

ISHPEMING DOWNTOWN DEVELOPMENT AUTHORITY

Meeting of April 22, 2013

A meeting of the Ishpeming Downtown Development Authority was held on Monday, April 22, 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, and Stacey Willey

Also present were Robin Peterson of the Mather Inn, Jay Clancey, Andrea Jackson, Corbin Lutz, Council Members Claudia Demarest and Mike Tonkin, Virginia Tippett and Sarah Pietro of the Renaissance Festival and Art Faire, Adelle Whitefoot of the Mining Journal, Dan Perkins, Ron Johnson of Buck's Restaurant, Chamber Director Elizabeth Peterson, Brian Savolainen of UPEA, and City/DDA Attorney David Savu.

Public Comment

Mr. Anderson expressed his appreciation at having a full agenda packet and enough time to review it.

Mr. Aeh indicated he was not happy with the way last meeting occurred. He stated the Progress section of the Mining Journal was done well.

Approval of Minutes

A motion was made by Mr. Anderson and seconded by Mr. Gauthier to approve the minutes of March 25, 2013, as presented. Motion carried.

Financial Report

City Finance Director/DDA Treasurer Jim Lampman was introduced.

A motion was made by Mrs. Gauthier and seconded by Mr. Anderson to accept the financial report as presented. Motion carried.

Chamber of Commerce Report

Mrs. Peterson stated the Yoopopoly game has only two spaces left and should be ready for the Fourth of July. Kate Annala has taken a job with NMU, and Ashley Geist will start on April 29. 906 Technologies has completed the transition to gain access to website. A mobile app has been submitted to Apple for approval. They are working on the community rummage sale, a guide to events for next year with the IBA, and the Suicide Hill Mud Plunge. They have 232 members.

Request from the Renaissance Festival and Art Faire for Financial Assistance

Mrs. Tippett stated the event is growing, there were more vendors last year than they ever had, and they try to expand every year. They will work in cooperation with the Rock and Mineral Club again this year and expect 2,000 to 2,500 people.

Discussion followed on a uniform policy for contributions to events. One concern should be any services provided by the City. Past expenses should be evaluated, and the cost possibly split between advertising and City expenses for labor, equipment, etc.

A motion was made by Mrs. Willey and seconded by Mr. Gauthier to evaluate City costs provided for the Renaissance Festival and Art Faire before making a determination on the amount of a contribution, with a determination to be made at the next meeting. Motion carried.

Bond Project Update

Malton Road. A determination on a paving option for Malton Road must be approved by June. Once a funding option is known for Malton Road, what is available for other projects will be known.

A motion was made by Mr. Anderson and seconded by Mrs. Racine to select Malton Road Option #1, which consists of 2" of 24' wide pavement with 8' gravel shoulders from the current blacktop edge just north of the railroad crossing south past the new Gleason's driveway (3,000 feet), with the Heritage Trail and approach at M-28 paved. Ayes: One (1 - Charlie Anderson). Nays: Nine (9). Motion failed.

It was noted that the Malton Road project has escalated away from the original intent. With the sale of Bell Hospital, it is not known if the clinic will remain open or moved to the hospital. If the clinic is closed, one of the main intents of Malton Road is eliminated. Lindberg feels Option 2 is more than adequate to start, and possibly additional funds could be obtained from MDOT or earmarked over a number of years.

What development will occur is unknown. Installation of utilities could cause cutting into the road. It is possible a developer could pay for part of the paving. A road with 2" pavement is better because the gravel could be rutted with construction. The gravel will push out, and the base would be lost. A gravel road would require more maintenance.

A motion was made by Mr. Skauge and seconded by Mr. Anderson to approve Option 2, which consists of 2" 24' wide pavement with 8' gravel shoulders from the current blacktop edge to M-28 (8,200 feet), at an estimated additional cost of \$202,500, or a total contract amount of \$775,000. Motion carried.

U. S. Highway 41 Infrastructure

With the new bid amounts worked out with Lindberg, the bid could be awarded at the next meeting. Necessary easements still have to be obtained.

Sidewalk Streetscape/Grant Project

The Planning Commission did not have a quorum at their last meeting so they have not reviewed the plans. The Post Master has agreed to move the post box from Hematite Drive to the parking lot at Bank and First Streets.

Entry Features.

Discussion was held on possibly reducing the scope of what has been prepared or having a redesign. Funds are not available to request other design proposals. The project could be modified by keeping the planting, irrigation and viaduct cleaning and taking out the obelisk.

Mrs. Demarest asked how this project would be impacted if MDOT puts in a roundabout at Second Street.

A motion was made by Mr. Skauge and seconded by Mrs. Racine to hold a work session with representatives of the DDA, Planning Commission, City Council, contractor, and UPEA to possibly rework the present design to meet the budgeted amount of \$100,000. Motion carried.

Diane Gauthier and David Aeh volunteered to represent the DDA.

MEDC Façade Grant

Buildings to be included in the MEDC grant application include 115 Cleveland Avenue, 112-114 South Main Street, 120-122 South Main Street, 308 Cleveland Avenue, 101 North Main Street, 121 South Main Street, and 107 East Canda Street. Judy Hodges will be submitting a proposal for 214 West Division Street.

Items discussed included level of DDA financial support, if the DDA façade grant program could be used as part of the local match, if the local match of 25% should be the property owner's responsibility

exclusively, will the application have a better chance of approval if the DDA participates financially, the possibility of in-kind services as the City's participation, and how the grant amount for each business will be determined.

A motion was made by Mr. Aeh and seconded by Mrs. Racine to support the MEDC façade grant application in concept. Ayes: Eight (8). Nays: None (0). Abstained: (Two – David Aeh and Charlie Anderson). Motion carried.

A motion was made by Mr. Skauge and seconded by Mrs. Gauthier to accept the proposal of CUPPAD for grant application services at a cost of \$1,350 for Part 1 and \$1,000 for Part 2, with payment to be taken from the fund balance. Ayes: Eight (8). Nays: None (0). Abstained: Two (2 – David Aeh and Charlie Anderson). Motion carried.

Robin Peterson, Mather Inn, said she wants to see more community support for businesses.

Ishpeming Business Association Report

The Festival of Treasures will be held on July 3. They are working with the Chamber on their rummage sale. If they run out of space, there is an alternate "Junk in the Trunk". Mr. Anderson thanked those who volunteered to make improvements to the Santa House.

New Business

Mr. Aeh stated there will be a Historic Preservation Conference at NMU on May 8-11. The Ishpeming Historical Society will have a display table. Several of the seminars are free.

Closed Session

A motion was made by Mr. Ottenwess and seconded by Mr. Aeh to go into closed session to discuss confidential attorney-client communication dated April 16, 2013. Roll Call Vote: Ayes: Members Aeh, Anderson, Aro, Gauthier, Gauthier, Hodges, Ottenwess, Racine, Skauge, and Willey (10). Nays: None (0). Motion carried.

A motion was made by Mr. Skauge and seconded by Mr. Anderson to return to open session. Roll Call Vote: Ayes: Members Aeh, Anderson, Aro, Gauthier, Gauthier, Hodges, Ottenwess, Racine, Skauge, and Willey (10). Nays: None (0). Motion carried.

Sale of Former Penney Lot

A motion was made by Mr. Skauge and seconded by Mrs. Racine to approve the purchase agreement, with the correction of a \$5,000 cap for reimbursement of improvements, prepared by DDA Attorney David Savu and to submit the purchase agreement to Mike Koski (Congress Real Estate LLC). Ayes: Seven (7 – Members Aeh, Aro, Gauthier, Gauthier, Hodges, Skauge, and Willey). Nays: Three (3 – Members Anderson, Ottenwess, and Willey). Motion carried.

A motion was made by Mr. Skauge and seconded by Mrs. Racine to approve the use of the former Penney lot by Mike Koski/Congress Pizza for the purpose of obtaining an outdoor liquor license for the Fourth of July activities. Motion carried.

Adjournment

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

Carol Holmgren
Recording Secretary