

ISHPEMING CITY COUNCIL SPECIAL MEETING
Monday, June 24, 2019 at 9:30 a.m.
Ishpeming City Hall, 100 E. Division Street, Ishpeming, MI 49849
City Hall Telephone Number: 906-485-1091

Meeting Called to Order

Roll Call

Agenda Comment

AGENDA ITEMS

1. Letter of Support for US 41/Lakeshore Drive Roundabout
2. Confirm no action on tax foreclosed properties
3. Discussion of temporary closure of compost site
4. Jasperlite Senior Housing Project – Brownfield Letter of Support
5. Senior Center Public Facilities Development Project
6. Discussion on City Manager search and schedule interviews for special meeting on July 2, 2019



James Lampman
Interim City Manager



CITY OF ISHPEMING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849 • 906-485-1091

June 24, 2019

The Honorable Elaine L. Chao
U.S. Department of Transportation
1200 New Jersey Ave SW
Washington, DC 20510

Dear Secretary Chao,

I am writing to express my support for the Michigan Department of Transportation's application for the Better Utilizing Investments to Leverage Development (BUILD) program through the U.S. Department of Transportation.

The proposal would fund the construction of a roundabout at the intersection of U.S. Highway 41 and Lakeshore Drive in the city of Ishpeming, which would significantly improve safety and traffic flow. From the highway, Lakeshore Drive is the most direct route to both a Critical Access Hospital and the Ishpeming business district. The current signalized intersection has been the site of crashes that have resulted in fatalities and severe injuries. Replacing it with a roundabout would provide safer and more efficient access to health care, commerce, and tourism-related destinations, which will benefit the region and the local community.

The City of Ishpeming is prepared to allocate \$20,000 to this project. This amount is all discretionary funding that will be made available in the City of Ishpeming's budget.

I trust that the Michigan Department of Transportation's grant application will receive all appropriate consideration. If I may be of any assistance, please contact James Lampman, Interim City Manager at (906) 485-1091 ext. 204.

Thank you in advance for your attention to this matter.

Sincerely,

James R. Lampman, CPA
Interim City Manager



*The City of Ishpeming is an equal opportunity provider/employer.
Auxiliary aids and service are available upon request to individuals with disabilities.*

HOME OF THE U.S. SKI AND SNOWBOARD HALL OF FAME

Year of Foreclosure: 2019
 CITY OF ISHPEMING
 Fees Computed As Of: 05/17/2019



Parcel Number	Sale/Transfer	Status	Forcl. Liber	Forcl. Page	Date Recorded	Notice Exp
Base Tax Due	Admin Fee	Interest	EOS	October Fee	March Fee	Total Due
Publication	Pers Visit	Filing Exp	Forf Rcdng	Frcl Rcdng	Sale Exp	

52-51-203-001-50	Not Transferred					
	1,285.89	51.44	286.81	0.00	30.00	0.00
	40.00	45.00	0.00	60.00	30.00	2,179.14
						0.00
						(2,179.14)

701 N. THIRD ST.

2018	422.51	16.90	12.68	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	452.09
2017	419.65	16.79	94.42	0.00	15.00	0.00
	0.00	0.00	0.00	30.00	0.00	750.86
2016	443.73	17.75	179.71	0.00	15.00	0.00
	40.00	45.00	0.00	30.00	30.00	976.19

52-51-250-098-00	Not Transferred					
	4,530.99	181.24	913.28	0.00	30.00	0.00
	40.00	45.00	0.00	60.00	30.00	6,180.51
						0.00
						(6,180.51)

111 W. NORTH ST.

2018	1,701.96	68.08	51.06	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	1,821.10
2017	1,575.16	63.01	354.41	0.00	15.00	0.00
	0.00	0.00	0.00	30.00	0.00	2,212.58
2016	1,253.87	50.15	507.81	0.00	15.00	0.00
	40.00	45.00	0.00	30.00	30.00	2,146.83

52-51-563-032-00	Not Transferred					
	1,785.55	71.43	386.06	0.00	30.00	0.00
	40.00	45.00	0.00	60.00	30.00	2,798.04
						0.00
						(2,798.04)

128 S ANGELINE ST

2018	612.75	24.51	18.38	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	655.64
2017	596.14	23.85	134.13	0.00	15.00	0.00
	0.00	0.00	0.00	30.00	0.00	974.12
2016	576.66	23.07	233.55	0.00	15.00	0.00
	40.00	45.00	0.00	30.00	30.00	1,168.28

52-51-573-003-00	Not Transferred					
	2,926.09	117.04	557.76	0.00	29.65	0.00
	40.00	45.00	0.00	59.30	30.00	4,150.07
						0.00
						(4,150.07)

1137 S. PINE ST

2018	1,240.77	49.63	37.22	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	1,327.62
2017	900.03	36.00	202.50	0.00	15.00	0.00
	0.00	0.00	0.00	30.00	0.00	1,358.53
2016	785.29	31.41	318.04	0.00	14.65	0.00
	40.00	45.00	0.00	29.30	30.00	1,463.92

BY: AGiroux

DB: Marquette

Year of Foreclosure: 2019
CITY OF ISHPEMING
Fees Computed As Of: 05/17/2019

Parcel Number	Sale/Transfer Status	Base Tax Due	Admin Fee	Interest	EOS	Forcl. Liber	Forcl. Page	Date Recorded	Notice Exp
		Publication	Pers Visit	Filing Exp	Forf Rcdng	NSF/Other Rcdng	October Fee Frcl Rcdng	March Fee Sale Exp	Total Due
52-51-660-013-00	Not Transferred								
		2,337.81	93.51	534.09	0.00	0.00	30.00	350.00	0.00
		40.00	45.00	0.00	60.00	0.00	30.00	0.00	3,520.41
								Sale Amount	0.00
								Over/(Under)	(3,520.41)
1051 HIGHLAND DR.									
2018		744.80	29.79	22.34	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	796.93
2017		741.24	29.65	166.78	0.00	0.00	15.00	175.00	0.00
		0.00	0.00	0.00	30.00	0.00	0.00	0.00	1,157.67
2016		851.77	34.07	344.97	0.00	0.00	15.00	175.00	0.00
		40.00	45.00	0.00	30.00	0.00	30.00	0.00	1,565.81

Parcel Number	Sale/Transfer Status	Base Tax Due	Admin Fee	Interest	EOS	Forcl. Liber	Forcl. Page	Date Recorded	Notice Exp
		Publication	Pers Visit	Filing Exp	Forf Rcdng	NSF/Other Rcdng	October Fee Frcl Rcdng	March Fee Sale Exp	Total Due
52-51-704-008-15	Not Transferred								
		1,290.28	51.61	279.71	0.00	0.00	30.00	350.00	0.00
		40.00	45.00	0.00	60.00	0.00	30.00	0.00	2,176.60
								Sale Amount	0.00
								Over/(Under)	(2,176.60)
ADDRESS NOT SET - LEGAL DESCRIPTION BELOW									
2018		441.21	17.65	13.24	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	472.10
2017		430.04	17.20	96.76	0.00	0.00	15.00	175.00	0.00
		0.00	0.00	0.00	30.00	0.00	0.00	0.00	764.00
2016		419.03	16.76	169.71	0.00	0.00	15.00	175.00	0.00
		40.00	45.00	0.00	30.00	0.00	30.00	0.00	940.50

Parcel Number:
52-51-704-008-15

OWNERS ADDRESS:
ISHPEMING HILLS VILLAGE LLC

1000 COUNTRY LN STE 100
ISHPEMING, MI 49849

PROPERTY ADDRESS:

, MI

DATE PRINTED: 06/10/2019

2018 LEGAL DESCRIPTION:
SEC 4 T47N R27W 4.26A PART OF THE S 1/2 OF NW 1/4 BEG 773.34' N OF SE COR
THEREOF TH W 204.43' TH S 339.11' TH W 566.37' TH N 675' TH E 747.86' TH S
328.73' POB



River Pky

Lake Shore Dr
Flanson Rd

704-003-00

704-003-10

704-008-15

704-009-10

704-009-20

660-012-00

704-014-10

704-004-20

704-004-22

704-004-21

04



COUNTY OF MARQUETTE
OFFICE OF THE TREASURER
234 W. BARAGA AVENUE
MARQUETTE, MICHIGAN 49855
906/225-8425
fax 906/225-8432

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ANNE GIROUX
County Treasurer

May 17, 2019

Mark Slown, City Manager
City of Ishpeming
100 E. Division
Ishpeming, MI 49849

Dear Mark,

Attached is a listing of parcels located in the City of Ishpeming that were foreclosed on April 1, 2019 for non-payment of 2016 real property taxes.

Per Public Act 123 of 1999 (MCL 211.78m), a city, village, or township may purchase for a public purpose foreclosed properties for the minimum bid amount. The minimum bid amount is listed on the attachment under the heading "Total Due," and represents the taxes, penalties, and fees that are due at this time. Please notify me by June 30, 2019, if the City intends to purchase these parcels for public purpose.

The Treasurer intends to offer all but one of the properties on the attached list for sale at the annual property tax auction on August 9th. There is one parcel that the Land Bank Authority intends to acquire (52-51-250-098-00, 111 W. North) for demolition. If you have any questions or want to discuss further, please feel free to call.

Sincerely,

Anne Giroux

Enclosure

Memorandum

To: City Council

CC:

From: Jim Lampman, Interim City Manager

Date: 06/20/2019

Re: Support for Jasperlite Senior Housing Brownfield Application

Hello,

I met with Anne Giroux on Wednesday, June 19th, and she said the Jasperlite Senior Housing Project is seeking funding through the Michigan Brownfield Redevelopment Program, and they are looking for a letter of support from the City of Ishpeming to include with the application. I have included in the packet both the requested letter of support as well as a copy of the Brownfield application. Anne Giroux wanted to attend the special council meeting, but unfortunately she has another commitment.

I recommend Council approve the letter of support.

Thank you,

Jim



CITY OF ISHPERING, MICHIGAN

100 East Division Street • Ishpeming, Michigan 49849

City Manager	485-1091	Police	486-4416	Assessor	485-1091
City Clerk	485-1091	Rental Inspector	485-1091	Library	486-4381
Treasurer	485-1091	Fire	486-4426	Cemetery / Parks	486-6181
City Attorney	485-1091	Public Works	486-9371	Fax	485-6246

June 24, 2019

Ms. Megan Webber
Brownfield Coordinator
Michigan Department of Environment, Great Lakes, and Energy
Marquette District Office
1504 West Washington Street
Marquette, Michigan 49855

RE: Brownfield Redevelopment Grant Application
Project Jasperlite Senior Housing
550 Cleveland Avenue, Ishpeming, MI 49849

Dear Ms. Webber:

On behalf of the City of Ishpeming, Michigan, we are pleased to provide our support for the EGLE Brownfield Redevelopment Grant application which is being submitted by the Marquette County Brownfield Redevelopment Authority for the above noted project. The property is the site of the former Bell Hospital which was built in 1917 and demolished in 2012. The property is an "open" LUST site, a Part 201 site of contamination and has impacted groundwater emanating onto the property from an off-site source. Additionally, the site has old parking areas, building slabs, curb and gutter and sidewalks that were associated with the former hospital that will require demolition and removal. The former hospital's foundation will be re-used for a new, single three-story, 36-unit affordable housing facility for seniors. This project will be an attractive, LEED certified structure located at the gateway to downtown replacing an underutilized property that has sat vacant for over a decade. We believe the planned future development, which is located within walking distance to our traditional downtown, would be a welcome improvement to the adjacent residential neighborhoods.

Currently the subject property is zoned General Commercial (GC) and will remain General Commercial. The project will comply with all local zoning and planning ordinances.

We appreciate the support from EGLE and the Marquette County Brownfield Redevelopment Authority in helping to make the City of Ishpeming a better place for its residents. We look forward to a successful project. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

James R. Lampman, CPA
Interim City Manager, City of Ishpeming
(906) 485-1091, ext. 203
citymanager@ishpemingcity.org



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HOME OF THE U.S. SKI AND SNOWBOARD HALL OF FAME

Memorandum

To: City Council
CC:
From: Jim Lampman, Interim City Manager
Date: 06/20/2019
Re: Letter of Interest and RFP for MEDC funded Certified Grant Administrator

Hello,

The Senior Center Committee met with Jen Tucker from MEDC today, and MEDC is requiring the attached letter of interest be signed by the interim city manager to begin the application process to apply for a grant award under the Community Development Block Grant program in an amount up to \$2,172,087 to fund the construction of a new senior center in Ishpeming. The letter of interest is due to MEDC **June 25, 2019**.

Recommendation: Direct interim city manager to sign the letter of interest

Also, as part of the grant application process, the MEDC is requiring the City of Ishpeming put out an RFP to contract a Certified Grant Administrator to assist with the grant process. This Certified Grant Administrator, while contracted by the City of Ishpeming, ***will be fully paid for by the MEDC at no cost to the city.*** No action needs to be taken at this time, but council will need to take action in the future once the proposals come in and a Certified Grant Administrator is selected.

Thank you,

Jim

June 18, 2019

Mr. Jim Lampman, Interim City Manager
City of Ishpeming ("Applicant")
100 East Division Street
Ishpeming, Michigan 49849-2084

Re: Letter of Interest – Senior Center Public Facilities Development (CDBG) ("Project")

Dear Mr. Lampman:

Thank you for giving the Michigan Economic Development Corporation (the "MEDC") the opportunity to review your proposed Project in the City of Ishpeming. We appreciate the economic development benefits that the project is intended to achieve. The project is anticipated to construct a new senior center and the surrounding site which will allow for increased accessibility, programming, and overall use. These improvements are likely to have a positive impact on the local and state economy.

The MEDC, a public-body corporate, provides administrative services, including making recommendations, to the Michigan Strategic Fund (the "MSF"), a public-body corporate and politic (the "MSF"). The MSF's community development programs administered by the MEDC are designed to advance community development by means of economic support to eligible projects. The MEDC recognizes the potential impact of this Project. Based on the MEDC's preliminary review of the information provided, and subject to the conditions set forth below, the MEDC is interested in continuing discussions with you toward a possible recommendation to the MSF to approve economic support for the Project.

The MEDC currently anticipates a possible recommendation to the MSF for an award under the Community Development Block Grant program in the form of a grant in the amount of up to \$2,172,087 for the Project. It is required that the Applicant work with a CDBG Program Specialist to procure a certified Grant administrator to administer any CDBG award. Based on the information provided, the Project appears to be in furtherance of the CDBG national objective of benefiting limited clientele.

CDBG funding is provided by the U.S. Department of Housing and Urban Development (HUD) and administered by the MEDC, through the MSF. Due to federal regulations associated with CDBG funding, this program requires an environmental review that can take two to three months. In addition to the conditions set forth below, to remain eligible for consideration of the proposed award, Project costs, including without limitation, local, private, and any other Project costs, cannot be incurred until the environmental review procedures have been completed and the Applicant has received written approval under the CDBG Program ("Program"). Incurring costs is defined as making commitments relevant to the Project. This includes, but is not limited to, entering into leases, easement, purchase agreements, ordering equipment, signing contracts, or performing any work other than activities to be determined exempt from the National Environmental Policy Act of 1969 (NEPA).


Please work closely with the undersigned to identify a realistic timeframe for the MEDC to be in a position to finalize a recommendation to the MSF and to identify application material deadlines.

This letter does not embody all of the terms and conditions of the [MCRP/CDBG/Brownfield TIF] program[s] and is not intended to be a legally binding agreement. This letter should not in any way be viewed as a commitment by, or an obligation of the MEDC, the MSF or any other entity to extend economic support of any kind to the Applicant or for the Project. Proceeding toward an MEDC recommendation and finalizing an MSF award for the Project is contingent upon several factors, the form, substance and results of which must be satisfactory to the MEDC and the MSF including without limitation: (i) submission by the Applicant of a completed application and all other documentation as required, (ii) local support, as applicable, (iii) available MSF funding, as applicable (iv) completion of financial review, as applicable, (v) required background checks, and all other business and legal review and due diligence, (vi) approval of an award by the MSF Board, and (vii) as applicable, execution of the final project documents by all required parties with established performance based milestones, reporting requirements and all other required terms and conditions.

If you are interested in continuing discussions with the MEDC about your Project, please sign and date this letter and return to the MEDC by June 25, 2019 or this letter of interest will expire. Additionally, Projects that fail to receive an MEDC recommendation which results in MSF approval of an award by March 19, 2020, may be reconsidered against the community development project pipeline.

Thank you for the opportunity to review your Project. If you have any questions, please contact me any time at (906) 201-4367 or by email at tuckerj6@michigan.org.

Sincerely,

DocuSigned by:

3870F956389E4A4...

Jennifer Tucker, Community Assistance Team Specialist
Michigan Economic Development Corporation

The Applicant acknowledges the above and is interested in continuing discussions with the MEDC.

Applicant:

_____ Date: _____
City of Ishpeming ("Applicant")
By: Jim Lampman
Its: Interim City Manager

cc: Stacy Esbrook, Community Assistance Team Regional Director
Christine Whitz, MCRP, Community Development Block Grant Director
Julie Gardner, Senior Program Specialist
Sharon Cassidy, Community Assistance Team Administrative Assistant