

Region 5 Brownfields Success – Marquette, MI

Former Roundhouse - Waterfront Redevelopment Project

Opportunity: Marquette's historic working waterfront had been utilized for over 100 years for shipment of iron ore from the mines of the Michigan's Upper Peninsula across the Great Lakes to the Steel Mills. Closed and crumbling rail infrastructure presented a barrier to redevelopment. In the 1990s, the city of Marquette developed a master plan to redevelop its railroad and waterfront infrastructure to meet the city's growing health care, education, and tourism-based economy.

Targeted Investment: Over the last 20 years, the city has partnered with the Michigan Department of Environmental Quality (MDEQ) to strategically invest in its brownfields to facilitate redevelopment of obsolete rail and dock properties.

Investments include:

- \$37,882 MDEQ grant to assess the disused railroad trestle property
- \$1.1 Million Michigan Waterfront Redevelopment grant to demolish the trestle and prepare a 25-acre property for redevelopment
- MDEQ staff-conducted an assessment on the former roundhouse property (supported by USEPA 128a funding)
- MDEQ approved of \$3,775,612 in tax-increment reimbursement for assessment and cleanup of the roundhouse property

Results: Removal of the Railroad Trestle was a critical component of Marquette's downtown redevelopment, leading to creation of 355 jobs and \$15 Million in private investment, generating \$570,000 in new property taxes each year.

The roundhouse property is now being developed into a \$300 Million, 265-bed hospital and medical office complex. UP Health Systems broke ground in 2016, and expects to open the hospital in 2018.

