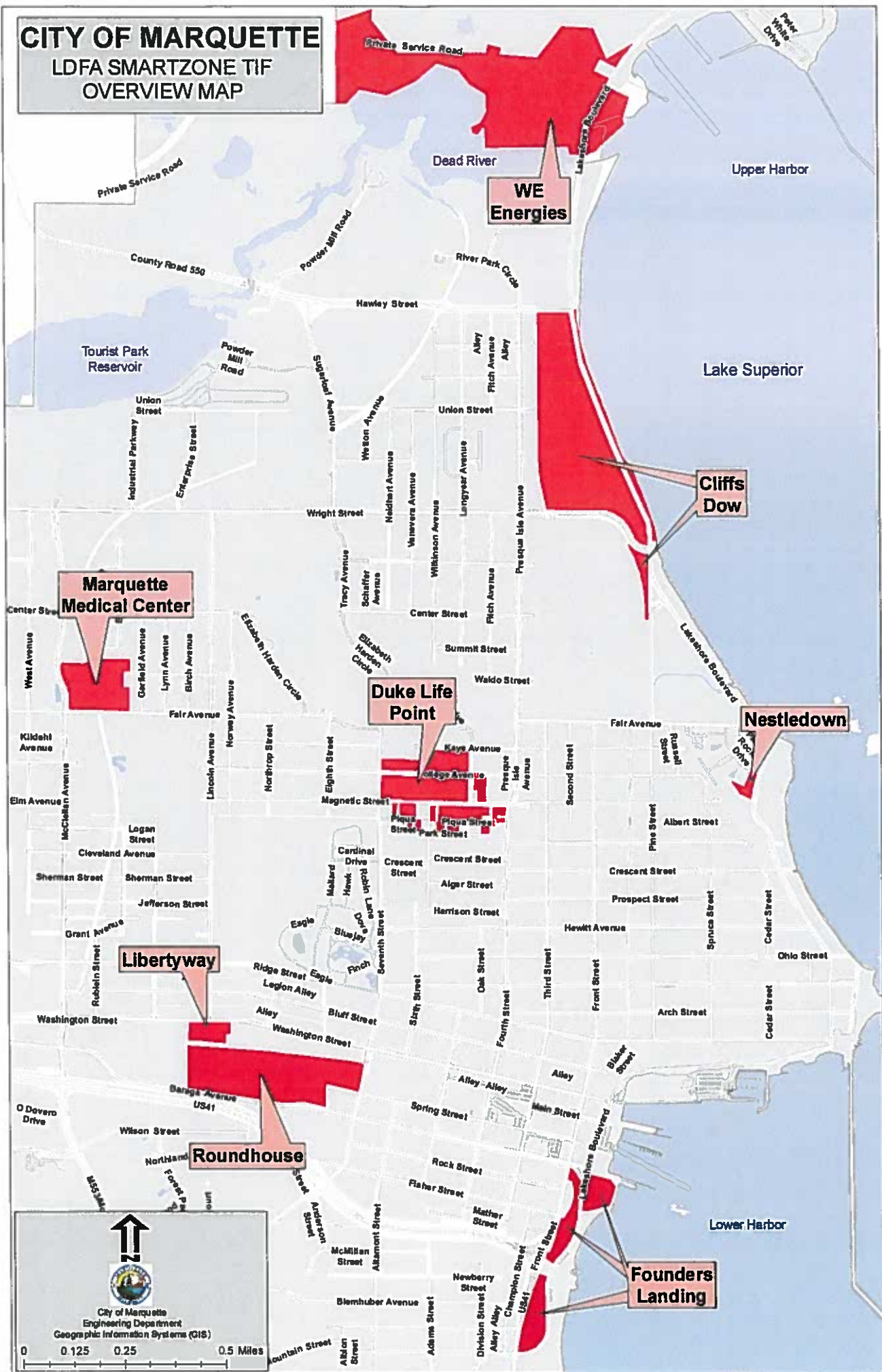
**ATTACHMENT (B) Tax Increment Financing Plan includes all of Marquette corporate city limits, except the following parcels:**

- WE Energies Parcels
- DLP – MGH Hospital Campus Parcel
- Marquette Medical Center Parcel
- Current Marquette Brownfield Redevelopment Authority Projects:
  - Founders Landing
  - Cliffs Dow
  - Nestle Down
  - Roundhouse property
  - Liberty Way



# CITY OF MARQUETTE

## LDFA SMARTZONE TIF OVERVIEW MAP



## WE ENERGIES PARCELS

### **PARCEL #0510130**

T48N R25W SEC 11

A PAR OF LAND BEING PART OF GOV'T LOTS 6 THRU 8 OF SEC 2 AND PART OF GOV'T LOT 4, SAID SEC 11 COMM AT THE SW COR OF SEC 2; TH N0DEG04'52"E 669.87' ALONG THE W LINE OF SEC 2 TO THE N'LY BANK OF THE DEAD RIVER AND THE POB, TH N0DEG04'52"E 396.83' ALONG THE W SEC LINE; TH N71DEG37'53"E 485.29'; TH S02DEG02'31"W 139.99'; TH S38DEG04'41"E 547.76'; TH N89DEG43'01"E 980.15'; TH N88DEG36'56"E 268.27'; TH S77DEG46'53"E 227.54'; TH S87DEG54'17"E 363.88'; TH N37DEG38'55"E 510.16'; TH S87DEG58'15"E 415.02'; TH S22DEG57'46"E 446.25'; TH N58DEG49'18"E 406.74' TO A 2" IRON PIPE ON A CURVE ON THE W'LY R/W LINE OF LAKESHORE BLVD; TH SE'LY ALONG THE W'LY R/W OF LAKESHORE BLVD 353.10' TO A CONC MON ON A CURVE TO THE LEFT HAVING A RADIUS OF 2,235.12' ON A CHORD BEARING S38DEG03'35"W 352.72'; TH S30DEG18'59"W 220.64' ALONG THE W'LY R/W; TH CONT ALONG SAID R/W S30DEG41'59"W 83.5'; TH S30DEG54'44"W 390.42'; TH N62DEG26'11"W 10'; TH S27DEG33'49"W 100.0' TO A CURVE; TH CONT ALONG SAID W'LY R/W 212.81' ON A CURVE TO THE LEFT HAVING A RADIUS OF 619.06' AND A CHORD BEARING S17DEG42'56"W 211.76'; TH S07DEG52'3"W 288.96' TO THE N'LY BANK OF THE DEAD RIVER; TH N89DEG1'53"W 50.94'; TH N28DEG49'40"W 123.77' ALONG THE BANK TO THE S WALL OF A BIN WALL EXT; TH S89DEG29'42"W 1,084.33' ALONG THE TRAVERSE LINE AND THE S WALL OF SAID BIN WALL TO THE W WALL OF SAID BIN WALL; TH N0DEG31'21"W 390.82' TO THE W LINE OF SAID BIN WALL EXT; TH N26DEG5'3"E 81.52' ALONG THE TRAVERSE LINE; TH N5DEG33'38"W 233.15' ALONG SAID TRAV LINE; TH N71DEG9'29"W 246.40'; TH N60DEG10'13"W 301.50'; TH N85DEG52'29"W 217.81'; TH S78DEG33'15"W 184.12'; TH S62DEG12'8"W 102.65'; TH S80DEG35'19"W 205.01'; TH N56DEG23'20"W 317.66'; TH CONT ALONG SAID TRAV LINE N42DEG42'39"W 86.05'; TH N27DEG36'0"W 316.23' ALONG SAID TRAV LINE; TH S88DEG23'33"W 166.70'; TH S52DEG42'33"W 174.52' ALONG SAID TRAV LINE TO THE POB. ALSO A .4 AC PAR LOC ON THE N EDGE OF THIS PAR ADJ TO AND N OF A 50' X 80' STRUCTURE. (63.06 A M/L) PLUS THE LAND BET THE TRAV LINE AND THE THREAD LINE OF THE DEAD RIVER & EXT TO THE THE THREADLINE OF THE DEAD RIVER AND SUBJECT TO RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY, & EASMENTS OF RECORD) EXC A PAR LOC IN THE SW 1/4 OF SEC 2 T48N R25W BEG AT THE SW COR OF SEC 2, TH N 200' M/L ALONG THE W LINE OF SEC 2, TH SE'LY ALONG THE SHORE OF THE DEAD RIVER 250' M/L TO THE S LINE OF SEC 2, TH W ALONG SAID LINE 130' M/L TO THE POB. (13,000 SF / .2984 A M/L) (TOTAL 63.59 A M/L)

### **PARCEL #0510930**

A PAR. OF LAND DESC. AS THAT PART OF GOV'T LOT-8, SEC. 2 T48N R25W LYING S. OF THE DEAD RIVER. (CONT. 5,000 SQ. FT.+ / .11 AC

## DLP – MGH HOSPITAL CAMPUS PARCEL

### **PARCEL #0410680**

#### BEAL'S ADDITION

W 19.1' OF LOT 4 & ALL OF LOTS 6 & 10

#### COLLEGE HEIGHTS ADDITION

LOTS 61 THRU 72, LOTS 97 THRU 120, LOT 148, LOTS 150 THRU 153, LOTS 160 THRU 163, LOT 165 AND VAC LEE ST ADJ TO LOTS 61, 108 AND 109.

#### NORMAL ADDITION

LOTS 1 THRU 3, N 102.3' OF LOTS 4 AND 5, LOT 7, N 90' AND S 45' OF LOTS 8 AND 9, LOTS 68 THRU 90, LOTS 92 THRU 99, EXCLUDED LOT B, EXCLUDED LOT C, AND VAC LEE ST ADJ TO LOTS 68, 81, 82 AND 89.

ALSO

PART OF EXCLUDED LOT D BEG AT SE COR OF W COLLEGE AVE & HEBARD CT INTERSECTION, TH E 150', TH S 300', TH W 100' TH N 150', TH W 50', TH N 150 TO POB.

#### PALMER'S ADDITION #3

LOTS 221, 222, 229 AND 230 EXC THE N 10'

#### SEC 14 T48N R25W

PART OF SE 1/4 OF SW 1/4 BEG AT A PT 85' E OF THE NE COR OF LEE & PARK STS; TH N 127.2'; TH E 84'; TH S 127.2'; TH W 84' TO POB.

AND

PART OF SE 1/4 OF SW 1/4 BEG AT PT 224' E OF NE COR OF LEE & W PARK STS; TH N 129.3'; TH E 50'; TH S 129.3'; TH W 50' TO POB.

## CURRENT MBRA PROJECTS

### FOUNDERS LANDING

#### **PARCEL #0510571**

SEC 23 & SEC 26, T48N R25W

PART OF GL3 AND GL4 OF SEC 23, AND GL1 OF SEC 26, AND PARTS OF PENNY AND VAUGHNS ADDITION, PARTS OF BURT AND ELY'S ADDITION, PARTS OF JOHN AND WILLIAM BURT'S ADDITION, AND PARTS OF EDWARD'S ADDITION, COM AT THE 1/4 COR COM TO SEC 23 AND SEC 26, TH N89°16'21"W ALG THE N LN OF SEC 26 112.85' TO A PT ON THE E R/W OF US-41, TH S10°29'19"W 298.03' TO A PT AT THE INTERSECTION OF THE E'LY R/W OF US-41 AND THE N'LY R/W OF LAKESHORE BLVD BEING THE POB; TH

S89°11'16"E ALG THE N'LY R/W OF LAKESHORE BLVD 26.17'; TH N44°57'45"E 454.90' ALG SD R/W; TH N00°53'14"W ALG SD R/W 507.85'; TH N09°36'01"E ALG SD R/W 137.25'; TH N68°02'18"W 83.57' TO A PT ON THE E'LY R/W OF US-41; TH N21°57'42"E ALG SD R/W 230.62'; TH S51°11'54"E 94.46' TO A PT ON THE W'LY R/W OF LAKESHORE BLVD; TH N38°13'28"E ALG SD R/W 36.41'; TH N40°59'33"E ALG SD R/W 178.93'; TH N23°30'00"E ALG SD R/W 464.70'; TH N06°00'27"E ALG SD R/W 146.87'; TH N83DEG59'33"W 80.77'; TH N23°46'08"E 25.44'; TH N12°28'24"E 100.00'; TH N01°09'48"E 101.98'; TH N09°19'41"W 107.70'; TH N77°31'36"W 59.92' TO A PT ON THE E'LY R/W OF FRONT ST.; TH N12°29'09"E ALG SD R/W 145.89' TO A PT ON THE S R/W OF BARAGA AVE; TH S77°36'40"E ALG SD R/W 26.12'; TH S31°09'33"E 193.59' TO A PT ON THE W'LY R/W OF LAKESHORE BLVD; TH N11°40'38"E 113.98'; TH N14°50'23"E 26.37' TO A PT ON THE S'LY R/W OF BARAGA AVE; TH S77°36'40"E ALG SD R/W 66.06'; TH N13°47'21"E ALG THE E'LY R/W OF LAKESHORE BLVD 35.08' TO A PT ON THE S LN OF LOT 8 OF THE ASSESSOR'S PLAT OF MARQUETTE BAY; TH S76°12'39"E (RECORDED AS S76°38'14"E) ALG THE S'LY LN OF SD PLAT 253.21' FEET TO THE SE COR OF LOT 7; TH N20°46'25"E 25.00'; TH S70°34'25"E 10' MORE OR LESS, TO THE ORDINARY HIGH WATER MARK (OHWM) OF LAKE SUPERIOR; TH E'LY AND S'LY ALG THE OHWM OF LAKE SUPERIOR FOR 3,550', MORE OR LESS; TH S60°43'52"W 128.85'; TH S17°53'20"E 185.28' TO THE N R/W OF HAMPTON ST EXTENDED; TH S17°53'20"E 440', MORE OR LESS, TO THE NE'LY R/W OF LAKE ST; TH NW'LY ALG SD R/W 235' MORE OR LESS; TH N17°53'20"W 206', MORE OR LESS, TO THE N'LY R/W OF HAMPTON ST EXTENDED; TH N17°53'20"W 196.12'; TH N15°50'45"W 110.31'; TH N44°05'23"W 202.19'; TH N00°33'01"E 33.85'; TH N89°26'53"W 109.90'; TH N00°18'55"E 150.77'; TH N89°22'07"W 222.62' TO A PT ON THE E'LY R/W US-41; TH ALG SD R/W N06°49'08"E 185.39' TO THE POB.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

SEC 23 T48N R25W 3.40 A M/L

COM AT 1/4 COR COM TO SEC 23 AND SEC 26, TH S89DEG16'21"E ALG S LN OF SEC 23 245.56' TO PT ON E R/W OF LAKESHORE BLVD; TH ALG SD R/W N01DEG39'17"E 33.97'; TH ALG SD R/W N00DEG53'14"W 507.85'; TH ALG SD R/W N09DEG36'01"E 113.22'; TH ALG SD R/W N20DEG05'17"E 103.01'; TH ALG SD R/W N30DEG32'25"E 112.84'; TH ALG SD R/W N40DEG59'33"E 178.93'; TH ALG SD R/W N23DEG30'00"E 504.38'; TH ALG SD R/W N06DEG00'27"E 98.19' TO POB OF EXC; TH ALG SD R/W N06DEG00'27"E 327.10'; TH ALG SD R/W N10DEG25'25"E 148.92'; TH ALG SD R/W N14DEG50'23"E 1.89'; TH S76DEG49'06"E 310.41'; TH S36DEG37'56"E 105.82'; TH S16DEG44'16"W 227.65'; TH S36DEG23'46"W 40.26'; TH W 43.63'; TH S70DEG00'00"W 89'; TH S73DEG00'00"W 90'; TH S82DEG00'00"W 77'; TH W 48' TO POB OF EXC AND IS SUBJECT TO ALL EASEMENTS, LICENSES, AND RESERVATIONS OF RECORD.

(FOR 2009 COMBINED WITH 0030170; 0050351; 0050352; 0050560; 0050570; 0111330; 0111350; 0111360; 0111371; 0510571 - KEPT PARCEL #0510571).



**FOUNDERS LANDING (CONTINUED)**

**PARCEL #0510581**

SEC 23 T48N R25W 0.96 A M/L

PART OF GL3 AND PART OF GL4 COM AT SW COR OF SD SEC; TH S89DEG16'21"E 2652.52' ALG S LN OF SD SEC TO S 1/4 COR; TH S89DEG16'21"E 267.09' ALG S SEC LN; TH N00DEG43'39"E 862.44' TO W'LY R/W OF LAKESHORE BLVD; TH ALG W'LY R/W THE FOLLOWING 5 COURSES: NE'LY 36.43' ON ARC OF 377.00' RADIUS CURVE TO RIGHT, DELTA ANGLE 05DEG32'10", CHORD N38DEG13'50"E 36.41', N40DEG59'56"E 178.93', NE'LY 318.99' ALG R/W ON ARC OF 773.00' RADIUS CURVE TO LEFT, DELTA ANGLE 23DEG38'38", CHORD N29DEG10'37"E 316.73' TO POB, NE'LY 153.01' ON ARC OF 773.00' RADIUS CURVE TO LEFT, DELTA ANGLE 11DEG20'39", CHORD N11DEG41'04"E 152.76', N06DEG00'50"E 146.87'; TH N83DEG59'10"W 80.77'; TH S23DEG48'05"W 25.55'; TH S29DEG11'25"W 104.41'; TH S36DEG56'02"W 72.50'; TH N77DEG31'14"W 36.59' TO E'LY R/W OF FRONT ST AND US HWY 41; TH ALG E'LY R/W SW'LY 73.72' ALG ARC OF 1952.96' RADIUS CURVE TO RIGHT, DELTA ANGLE 02DEG09'46", CHORD S15DEG51'28"W 73.71'; TH S66DEG06'48"E 117.03'; TH S76DEG22'38"E 90.20' TO POB.

(2009 SPLIT FROM 0510571)

(SPLIT ON 01/28/2010 INTO 1200010 THROUGH 1200070)

(02/07/2011 ADDED EXPANDABLE AREA OF 2.135 A BACK ON ROLL.)

SPLIT ON 02/08/2012 INTO 1200090, 1200100, 1200110, 1200120, 1200130, 1200140, 1200150;

SPLIT ON 02/14/2013 INTO 1200210, 1200220, 1200230, 1200240, 1200250, 1200260, 1200270, 1200280, 1200290, 1200300, 1200310, 1200320, 1200330, 1200340, 1200350, 1200360, 1200370, 1200380, 1200390, 1200400, 1200410, 1200420, 1200430, 1200440, 1200450, 1200460;

**PARCEL #0510582**

SEC 23 & SEC 26 T48N R25W 4.67 A M/L

PART OF GL4 OF SEC 23, AND GL1 OF SEC 26 AND ALL OF LOTS 33 AND 34, AND PART OF LOTS 31, 32, 35 AND 36, IN PENNY AND VAUGHNS ADDITION, DESCRIBED AS:

COM AT THE 1/4 COR COM TO SEC 23 AND SEC 26, TH N89°16'21"W ALG N LN OF SEC 26 112.85' TO A PT ON THE E R/W US-41 TO THE POB; TH ALG SD R/W N17°18'40"E 600.74'; TH ALG SD R/W N21°57'42"E 139.41'; TH S68°02'18"E 83.57' TO THE W'LY R/W OF LAKESHORE BLVD; TH ALG SD R/W S09°36'01"W 137.25'; TH ALG SD R/W S00°53'14"E 507.85'; TH ALG SD R/W S44°57'45"W 454.90'; TH ALG SD R/W N89°11'16"W 26.17' TO THE E R/W US-41; TH ALG SD R/W N10°29'19"E 298.03' TO THE POB AND IS SUBJECT TO ALL EASEMENTS, LICENSES, AND RESERVATIONS OF RECORD.  
(2009 SPLIT/COMBINE FROM 0510571; 0050010; 0050350; 0050351)

**PARCEL #0510583 (NO LONGER IN EXISTENCE)**

SEC 23 T48N R25W 3.40 A M/L

PART OF GL3 COM AT 1/4 COR COM TO SEC 23 AND SEC 26, TH S89DEG16'21"E ALG S LN OF SEC 23 245.56' TO PT ON E R/W OF LAKESHORE BLVD; TH ALG SD R/W N01DEG39'17"E 33.97'; TH ALG SD R/W N00DEG53'14"W 507.85'; TH ALG SD R/W N09DEG36'01"E 113.22'; TH ALG SD R/W N20DEG05'17"E 103.01'; TH ALG SD R/W N30DEG32'25"E 112.84'; TH ALG SD R/W N40DEG59'33"E 178.93'; TH ALG SD R/W N23DEG30'00"E 504.38'; TH ALG SD R/W N06DEG00'27"E 98.19' TO POB; TH ALG SD R/W N06DEG00'27"E 327.10'; TH ALG SD R/W N10DEG25'25"E 148.92'; TH ALG SD R/W N14DEG50'23"E 1.89'; TH S76DEG49'06"E 310.41'; TH S36DEG37'56"E 105.82'; TH S16DEG44'16"W 227.65'; TH S36DEG23'46"W 40.26'; TH W 43.63'; TH S70DEG00'00"W 89'; TH S73DEG00'00"W 90'; TH S82DEG00'00"W 77'; TH W 48' TO POB AND IS SUBJECT TO ALL EASEMENTS, LICENSES, AND RESERVATIONS OF RECORD.

(2009 SPLIT/COMBINE FROM 0111350; 0111360; 0111371)

SPLIT ON 02/08/2011 INTO 0510584, 0510585;

**FOUNDERS LANDING (CONTINUED)**

**PARCEL #0510584**

SEC 23 T48N R25W 1.49 A M/L

PART OF GL3 COM AT S 1/4 COR OF SD SEC; TH S89DEG16'21"E 659.41' ALG S LN OF SD SEC; TH N00DEG43'39"E 1547.98' TO POB; TH N06DEG00'27"E 66' ALG E'LY R/W OF LAKESHORE BLVD; TH S83DEG59'33"E 25'; TH N06DEG00'27"E 135'; TH N52DEG38'39"E 74.28'; TH S83DEG59'33"E 170.36'; TH S76DEG49'06"E 119.54'; TH S16DEG44'16"W 101.68'; TH S36DEG23'46"W 40.26'; TH W 43.63'; TH S70DEG00'00"W 89'; TH S73DEG00'00"W 90'; TH S82DEG00'00"W 77'; TH W 48' TO POB. (PARCEL 3A PER CERTIFICATE OF SURVEY DATED APRIL 16, 2010 VAN NESTE SURVEYING JOB#209062/208094)

SUBJECT TO ALL EASEMENTS, LICENSES, AND RESERVATIONS OF RECORD.

(2009 SPLIT/COMBINE FROM 0111350; 0111360; 0111371)

SPLIT ON 02/08/2011 FROM 0510583;

**PARCEL #0510585**

SEC 23 T48N R25W 1.91 A M/L

PART OF GL3 COM AT S 1/4 COR OF SD SEC; TH S89DEG16'21"E 659.41' ALG S LINE OF SD SEC; TH N00DEG43'39"E 1547.98' TO E'LY R/W OF LAKESHORE BLVD; TH N06DEG00'27"E 66' ALG SD R/W TO POB; TH N06DEG00'27"E 261.10' ALG SD R/W; TH N10DEG25'25"E 148.92'; TH N14DEG50'23"E 1.89' ALG SD R/W; TH S76DEG49'06"E 310.41'; TH S36DEG37'56"E 105.82'; TH S16DEG44'16"W 125.97'; TH N76DEG49'06"W 119.54'; TH N83DEG59'33"W 170.36'; TH S52DEG38'39"W 74.28'; TH S06DEG00'27"W 135'; TH N83DEG59'33"W 25' TO POB.

SUBJECT TO ALL EASEMENTS, LICENSES, AND RESERVATIONS OF RECORD.

(2009 SPLIT/COMBINE FROM 0111350; 0111360; 0111371)

SPLIT ON 02/08/2011 FROM 0510583;

## CLIFFS – DOW

### **PARCEL #0510990**

SEC 11 T48N R25W

PRT OF GL6 & GL7 COM AT 1/4 COR COM TO SEC 14 & 11; TH S89DEG22'21"E ALG S LN OF SD SEC 11 485.56'; TH N00DEG37'39"E 60' TO PT ON N R/W OF WRIGHT ST AND POB; TH N17DEG53'40"W 570'; TH S41DEG48'33"W 330' TO PT ON E'LY R/W OF FORMER RR R/W; TH ALG SD FORMER R/W N04DEG42'38"W 475.03'; TH N00DEG05'31"E ALG SD FORMER R/W 1091.10'; TH S89DEG54'29"E 315.69'; TH N07DEG24'42"W 303.35'; TH N04DEG10'15"W 112.05'; TH N01DEG48'09"W 238.35'; TH N89DEG56'06"E 149.63' TO W'LY R/W OF LAKESHORE BLVD; TH S10DEG07'03"E ALG SD R/W 630.86'; TH S21DEG16'55"E ALG SD R/W 1123.40'; TH S24DEG10'47"E ALG SD R/W 1095.47'; TH S13DEG05'47"E ALG SD R/W 94.76'; TH S07DEG16'40"E ALG SD R/W 113.79'; TH S00DEG17'33"E ALG SD R/W 100.76' TO N'LY R/W OF WRIGHT ST; TH N55DEG54'32"W 200.95'; TH N25DEG13'27"W 85.19'; TH N51DEG26'56"W 428.64'; TH N89DEG22'21"W 443.90' TO POB, EXC PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC COMM AT THE S 1/4 COR OF SD SEC; TH S89DEG22'21"E 173.71' ALG THE S LINE OF SD SEC TO THE E'LY R/W OF THE FORMER LS & I RR R/W; TH 838.41' ALG THE E'LY R/W ON A NON-TANGENT CURVE TO THE RT HAVING A RADIUS OF 2,836.94', A CENTRAL ANGLE OF 16DEG55'58", AND A CHORD BEARING N08DEG22'28"W 835.36' TO THE PT OF TANGENCY; TH N00DEG05'31"E 411.10' ALG SD R/W TO THE POB.; TH N00DEG05'31"E ALG SD R/W 680'; TH S89DEG54'29"E 315.69'; TH S'LY 175.02' ALG A CURVE TO THE LFT, SAID CURVE HAVING A RADIUS OF 3,677.47' AND A CENTRAL ANGLE OF 02DEG43'36" TO A PT OF TANGENCY, THE CHORD OF WHICH BEARS S11DEG08'20"E 175'; TH S12DEG30'09"E 520.88'; TH N89DEG54'29"W 463.35' TO THE POB OF EXC; AND THAT PART OF GOVERNMENT LOTS 6 & 7 OF SAID SEC 11 LYING E OF LAKESHORE BLVD R/W, S OF HAWLEY ST EXT, N OF WRIGHT ST EXT AND W OF LAKE SUPERIOR NORMAL HIGH WATER MARK.  
(2009 SPLIT TO 0510995)

### **PARCEL #0510991**

SEC 11 T48N R25W (92,858.67 SF / 2.1317 A M/L)

PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC 11 COMM AT THE S 1/4 COR OF SD SEC 11; TH S89DEG22'21"E 173.71' ALG THE S LINE OF SD SEC 11 TO THE E'LY R/W LN OF THE LS&I RR R/W; TH N08DEG22'28"W 835.36'; TH N00DEG05'31"E 1,391.10' ALG SD R/W TO THE POB; TH N00DEG05'31"E 330.00'; TH N00DEG18'06"W 20.00' TO THE S'LY R/W OF HAWLEY ST; TH N89DEG56'06"E 260.00' ALG SD R/W; TH S01DEG48'09"E 238.35'; TH S04DEG10'15"E 112.05'; TH S89DEG56'06"W 276.07' TO THE POB.

### **PARCEL #0510993**

SEC. 11 T48N R25W (88,250 SF / 2.0259 A M/L)

PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC DESC AS COMM AT THE S 1/4 COR; TH S89DEG22'21"E ALG THE S LINE OF SEC 11, 173.71' TO THE E'LY R/W OF THE FORMER LS&I RR R/W; TH NE'LY ALG SAID FORMER R/W N08DEG22'28"W 835.36' TO THE POINT OF TANGENCY; TH N00DEG05'31"E ALG SAID R/W 1,091.10' TO THE POB; TH N00DEG05'31"E ALG SAID R/W 300'; TH N89DEG56'06"E 276.07'; TH S'LY S07DEG24'42"E 303.35'; TH N89DEG54'29"W 315.69' TO THE POB.

### **PARCEL #0510994**

SEC 11 T48N R25W (263,665 SF / 6.0529 A M/L)

PRT OF THE NW 1/4 OF THE SE 1/4 OF SD SEC COMM AT THE S 1/4 COR OF SD SEC; TH S89DEG22'21"E 173.71' ALG THE S LINE OF SD SEC TO THE E'LY R/W OF THE FORMER LS & I RR R/W; TH 838.41' ALG THE E'LY R/W ON A NON-TANGENT CURVE TO THE RT HAVING A RADIUS OF 2,836.94', A CENTRAL ANGLE OF 16DEG55'58", AND A CHORD BEARING N08DEG22'28"W 835.36' TO THE PT OF TANGENCY; TH N00DEG05'31"E 411.10' ALG SD R/W TO THE POB.; TH N00DEG05'31"E ALG SD R/W 680'; TH S89DEG54'29"E 315.69'; TH S'LY 175.02' ALG A CURVE TO THE LFT, SAID CURVE HAVING A RADIUS OF 3,677.47' AND A CENTRAL ANGLE OF 02DEG43'36" TO A PT OF TANGENCY, THE CHORD OF WHICH BEARS S11DEG08'20"E 175'; TH S12DEG30'09"E 520.88'; TH N89DEG54'29"W 463.35' TO THE POB.

CLIFFS – DOW (CONTINUED)

**PARCEL #0510995**

SEC 11 T48N R25W 3 A M/L

PRT OF GL7 COM AT S 1/4 COR OF SD SEC; TH S89DEG22'21"E 155.56'; TH N00DEG37'39"E 60' TO POB; TH N12DEG32'38"W 300'; TH N41DEG48'33"E 330'; TH S17DEG53'40"E 570'; TH N89DEG22'21"W 330' TO POB.  
(2009 SPLIT FROM 0510990)

**Parcel #0514030**

SEC 22 T48N R25W (124,361.23 SF / 2.85 A M/L)

PART OF THE S 1/2 OF THE NE 1/4 OF SD SEC 22 COMM AT THE E 1/4 COR OF SD SEC 22; TH N00DEG32'38"E 1073.88' ALG THE E LN OF SD SEC 22; TH N77DEG54'36"W 23.30' ALG THE S R/W LN OF W WASHINGTON ST TO THE NW COR OF LOT 40 OF HARLOW'S ADD #3; TH N77DEG52'38"W 1,067.33' ALG THE S R/W LN OF W WASHINGTON ST; TH N89DEG28'00"W 187.77' ALG THE S R/W LN OF W WASHINGTON ST TO THE POB; TH S00DEG32'00"W 130.00' PERPENDICULAR TO THE S R/W LN OF W WASHINGTON ST; TH N89DEG28'00"W 47.76'; TH S00DEG00'14"E 116.54' ALG A LN PARALLEL WITH AND 12' W OF THE W WALL OF A WAREHOUSE BLDG PREV OWNED BY SPEAR AND SONS LUMBER CO; TH W'LY 153.21' ALG THE ARC OF A 1,462.69' RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N89DEG14'17"W 153.14' AND ALG A LN 30' N OF AND PARALLEL TO THE C/L OF THE MAIN LINE TRACK OF WI CENT LTD RR CO; TH S87DEG45'41"W 79.09' ALG SD LN 30' N OF AND PARALLEL TO SAID RR MAIN LINE TRACK C/L; TH W'LY 105.43' ALG THE ARC OF A 1,402.69' RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S89DEG54'53"W 105.41' AND ALG SD LN 30' N OF AND PARALLEL TO SAID RR MAIN TRACK C/L; TH N00DEG32'00"E 17.06' ALG A LN PERPENDICULAR TO THE S R/W OF WASHINGTON ST AND ALG N'L R/W LN OF WI CENT RR; TH N85DEG53'49"W 158.85' ALG N R/W LN OF WI CENT RR; TH N00DEG38'53"E 106.14'; TH S89DEG28'0"E 12'; TH N00DEG38'53"E 117.8' TO THE S R/W OF W WASHINGTON ST; TH S89DEG28'00"E 530.29' ALG THE S R/W LINE OF W WASHINGTON ST TO THE POB.

**NESTLEDOWN (PROPOSED)**

**PARCEL #0370072**

SEC 13 T48N R25W (44,901 SF / 1.01 A M/L)

PART OF THE NW 1/4 OF THE SW 1/4 OF SD SEC COMM AT THE W 1/4 COR OF SD SEC; TH S01DEG22'52"W 707.58' ALG THE W LN OF SD SEC TO A PT ON THE BOUNDARY OF PHASE 1 AND THE FUTURE COMM PHASE OF L.S.P.P. ;TH S32DEG49'22"E 20.09' ALG SD BOUNDARY TO THE POB; TH S67DEG01'53"E 181.59'; TH N22DEG57'07"E 199.46'; TH S67DEG01'55"E 81.71' TO THE LAKESHORE BLVD R/W; TH SW'LY 316.2' ALG THE ARC OF A 1637.02' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE 11DEG04'01" AND A CHORD BEARING S12DEG01'02"W 315.71'; TH N67DEG02'53"W 160.61'; TH N32DEG49'22"W 196.62' TO THE POB.

**MARQUETTE MEDICAL CENTER**

**PARCEL: 0512360**

**SEC 15 T48N R25W (12.05 A M/L)**

PART OF THE SE 1/4 OF THE NW 1/4 OF SD SEC OMM AT THE INT OF THE E'LY R/W LN OF N MCCLELLAN AVE & THE N'LY R/W LN OF W FAIR AVE; TH NW'LY ALG THE E'LY R/W LN OF N MCCLELLAN AVE TO A PT 630' M/L FROM THE N'LY R/W LN OF W FAIR AVE; TH E'LY PARALLEL WITH THE N'LY R/W LN OF W FAIR AVE 350' M/L TO THE FORMER SOO LINE RR W'LY R/W LN; TH NE'LY 60' M/L TO THE SW COR OF UNIVERSITY SUBD; TH E'LY ALG THE S'LY BOUNDARY OF SD SUBD 539.3' TO THE SE COR OF SD SUBD; TH S'LY & AT R/A TO THE R/W OF W FAIR AVE 150' M/L TO THE N'LY R/W LN OF WALDO ST; TH W'LY ALG THE N'LY R/W LN OF WALDO ST 75' M/L; TH S'LY 210' M/L; TH E'LY 75' M/L; TH S'LY 290' M/L TO THE N'LY LINE OF W FAIR AVE; TH W'LY ALG THE N'LY LINE OF W FAIR AVE 810' M/L TO THE POB EXC PART OF SE 1/4 OF NW 1/4 OF SD SEC COM AT NE COR OF FAIR AVE & MCCLELLAN AVE R/W INTERSECTION; TH N01DEG12'34"E ALG E R/W OF MCCLELLAN AVE 151.16'; TH N15DEG50'50"W 211.67'; TH N32DEG44'44"W 13.96'; TH N57DEG15'16"E 15' TO POB OF EXC; TH N32DEG44'44"W ALG SD R/W 62.82'; TH N15DEG51'29"W 161.97'; TH N01DEG01'45"E 19.79'; TH S89DEG06'50"E 58.77'; TH S39DEG35'50"W 36.8'; TH S12DEG04'02"E 203.67' TO POB OF EXC.

EXC 0.146 A M/L SOLD TO CITY OF MQT PER 2010R-09163 FOR MCCLELLAN R/W EXTENSION.

**ROUNDHOUSE PROPERTY**

**PARCEL: 024001      Roundhouse parcel A & B**

SEC 22 & 23 T48N R25W (11 A M/L)

PART OF THE SE 1/4 OF THE NE 1/4 OF SEC 22 & PART OF SW 1/4 OF NW 1/4 OF SEC 23 BEG AT A POINT N00DEG52'26"E 227.88 OF E 1/4 COR OF SEC 22; TH N00DEG52'26"E 298.68'; TH S77DEG31'55"E 431.68'; TH N12DEG12'38"E 330.08'; TH N32DEG54'20"W 33.79'; TH ON A CURVE TO THE LEFT WITH RADIUS 960' LENGTH 148.46' DELTA 08DEG51'37" AND CHORD N78DEG46'23"W 148.31'; TH N83DEG12'12"W 854.1'; TH S00DEG28'48"W 632.07'; TH N88DEG27'25"E 249.65'; TH S77DEG20'20"E 278.88' TO POB.

**PARCEL: 0514071      850 W Baraga Ave**

SEC 22, T48N, R25W (17.75 A M/L)

TWO PARCLES OF LAND LOC DESCRIBED AS FOLLOWS:

PARCLE #1 - PART OF THE SEC 22 COMM AT THE NW COR OF SAID SEC; TH S0DEG23'18"W ALG THE W LN OF SD SEC 1,527.35' TO A PT ON THE C/L OF US 41 W; TH S50DEG38'02"E ALG SD C/L 138.42' TO A PT OF INT WITH THE C/L OF THE SOO LINE RR R/W; TH S79DEG39'49"E 213.34' TO A PT; SD PT BEING THE WESTERN MOST COR OF LOT 1 OF MARQUETTE INDUSTRIAL PARK; TH S67DEG56'38"E 987.6' TO THE N R/W LN OF US 41 W; TH S81DEG53'32"E 2,222.76' ALG SD R/W LN TO THE SE COR OF SD IND PARK; TH N0DEG10'42"E 66.64' TO THE POB; TH N0DEG10'42"E 376.6'; TH S85DEG47'35"E 1,049.54'; TH ALG THE ARC OF A CURVE TO THE RIGHT 99.62' WITH A RAD OF 694.35' AND A LONG CHORD BEARING S55DEG42'34"E 99.53'; TH S51DEG35'58"E 178.70'; SD LN BEING PAR TO AND 20' SW'LY FROM THE C/L OF THE SOO LINE YARD TRACK LEADING TO THE PREV ENGINE HOUSE; TH S0DEG10'42"W 313.34' TO A PT ON THE N LN OF A ROADWAY ESMT ON W BARAGA AVE; TH N81DEG53'32"W 1,282' TO THE POB. (11.88 A M/L)

PARCLE #2 - A PARCLE PURCHASED FROM THE WISC CENT LTD RR CO LOC IN LIBER 391, PAGE 443, IN THE S 1/2 OF THE NE 1/4 OF SEC 22, COMM AT THE NW COR OF SD SEC 22; TH S00DEG23'18"W ALG THE W LN OF SEC 22 1,527.35' TO A PT ON THE C/L OF US 41 W; TH S50DEG38'02"E ALG SD C/L 138.42' TO A PT OF INT WITH THE C/L OF THE WISC CEN R/W; TH S79DEG39'49"E 213.34' TO A PT, SAID PT BEING THE WESTERN MOST COR OF LOT 1 OF THE MQT IND PARK; TH S67DEG56'38"E 987.60' TO A PT ALG THE S LN



OF SD IND PARK ALSO BEING THE N R/W LN OF US 41; TH S81DEG53'32"E 2,222.76' ALG SD R/W LN TO THE SE COR OF THE IND PARK; TH N00DEG10'42"E 66.64' TO A PT ON THE N R/W LN OF BARAGA AVE; TH N00DEG10'42"E 376.60' ALG THE E LN OF LOT 25 TO THE POB; TH S85DEG47'35"E 1,049.54' ALG AN EXT OF THE N'LY LN OF SD IND PARK; TH ALG THE ARC OF A CURVE TO THE RIGHT 99.62' RADIUS OF 694.35' AND A LONG CHORD BEARING S55DEG42'34"E 99.53'; TH S51DEG35'58"E 178.70' SD LN BEING PARR TO AND 20' SW'LY FROM THE C/L OF MAIN TRACK LINE LEADING TO THE ROUND HOUSE; TH N00DEG10'42"E 340' M/L TO A PT ON A LINE PARR TO AND OR CONCENTRIC WITH AND 30' NORMALLY DIST S'LY FROM THE C/L OF THE EXISTING MAIN LINE TRACK; TH W'LY ALG SD LAST PARR AND/OR CONCENTRIC LINE 1,265' M/L TO A PT ON THE NE COR OF A PAR OF LAND CONVEYED TO C WAYNE PREMEAU; TH S'LY IN A STRAIGHT LINE ALSO ALONG THE E LINE OF PREMEAU PROPERTY 188' M/L/ TO THE POB. (5.87 A M/L)

PARCEL #1 = 11.88 AC.

PARCEL #2 = 5.87 AC.

TOTAL = 17.75 AC.

(CITY ACCT # 632-490-920.1555)

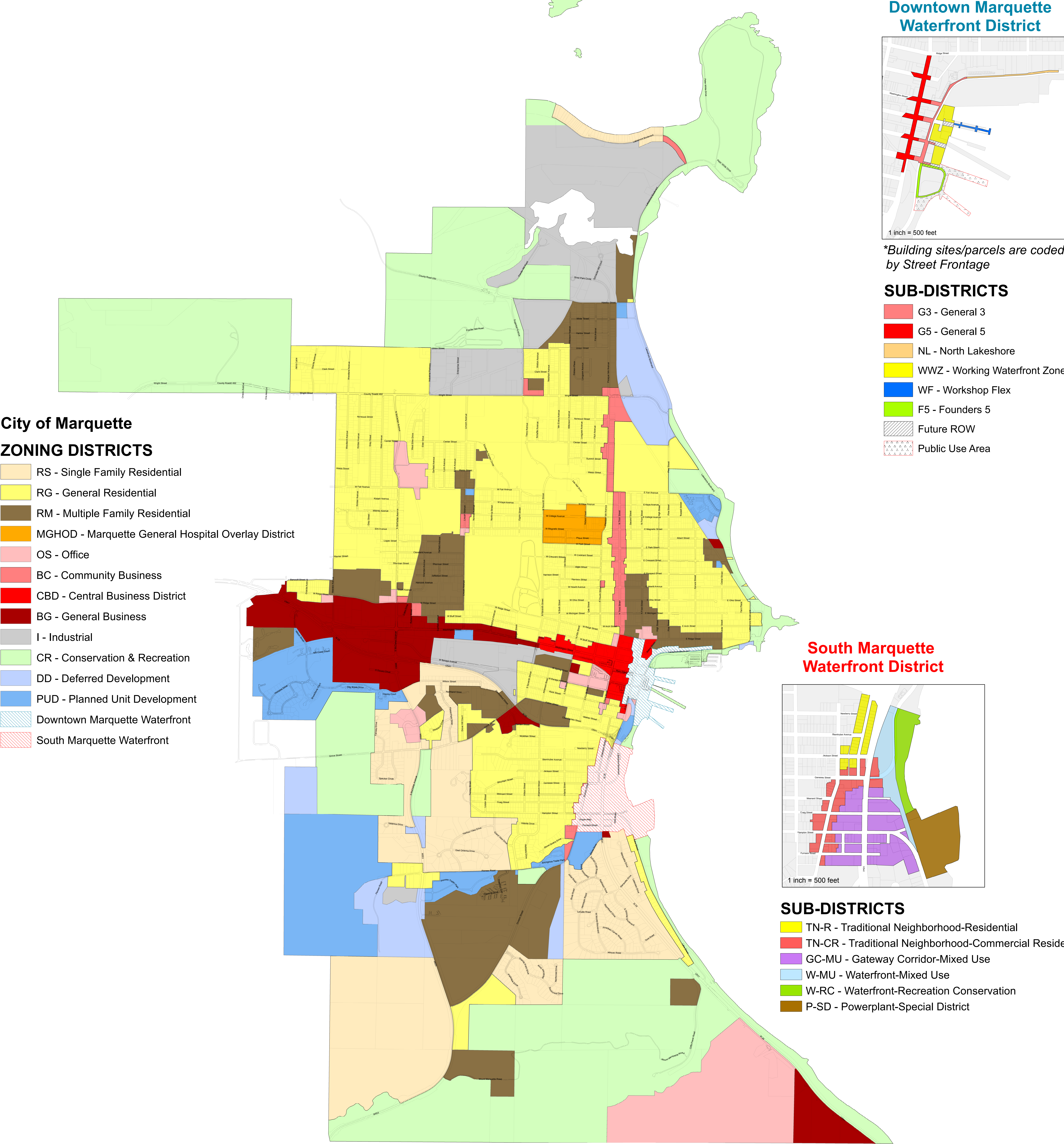
**PARCEL: 0514072      851 W Baraga Ave**

A PAR. LOC. IN THE N.E. 1/4 OF SEC. 22 T48N R25W DESC. AS A THIN STRIP OF LAND BOUNDED ON THE S. BY THE US 41 W BY-PASS, AND ON THE N. BY THE MARQUETTE CITY SERVICE CENTER. (CONT. 4.7 AC.)

**ATTACHMENT (C) CITY OF MARQUETTE ZONING MAP**



# City of Marquette Official Zoning Map



- City of Marquette**
- ZONING DISTRICTS**
- RS - Single Family Residential
  - RG - General Residential
  - RM - Multiple Family Residential
  - MGHOD - Marquette General Hospital Overlay District
  - OS - Office
  - BC - Community Business
  - CBD - Central Business District
  - BG - General Business
  - I - Industrial
  - CR - Conservation & Recreation
  - DD - Deferred Development
  - PUD - Planned Unit Development
  - Downtown Marquette Waterfront
  - South Marquette Waterfront

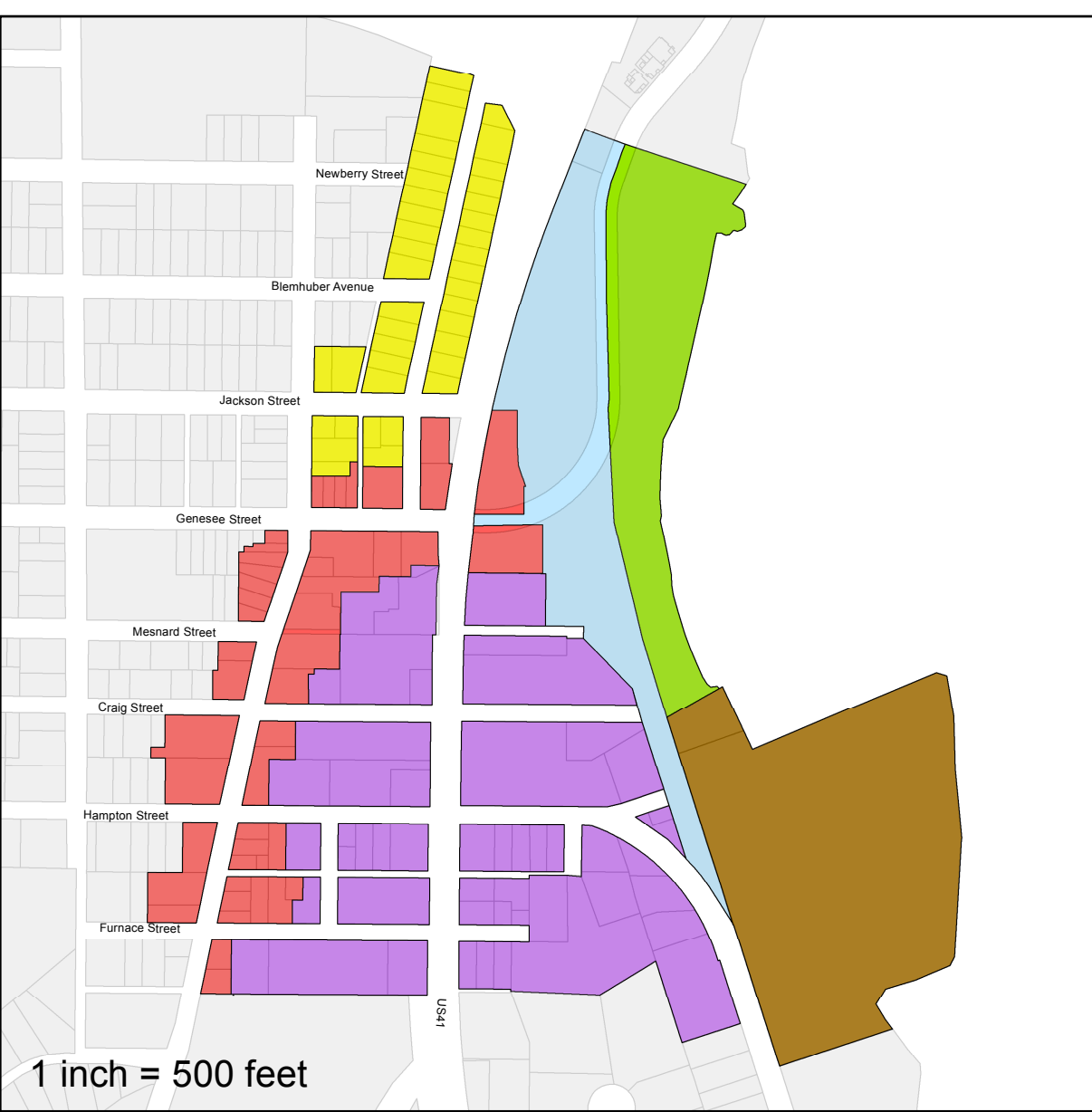
**Downtown Marquette  
Waterfront District**



*\*Building sites/parcels are coded by Street Frontage*

- SUB-DISTRICTS**
- G3 - General 3
  - G5 - General 5
  - NL - North Lakeshore
  - WWZ - Working Waterfront Zone
  - WF - Workshop Flex
  - F5 - Founders 5
  - Future ROW
  - Public Use Area

**South Marquette  
Waterfront District**



- SUB-DISTRICTS**
- TN-R - Traditional Neighborhood-Residential
  - TN-CR - Traditional Neighborhood-Commercial Residential
  - GC-MU - Gateway Corridor-Mixed Use
  - W-MU - Waterfront-Mixed Use
  - W-RC - Waterfront-Recreation Conservation
  - P-SD - Powerplant-Special District

Revised through: \_\_\_\_\_

_____ Mayor	_____ Date
_____ City Clerk	_____ Date
_____ Zoning Administrator	_____ Date

ZONING MAP AMENDMENTS					
NO.	DATE OF ADOPTION	ZONING DISTRICT		LOCATION	MAP UPDATED BY
		PREVIOUS	REVISED		
1					
2					
3					
4					

1 inch = 910 feet