

Ishpeming Downtown Development Authority
Regular Meeting
Minutes
Monday, April 3, 2023

The regular meeting of the Ishpeming Downtown Development Authority was held on Monday, April 3, 2023 in the Council Chambers at City Hall. The meeting was called to order by David Aeh at 4:08 p.m.

Present: David Aeh, David Aro (via Zoom), Sarah Trumbley, Tracy Magnuson, Brian Buchanan (via Zoom), Jay Clancey, Carrie Meyer, Craig Cugini and Jason Chapman (left at 5:00 p.m.) (9). Absent: Rob Taylor (1) with one vacant seat. Also present were Bob Hendrickson from the GINCC and Linda Andriacchi, Beautification Committee.

PUBLIC COMMENT

Claudia Demarest, 821 Maurice Street, asked if the base of Old Ish could be repainted and she believed it was added to DDA budget for 2023 and would really like to see this done. She also suggested the light poles on Main Street be moved closer to the buildings in the downtown to aid in snow removal.

There was discussion related to the parking in the downtown as well as the street lighting.

APPROVAL OF MINUTES

A motion was made by Member Chapman supported by Member Meyer and carried unanimously to approve the January 23, 2023 minutes as presented.

FINANCIAL REPORT

Finance Office Manager Joe Erickson reviewed the monthly financial report for period ending March 31, 2023. He noted there was seven years left on the DDA debt payment.

A motion was made by Member Chapman, supported by Member Clancey and carried unanimously to approve the financial report as presented.

CHAMBER OF COMMERCE REPORT

Bob Hendrickson, Director of GINCC, provided a summary of the Chamber of Commerce report noting the current membership was 214 which was steadily growing. He also announced two scheduled Business After Hours; he has been working with the new Gus Macker Committee; and briefly reviewed the March 2023 Chamber Report including the financials.

Member Aeh advised April 10th was the official Ishpeming celebration of 150 years and would be catered by local business and would be held on the third floor of the Gossard building.

BEAUTIFICATION COMMITTEE REPORT

Linda Andriacchi noted this was the 10th year for the beautification effort in the City. She had someone interested in watering the flowers and would like to have someone on staff as a backup. The "seeking volunteer's" flyer would be posted at various business around town.

ACT 381 BROWNFIELD PLAN: THE MATHER, 107 E. CANDA STREET, ISHPEMING

Bill Anderson, Anderson Petersen Investments, took over the Mather Inn in July of 2022. Two new business would be opening in the building. They would like to construct a two-story garage on the west side of the building with the top deck being used for public parking particularly for the Carnegie Library.

There was additional discussion related to the visual aspects of the new parking garage and constructing it to be compatible with the existing building.

Jeff Hawkins, from Fishbeck, advised the City of Ishpeming was classified as a core community which opened more opportunities for a Brownfield Plan. He further explained some of the specifics of the Brownfield Plan noting it was a TIF tool to offset certain eligible costs and reviewed the process that was required to be followed for approval of the Plan. The Interlocal Agreement allowed the Brownfield Authority to capture the new tax increment and the DDA would not capture the new increment during the term of the Plan. The next step would be for the City Council to pass a resolution concurring with the terms of the Brownfield Plan. The final step was for the County Board of Commissioners to hold a public hearing; and, after that hearing, the County Board could adopt the Plan.

Bill Anderson advised there would be approximately 10-12 part-time jobs created which would include service workers for cleaning the ballroom along with the workers at the other two, potentially three, businesses that would be located in The Mather.

Logan Mulholland, from Fishbeck, reviewed The Mather Project Factsheet which included the eligible activities and estimated outcomes.

a. Interlocal Agreement: DDA/Marquette County Brownfield Development Authority

A motion was made by Member Clancey, supported by Member Magnuson and carried unanimously to give this project the DDA's full support and authorize the chair to sign the Interlocal Agreement.

RANKING 2023 FAÇADE GRANT APPLICATIONS

Manager Cugini reviewed the scoring criteria for the Façade Grant.

Jackson's Hardware and JT Olson Woodworking

Manager Cugini reviewed the proposal from John Jackson for Jackson's Hardware in the amount of \$26,673.82.

Total overall score after ranking by the DDA was 42.43 out of possible 50.

Manager Cugini reviewed the proposal from JT Olson which totaled project cost of \$102,400 and approximately \$23,400 of that for the façade facing Division Street.

Total overall score after ranking by the DDA was 37.86 points out of possible 50.

A motion was made by Member Magnuson supported by Member Aro and carried unanimously to approve both projects with a grant amount of \$10,000 for each project.

DISCUSS PROCESS/PROCEDURE FOR GRANT PROGRAM: NEW BUSINESS START-UP/PROMOTIONS

Member Aro explained he had reached out Christopher Germain about other DDA's that may have done this type of program and he was directed to the Iron County DDA. He noted \$10,000 was budgeted for this program for 2023.

Member Aro felt some other items the DDA might like to put in the criteria was to join the Chamber of Commerce and be required to be located in the TIF district.

It was the consensus of the DDA to bring a sample grant application form to the next DDA meeting for discussion and approval. Member Aro would work with City Clerk Cathy Smith to develop a sample form.

ISHPEMING COMMUNITY EVENTS

Member Magnuson advised the Ishpeming Community Events Music in the Park would begin June 15th and would go through September 7th and Festival of Treasures would be held on June 30th.

Manager Cugini advised there was a grant opportunity that was opening on May 1st which was specifically Music in the Park.

OLD BUSINESS – There was no old business.

NEW BUSINESS

There was some further discussion related to the lighting in the downtown.

ADJOURNMENT

At 6:55 p.m., a motion was made by Member Magnuson, supported by Member Clancey and carried unanimously to adjourn.

Respectfully Submitted,



Cathy Smith,
City Clerk/Assistant to the City Manager