

ISHPEMING DOWNTOWN DEVELOPMENT AUTHORITY

Meeting of March 25, 2013

A meeting of the Ishpeming Downtown Development Authority was held on Monday, March 25, 2013, at 4:00 p.m. in the City Hall Conference Room. Chairman David Aeh called the meeting to order.

Present: David Aeh, Charlie Anderson, Dave Aro, Diane Gauthier, Jason Gauthier, Judy Hodges, Jered Ottenwess, Elaine Racine, Stuart Skauge, Rosemarie Strom, and Stacey Willey

Also present were Paul Bonetti, Ray Roberts, Pat Coleman and Brian Savolainen of UPEA, Roger Crimmins, Council Members Claudia Demarest and Mike Tonkin, Scott Patrick, Paul Arsenault, Robin Peterson, and Dan Perkins.

Public Comment

Paul Bonetti, representing the Fourth of July Committee, requested a contribution of \$500 for promotional and advertising for the Fourth of July events. Mr. Bonetti stated they are constantly looking for new ways to enhance the celebration, and this year they will be increasing the number of inflatable units at Al Quaal.

A motion was made by Mr. Skauge and seconded by Mrs. Racine to contribute \$500.00 to the Fourth of July Committee for advertising and promotional expenses. Motion carried.

Approval of Minutes

A motion was made by Mr. Anderson and seconded by Mrs. Gauthier to approve the minutes of February 15, 2013, as presented. Motion carried.

Financial Report

As there was no financial report presented, it was directed that a report be prepared and mailed to the members as soon as possible.

Chamber of Commerce Report

Scott Patrick, Chamber President, said there will be a Business After Hours at Rare Earth Goods on March 27 from 5:00 to 7:00 p.m. They are continuing to work on Fourth of July activities. Membership is strong. There will be a community-wide rummage sale on June 15, and it will cost \$10 to participate.

Façade Grant Proposal

Paul Arsenault said he is working on a grant that would fund façade improvements and possibly some apartments on the second floor. There was a tour of Pioneer Square by the grant agencies, and this is what they would like developed. They hired UPEA to do some background information. Pioneer Square did qualify, but they cannot apply on their own. More than one business must be involved. Each business would be handled individually, but there must be a group application. The application must be supported by the DDA and the City. The four interested in submitting the grant are Paul Arsenault, Robin Peterson, Scott Patrick, and Dan Perkins. The grant is only in the conceptual stage today, and they are seeking DDA support of the project.

Mr. Coleman said UPEA would help them prepare the application and requested the DDA provide funding assistance of \$2,000 for Phase I and \$1,500 for Phase II. If approved, the grant would be to the City, and CUPPAD would administer the grant. He further explained that only historical buildings within the downtown would be considered, and Carpet Specialists could not be included. There is a 25% local match for the property owner.

Following discussion on DDA participation, a motion was made by Mr. Skauge and seconded by Mr. Anderson that the City Manager contact CUPPAD to see if they would prepare the grant application process for free.

Mr. Anderson offered, and Mr. Skauge accepted, a friendly amendment that contact with CUPPAD be made within ten days of the meeting.

The motion and amendment were adopted unanimously.

The DDA questioned what support of the grant actually means. It was responded that technically support means the City Council would have to hold a public hearing on submitting the grant. A letter of endorsement is needed.

Discussion followed on the frustration the DDA is experiencing when they are given information right before the meeting or at the meeting. No one has a chance to review it prior to the meeting, and they do not have an opportunity to make an informed decision.

A motion was made by Mr. Aro and seconded by Mrs. Strom to endorse the grant application in principal pending additional information. Ayes: Ten (10). Nays: One (Stuart Skauge). Motion carried.

DEQ Perception Survey Grant

Mr. Ottenwess stated DEQ will provide approximately one-half of the costs for perceptions research for up to six Great Lakes Areas of Concern, and Deer Lake is one of the areas. Participants will be responsible for securing the additional project funding. The consensus of the DDA was to not participate.

Former Penney Lot

The DDA does not have to hold a public hearing as required by the Charter for sale of City-owned property. Two quotes to do an appraisal were received, one from Appraisal Associates of Marquette for \$1,800 and the other from Swanson, Mercier & Associates for \$2,500. A draft purchase agreement is being prepared.

A motion was made by Mr. Skauge and seconded by Mr. Gauthier that a purchase agreement to transfer the property to Congress LLC for \$10,000 be written and to waive doing an appraisal of the property. Motion carried.

Bond Project Update

Malton Road. Mr. Savolainen presented four paving options. To comply with the new street standards adopted by the City, 4" pavement is required. Option 4 is what is recommended, and this option would require an additional \$352,500 to complete Malton Road.

Ray Roberts, Planning Commission Chairman, stated the Street Committee supports Option #4. He feels this option will provide the City with the maximum long-term use.

Discussion continued on which option would be most beneficial, if the other options could provide a satisfactory street at a lesser cost, the amount of funds the City could receive through Act 51 with a local versus major street, how much the bond project budgeted amount would be exceeded, where excess funds would be obtained, and what projects would have to be eliminated or reduced to pay for the Malton Road improvements. The four options do not include the cost of the railroad crossing.

A motion was made Mr. Skauge to approve using Option 4 with the understanding that the budget would have to be revised for all bond projects. The motion died for lack of support.

A motion was made by Mrs. Gauthier and seconded by Mr. Anderson to table a decision on Malton Road paving pending further information. Motion carried.

DIG Grant/Streetscape Construction Plan Approval

A motion was made by Mr. Skauge and seconded by Mrs. Racine to table consideration of this item until the next meeting.

UPEA gave an update on the revisions made to the plan. An ATV trail along Hematite Drive was not included originally. From Second to Third, there will be parking on one side, curb and an ATV trail. From First to Second, there will be a concrete sidewalk, an ATV trail, and the Heritage Trail. From Main to First, there will be a combined path with a 13 foot wide separation. The mail drop on Hematite Drive will be eliminated. West of Main, there will be intersection improvements and parking will be eliminated. A regular parking lot will be constructed between Main and First off Bank Street. There will be curb and sidewalk on First off of Hematite. Sidewalks and street improvements will be done on Main Street. Pulled some lighting improvements from the plan, and it could be put back depending on where the bids come in. The bids will be requested block by block with unit prices for each item.

The proposal will go to the Planning Commission for comment and approval. DDA approval for the plan in concept is desired.

A motion was made by Mrs. Gauthier and seconded by Mr. Aro to authorize UPEA to request bids as proposed. Motion carried.

Ishpeming Business Association Report

Carpet Specialists is this year's Business of the Year. Work is continuing on the Festival of Treasures. They are working with Chamber on the community-wide rummage sale.

New Business

Mr. Skauge noted the ads in the 1967 year book for Ishpeming High School and stated most all of the businesses are gone.

Adjournment

A motion was made by Mr. Aro and seconded by Mr. Anderson to adjourn the meeting at 6:15 p.m. Motion carried.

Carol Holmgren
Recording Secretary