


**ISHPEMING CITY COUNCIL SPECIAL MEETING**  
**Wednesday, April 29, 2026 at 6:00 p.m.**  
**Ishpeming City Hall, 100 E. Division Street, Ishpeming, MI 49849**  
**City Hall Telephone Number: 906-485-1091**

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1. Meeting Called to Order
2. Roll Call
3. Approval of Agenda
4. Public Comment (*limit 4 minutes per person*)
5. Items of Business
  - a. Appointment to the vacancy on the Ishpeming City Council (*limit 5 minutes*)
    - i. Krystan Beaumont
    - ii. Claudia Demarest
    - iii. Collin Fleury
  - b. Resolution 11-2026, Support the adoption of a Brownfield Plan for 216 W. Division Street
  - c. Parks and Recreation Commission recommendation to Amend the 2026 Fee Schedule
  - d. Confirm priority ranking for the Parks and Recreation Commission
  - e. First Reading of Amendment to Ordinance 4-1100, Open Burn
  - f. First Reading of Amendment to Ordinance 3-800, Special Events
  - g. Resolution #12-2026, Update Street Administrator
  - h. Confirm appointment of new City Clerk-Emilie Stack effective May 11, 2026
  - i. Closed Session pursuant to MCL 15.268(d) to consider purchase or lease of real property
6. Adjournment

  
Randy Scholz  
City Manager

**Act 381 Brownfield Plan**  
216 West Division Street  
Ishpeming, Michigan

**Marquette County Brownfield  
Redevelopment Authority**

Project No. 2500572  
April 3, 2026

## **Act 381 Brownfield Plan**

**216 West Division Street  
Ishpeming, Michigan**

**Prepared For:  
Marquette County Brownfield Redevelopment Authority  
Marquette, Michigan**

**April 3, 2026  
Project No. 2500572**

**Recommended for Approval by Brownfield Redevelopment Authority on: April 13, 2026  
Supported by Local Unit of Government on: \_\_\_\_\_  
Adopted by County Government on: \_\_\_\_\_**

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**List of Abbreviations/Acronyms**

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
AMI	Area Median Income
Developer	Sturmer LTD LLC
EGLE	Michigan Department of Environment, Great Lakes, and Energy
ESA	Environmental Site Assessment
HMI	Hazardous Materials Inspection
LBRF	Local Brownfield Revolving Fund
MCBRA	Marquette County Brownfield Redevelopment Authority
MSHDA	Michigan State Housing Development Authority
PA	Public Act
TIF	tax increment financing

## Project Fast Facts

### 216 West Division Street, Ishpeming, Michigan

Property Information	<p>216 West Division Street, Ishpeming, Michigan Parcel No. 52-51-050-020-00</p> <p>The property is currently occupied by an 11,525-square-foot structure. The building is two stories with a half basement.</p>												
Redevelopment	<p>Redevelopment of the current structure into seven rental units, including:</p> <ul style="list-style-type: none"> <li>• 1 one-bedroom, one-bath unit</li> <li>• 5 two-bedroom, one-bath units</li> <li>• 1 three-bedroom, one-bath unit</li> </ul> <p>All seven units will be limited to residents earning up to 120% of the Area Median Income (AMI) for Marquette County upon award of a Michigan State Housing Development Authority (MSHDA) MI Neighborhood Grant.</p>												
Taxable Value	<p>Base Value (2026 Taxable Value): \$135,974</p> <p>Anticipated Future Taxable Value: \$503,274*</p> <p><i>*First full year after redevelopment</i></p>												
Anticipated Development Cost	\$1,895,148												
TIF Requested	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Eligible Activities</td> <td style="text-align: right;">\$ 407,450</td> </tr> <tr> <td style="padding-left: 40px;"><i>MCBRA Reimbursement – \$27,300</i></td> <td></td> </tr> <tr> <td style="padding-left: 40px;"><i>Developer Reimbursement – \$380,150</i></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">MCBRA Administrative Fee</td> <td style="text-align: right;">\$ 34,265</td> </tr> <tr> <td style="padding-left: 20px;">MCBRA LBRF Capture</td> <td style="text-align: right;"><u>\$ 80,521</u></td> </tr> <tr> <td style="padding-left: 20px;">Brownfield Plan Total</td> <td style="text-align: right;">\$ 522,236</td> </tr> </table>	Eligible Activities	\$ 407,450	<i>MCBRA Reimbursement – \$27,300</i>		<i>Developer Reimbursement – \$380,150</i>		MCBRA Administrative Fee	\$ 34,265	MCBRA LBRF Capture	<u>\$ 80,521</u>	Brownfield Plan Total	\$ 522,236
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<i>MCBRA Reimbursement – \$27,300</i>													
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MCBRA Administrative Fee	\$ 34,265												
MCBRA LBRF Capture	<u>\$ 80,521</u>												
Brownfield Plan Total	\$ 522,236												
Duration of Brownfield Plan	24 Years												
TIF Reimbursement by Source	<p>City of Ishpeming: 41.3%</p> <p>Marquette County: 14.7%</p> <p>State of Michigan (State Education Tax, School Operating): 36.9%</p> <p>Intermediate School District: 7.0%</p> <p>City of Ishpeming Fire Debt Incremental Revenues Generated: \$8,881*</p> <p>School Debt Incremental Revenues Generated: \$58,777*</p> <p><i>*Non-Capturable by the Brownfield Plan</i></p>												

## 1.0 Introduction

### 1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The redevelopment involves one parcel of property located at 216 West Division Street in the City of Ishpeming, Michigan. The property is currently occupied by an 11,525-square-foot mixed-use structure, formerly occupied by Rollies Furniture Store, comprising two stories with half basement. The upper floor was previously utilized as two rental units but has been vacant and underutilized for years. Sturmer LTD LLC (Developer) intends to redevelop the first-floor retail space into five apartments and rehabilitate the second floor two apartment units to improve aesthetics and meet current code. A one-story, 1,364-square-foot metal addition to the furniture store was demolished in 2025, and the surface will be paved for residents' parking. The total project investment is anticipated to be \$1,895,148. Renovations are anticipated to begin in 2026 and will be completed in 2027.

The Developer has sought support from the Michigan State Housing Development Authority (MSHDA) through their Community Development Block Grant (CDBG) MI Neighborhood Program, which upon award will require all seven units to be rent and income restricted to households earning up to 120% of Marquette County's Area Median Income (AMI). Additionally, the City of Ishpeming is a Qualified Local Government Unit (also known as a Core Community).

### 1.2 Eligible Property Information

Parcel ID: 52-51-050-020-00

Address: 216 West Division Street, Ishpeming, MI 49849

Size: Approximately 0.25 acres

#### 1.2.1 Basis of Eligibility

The property qualifies as "eligible property" under the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended ("Act 381"), on the basis of meeting the definition of a "Housing Property" in Section 2(p)(ii). Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The project will have a total of seven residential units. Maps depicting the location and layout of the property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan."

##### 1.2.1.1 Specific Housing Need

According to the 2024 Housing Market Analysis, prepared by LandUse USA Urban for Marquette County, there are about 470 new owner households and 930 new renter households migrating into Marquette County each year (including students), suggesting a potential to build 470 new for-sale units and 930 new for-lease units per year. Among the 930 new for-lease units, the study breaks down the preferred types: 330 lofts or apartments (preferably in buildings with shared courtyards), 110 townhouses with private entrances, and 490 accessory dwellings, cottages, and units in small apartment houses. New renters include about 420 student households, and removing them from the analysis reduces the market potential to about 510 new for-lease units. Additionally, the study revealed that, including students, about 490 existing owner-occupied households and 1,470 existing renter households are migrating within Marquette County each year, suggesting a need to renovate, remodel, or rehabilitate 490 for-sale units and 1,470 for-lease units annually. Among the 1,470 for-lease households migrating within the study area, the study breaks down the preferred types: 400 lofts or courtyard apartments, 200 townhouses, and 870 accessory dwellings, cottages, and subdivided houses—whenever they become available. Again, renters migrating within the county include about 515 student households. Removing them from the analysis reduces the market potential to about 955 rehabbed for-lease units annually.

This project helps address the rental housing product needs by creating seven new apartment units targeted toward individuals and families earning up to 120% of the AMI.

### **1.2.1.2 Job Growth Data**

Jobs in Marquette County remained about the same from 2022 to 2023, increasing by 0.286% from 31.1K employees to 31.2K employees, while jobs in City of Ishpeming from 2022 to 2023 declined by 3.36%, from 2.86K employees to 2.76K employees.

This project serves an important public purpose in Marquette County. It will result in significant capital investment in the community and, most importantly, create middle-income housing in a community where quality year-round housing for the local workforce is scarce. Filling some of that need will help Marquette employers fill jobs with qualified workers who can secure housing within easy commuting distance of their workplaces.

## **2.0 Information Required by Section 13(2) of the Statute**

### **2.1 Description of Costs to be Paid for with Tax Increment Revenues**

This Brownfield Plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the rehabilitation of a vacant structure within the City of Ishpeming for new attainable housing that will meet community needs. New local and state tax increment revenues will be captured for reimbursement of eligible expenses, following approval of this Brownfield Plan and a MSHDA Act 381 Work Plan. Base local and state taxes associated with the property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs. Certain eligible activities must benefit “income qualified households,” defined in Act 381 Section 2(z) as “a person, a family, or unrelated persons living together, whose annual household income is not more than 120% of the area median income.”

The total cost of eligible activities anticipated to be incurred by the Developer, including contingencies, is \$380,150, and the total cost of eligible activities anticipated to be incurred by the Marquette County Brownfield Redevelopment Authority (MCBRA) is \$27,300, as summarized in Table 1. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be up to \$80,521.

#### **2.1.1 Site Assessment and Baseline Environmental Assessment Activities**

The Developer will be reimbursed for a Phase I Environmental Site Assessment (ESA) for \$4,000, and the MCBRA will be reimbursed for a Hazardous Materials Inspection (HMI) for \$15,300. The total preapproved department-specific eligible activities are \$19,300 and will be reimbursed from state and local tax revenues.

#### **2.1.2 Demolition**

A one-story, 1,364-square-foot metal addition to the furniture store has been demolished, a total cost of \$51,500 that was incurred by the Developer and is preapproved to be reimbursed with state and local tax revenues.

#### **2.1.3 Infrastructure and Safety Improvements to Support Housing**

To support the redevelopment of the property into seven housing units, a parking lot for resident parking will be paved (\$18,000) and a grass lawn irrigation system will be installed including right-of-way repairs (\$58,000). The anticipated cost of these activities is \$76,000. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with both state and local tax increment revenues.

### **2.1.4 Qualified Rehabilitation of Existing Structures**

Qualified rehabilitation of existing structures is included as an eligible activity. Qualified rehabilitation activities will include rehabilitation that will bring the structure into conformance with minimum local building code standards for occupancy and improve the livability of the units while meeting minimum local building code standards. The costs associated with this activity are anticipated to total \$205,000 and include HVAC; framing, trim, and other carpentry; insulation; electrical; roof; windows and doors; drywall; plumbing; flooring; kitchen cabinetry and appliances; fixtures; building exterior repairs; architecture and engineering; and other related soft costs. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with both state and local tax increment revenues.

### **2.1.5 Contingency**

A 15% contingency is included on infrastructure and safety improvements necessary to support housing and qualified rehabilitation activities to cover unexpected cost overruns encountered during construction, totaling \$42,150. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with both state and local tax increment revenues.

There is no contingency included on the Michigan Department of Environment, Great Lakes, and Energy (EGLE) eligible activities or Brownfield Plan/Work Plan preparation costs.

### **2.1.6 Brownfield Plan/Work Plan Preparation**

The Brownfield Plan and Work Plan preparation costs are anticipated to total \$12,000 and are being incurred by the MCBRA. Additionally, the Developer will incur a \$1,500 cost in support of the Brownfield Plan preparation. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with both state and local tax increment revenues.

### **2.1.7 MCBRA Administration Cost**

The MCBRA will collect 10% of local tax revenues annually for plan administration, an estimated total of \$34,265.

### **2.1.8 Local Brownfield Revolving Fund**

Up to five years may be captured for deposit into the LBRF, totaling approximately \$80,521.

## **2.2 Summary of Eligible Activities**

### **2.2.1 Environmental Activities**

Preapproved EGLE eligible activities, including a Phase I ESA and HMI survey, are anticipated to be reimbursed through a Brownfield Plan using both state and local tax increment revenues and will be incurred by the Developer.

### **2.2.2 Housing Development Activities**

Housing development activities consist of demolition, infrastructure and safety improvements, qualified rehabilitation of existing structures to support the development of income qualified housing, and preparation and implementation of the Brownfield Plan and Work Plan. A 15% contingency infrastructure and safety improvements necessary to support housing is included to cover unexpected cost overruns. There is no contingency included on the EGLE eligible activities or Brownfield Plan/Work Plan preparation and implementation costs. A MSHDA Act 381 Work Plan will be pursued, and, upon approval, these costs will be reimbursed with both state and local tax increment revenues.

### **2.2.3 BRA Administration**

Administration of the Brownfield Plan by the MCBRA is calculated at 10% of local-only tax increment revenues.

## **2.3 Estimate of Captured Taxable Value and Tax Increment Revenues**

The initial taxable value will be the 2026 taxable value of \$135,974. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures real property tax increment revenues and assumes a 1% annual increase in the taxable value of the eligible property.

Project activities will commence in 2026. Completion of construction is expected in 2027. Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin in 2028.

After completion of the project, the projected taxable value is estimated at \$503,274, as confirmed by the local assessor. Reimbursements will be made based on actual tax increment revenues. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the MCBRA may capture up to five years of the tax increment and deposit the revenues into an LBRF, provided the amount does not exceed the total cost of eligible activities. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

## **2.4 Method of Financing and Description of Advances Made by the Municipality**

The eligible activities contemplated under this plan will be financed by the Developer and the MCBRA, as outlined in this plan and the accompanying development and reimbursement agreement (Appendix 2). No advances from the MCBRA to the Developer are anticipated.

## **2.5 Maximum Amount of Note or Bonded Indebtedness**

At this time, the MCBRA has no plans to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the MCBRA so chooses.

## **2.6 Duration of Brownfield Plan**

The MCBRA intends to begin the capture of tax increment in 2028. This plan will then remain in place for 24 years or until the eligible activities have been fully reimbursed and five full years of LBRF capture has occurred, whichever occurs sooner. An analysis showing the reimbursement schedule is attached as Table 3.

## **2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions**

An estimate of the impact of tax increment financing (TIF) on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

## **2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property**

The property is located at 216 West Division Street, Ishpeming, Michigan, and consists of one parcel totaling approximately 0.25 acres. The property is qualified as a "Housing Property." A map showing eligible property dimensions is attached as Figure 2.

# Figures



PLOT INFO: Z:\2025\2500572\CAD\GIS\Proj\Michigan ESA.aprx Layout: App 2b\_Site Map Date: 3/25/2026 12:09 PM User: mball



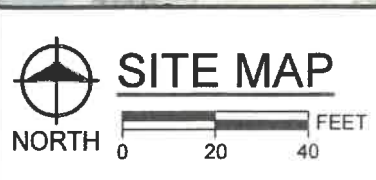
**LEGEND**  
 Approximate Property Boundary

**fishbeck**  
 Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**216 West Division St.**  
 216 West Division St., Ishpeming, Michigan

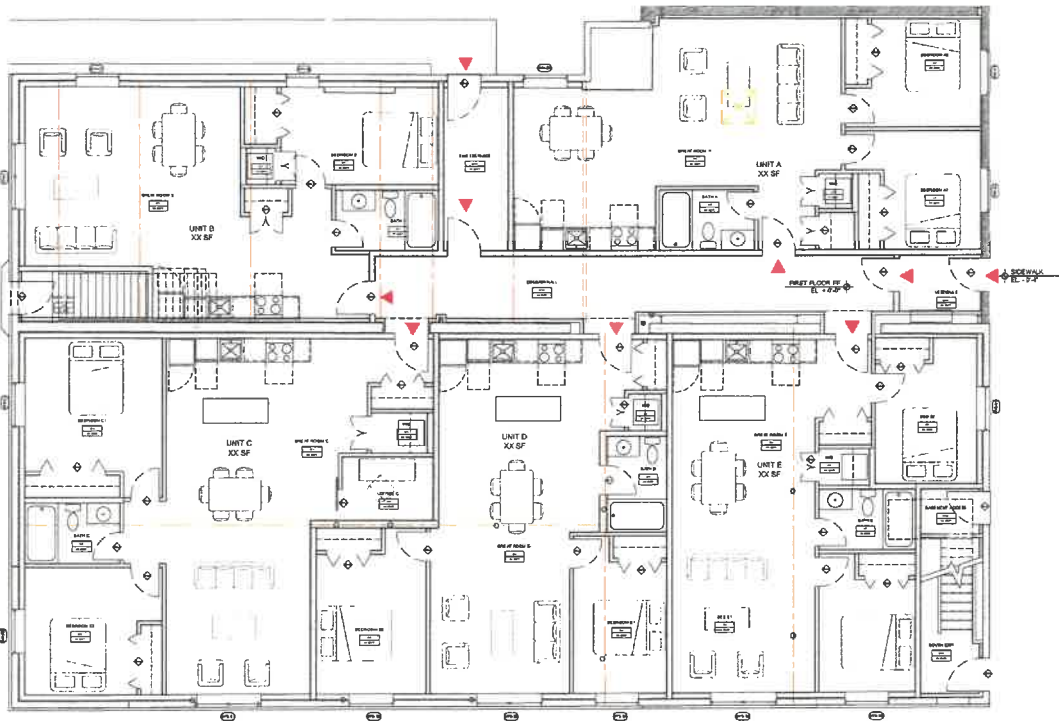
**Brownfield Plan**



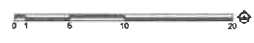
PROJECT NO.  
2500572

FIGURE NO.  
**2**

DATA SOURCES: ESRI HYBRID REFERENCE LAYER & NEARMAP IMAGERY.



1 GROUND FLOOR PLAN - PROPOSED  
A-101  
1/4" = 1'-0"



WALL SCHEDULE - SEE A-XXX FOR MORE INFORMATION

TAG	TYPE	DESCRIPTION
PD	XXX	XXX

**NOTES**

GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES.

**BUILDING AREA**

1 XXX

RESIDENTIAL DEVELOPMENT

215 DIVISION STREET  
ISHPEMING, MI 49849

Attention: If the notes bar does not contain a "1" part of party is not original note.

1 SHEET PROJECT REVISIONS  
NO. DATE DESCRIPTION DATE

SHEET NAME  
GROUND FLOOR PLAN

SHEET NO.  
A-101

FOR ALL CONTRACTORS AND DESIGNERS TO VERIFY ALL DIMENSIONS. VERIFY CONDITION AND LOCATIONS OF EXISTING FRAMING. NOTIFY ARCHITECT OF ANY POTENTIAL CHANGES.

DESIGNED BY: JAKSO ARCHITECTS

PROJECT NO. 215 DIVISION STREET, ISHPEMING, MI 49849

DATE: 08/20/2024

SCALE: 1/4" = 1'-0"

OWNER REVIEW · NOT FOR CONSTRUCTION





# Tables

**Table 1 – Summary of Eligible Costs**  
 Act 381 Brownfield Plan  
 216 West Division Street, Ishpeming, Michigan

**EGLE Eligible Activities Costs and Schedule**

EGLE Eligible Activities	Cost	Completion Season/Year
<b>Phase I Environmental Site Assessment (Developer)</b>	\$ 4,000	2024
<i>Phase I Environmental Site Assessment (Developer)</i>	\$ 4,000	
<b>Asbestos and Lead Survey (BRA Reimbursement)</b>	\$ 15,300	2025
<i>Asbestos and Lead Survey (BRA Reimbursement)</i>	\$ 15,300	
<b>EGLE Eligible Activities Subtotal</b>	\$ 19,300	
<b>Contingency (0%)</b>	\$ -	
<b>EGLE Eligible Activities Total Costs</b>	\$ 19,300	

**MSHDA Eligible Activities Costs and Schedule**

MSHDA Eligible Activities	Cost	Completion Season/Year
<b>Building Demolition (Developer)</b>	\$ 51,500	2025
<i>Demolish Steel Building</i>	\$ 51,500	
<b>Infrastructure and Safety Improvements to Support Housing (Developer)</b>	\$ 76,000	2025-2026
<i>Parking Lot</i>	\$ 18,000	
<i>Sprinkler System including Street Dig/Repair</i>	\$ 58,000	
<b>Qualified Rehabilitation of Existing Structures (Developer)</b>	\$ 205,000	2025-2026
<i>Qualified Rehabilitation of Existing Structures (Developer)</i>	\$ 205,000	
<b>MSHDA Eligible Activities Subtotal</b>	\$ 332,500	
<b>Contingency (15%)</b>	\$ 42,150	
<b>Brownfield Plan/Work Plan Preparation (Developer)</b>	\$ 1,500	
<b>Brownfield Plan/Work Plan Preparation (BRA Reimbursement)</b>	\$ 12,000	
<b>MSHDA Eligible Activities Total Costs</b>	\$ 388,150	

**Table 1 – Summary of Eligible Costs**  
 Act 381 Brownfield Plan  
 216 West Division Street, Ishpeming, Michigan

**Local Only Eligible Activities Costs and Schedule**

Local Only Eligible Activities	Cost	Completion Season/Year
Authority Administration Fee (10%)	\$ 34,265	
Local Only Eligible Activities Subtotal	\$ 34,265	
Local Only Eligible Activities Total Costs	\$ 34,265	

Summary of Reimbursement	
Developer - Eligible Activities	\$ 380,150
BRA - Eligible Activities	\$ 27,300
BRA - Administration Fee (10%)	\$ 34,265
BRA - Local Brownfield Revolving Fund	\$ 80,521
Plan Total	\$ 522,236

**Table 2 – Total Captured Incremental Taxes Schedule**  
 Act 381 Brownfield Plan  
 216 West Division Street, Ishpeming, Michigan

Estimated Taxable Value (TV) Increase Ratio	15% Increase per year												
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Base Taxable Value	\$ 115,974	\$ 135,974	\$ 155,974	\$ 175,974	\$ 195,974	\$ 215,974	\$ 235,974	\$ 255,974	\$ 275,974	\$ 295,974	\$ 315,974	\$ 335,974	\$ 355,974
Future Taxable Value	\$ 203,274	\$ 508,307	\$ 513,990	\$ 518,524	\$ 523,058	\$ 527,592	\$ 532,126	\$ 536,660	\$ 541,194	\$ 545,728	\$ 550,262	\$ 554,796	\$ 559,330
Incremental Difference (FV - Base TV)	\$ 87,300	\$ 172,333	\$ 177,416	\$ 182,500	\$ 187,583	\$ 192,667	\$ 197,750	\$ 202,834	\$ 207,918	\$ 212,999	\$ 218,083	\$ 223,167	\$ 228,250
<b>General Category</b>													
State Education Tax (SET)	\$ 4,000	\$ 2,104	\$ 2,234	\$ 2,364	\$ 2,495	\$ 2,625	\$ 2,755	\$ 2,885	\$ 3,015	\$ 3,145	\$ 3,275	\$ 3,405	\$ 3,535
School Operating Tax	\$ 18,000	\$ 6,511	\$ 6,702	\$ 6,793	\$ 6,836	\$ 6,879	\$ 6,922	\$ 6,965	\$ 7,008	\$ 7,051	\$ 7,094	\$ 7,137	\$ 7,180
School Total	\$ 22,000	\$ 8,615	\$ 8,936	\$ 9,157	\$ 9,371	\$ 9,584	\$ 9,797	\$ 10,009	\$ 10,219	\$ 10,429	\$ 10,639	\$ 10,849	\$ 11,059
<b>Local Category</b>													
County Transit	\$ 218	\$ 223	\$ 224	\$ 227	\$ 230	\$ 233	\$ 236	\$ 240	\$ 243	\$ 248	\$ 246	\$ 249	\$ 253
County Aging	\$ 153	\$ 166	\$ 180	\$ 170	\$ 177	\$ 175	\$ 177	\$ 180	\$ 182	\$ 184	\$ 184	\$ 187	\$ 189
County M O E	\$ 201	\$ 204	\$ 206	\$ 209	\$ 212	\$ 215	\$ 218	\$ 221	\$ 224	\$ 227	\$ 230	\$ 233	\$ 237
County Research	\$ 187	\$ 184	\$ 187	\$ 188	\$ 189	\$ 188	\$ 189	\$ 190	\$ 190	\$ 191	\$ 191	\$ 192	\$ 193
County Rescue	\$ 56	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	\$ 61	\$ 62	\$ 63	\$ 64	\$ 65	\$ 66	\$ 67
County Vet A/R	\$ 37	\$ 37	\$ 38	\$ 38	\$ 39	\$ 39	\$ 40	\$ 40	\$ 41	\$ 41	\$ 42	\$ 42	\$ 43
K-City Tax	\$ 4,725	\$ 4,725	\$ 4,857	\$ 4,923	\$ 4,989	\$ 5,055	\$ 5,121	\$ 5,187	\$ 5,253	\$ 5,319	\$ 5,385	\$ 5,451	\$ 5,517
K-Relief	\$ 2,247	\$ 823	\$ 825	\$ 846	\$ 838	\$ 869	\$ 861	\$ 892	\$ 885	\$ 917	\$ 910	\$ 941	\$ 934
K-Pub Imp	\$ 4,281	\$ 1,575	\$ 1,587	\$ 1,619	\$ 1,641	\$ 1,663	\$ 1,685	\$ 1,708	\$ 1,731	\$ 1,754	\$ 1,777	\$ 1,800	\$ 1,823
Heritage Trail	\$ 77	\$ 77	\$ 78	\$ 78	\$ 79	\$ 79	\$ 79	\$ 79	\$ 80	\$ 80	\$ 81	\$ 81	\$ 82
County Operating	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516	\$ 1,516
ED	\$ 74	\$ 75	\$ 76	\$ 76	\$ 77	\$ 78	\$ 79	\$ 80	\$ 81	\$ 82	\$ 83	\$ 84	\$ 85
Special Ed	\$ 3,900	\$ 1,286	\$ 1,303	\$ 1,321	\$ 1,339	\$ 1,357	\$ 1,375	\$ 1,394	\$ 1,413	\$ 1,431	\$ 1,450	\$ 1,469	\$ 1,487
FD School Sinking	\$ 2,384	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316	\$ 316
Local Total	\$ 13,228	\$ 12,305	\$ 12,772	\$ 12,541	\$ 12,712	\$ 12,884	\$ 13,056	\$ 13,228	\$ 13,400	\$ 13,572	\$ 13,744	\$ 13,916	\$ 14,088
<b>Non-Capturable Category</b>													
FD School Debt	\$ 3,000	\$ 306	\$ 209	\$ 211	\$ 214	\$ 217	\$ 220	\$ 223	\$ 226	\$ 229	\$ 232	\$ 235	\$ 238
FD School Debt 2	\$ 4,000	\$ 1,508	\$ 1,527	\$ 1,547	\$ 1,568	\$ 1,590	\$ 1,611	\$ 1,633	\$ 1,655	\$ 1,677	\$ 1,699	\$ 1,721	\$ 1,743
FD School Debt 3	\$ 1,040	\$ 381	\$ 387	\$ 393	\$ 398	\$ 403	\$ 408	\$ 414	\$ 420	\$ 425	\$ 431	\$ 437	\$ 443
K-Fire Em.	\$ 861	\$ 316	\$ 311	\$ 315	\$ 319	\$ 324	\$ 328	\$ 333	\$ 338	\$ 343	\$ 348	\$ 353	\$ 358
Non-Capturable Total	\$ 8,901	\$ 2,410	\$ 2,444	\$ 2,476	\$ 2,508	\$ 2,541	\$ 2,573	\$ 2,605	\$ 2,637	\$ 2,669	\$ 2,701	\$ 2,733	\$ 2,765
<b>Total Tax Incremental Revenue (TVI) Available for Capture</b>	\$ 11,020	\$ 21,308	\$ 21,599	\$ 21,893	\$ 22,190	\$ 22,490	\$ 22,792	\$ 23,095	\$ 23,400	\$ 23,707	\$ 24,016	\$ 24,327	\$ 24,640

NOTES:

**Table 2 – Total Captured Incremental Taxes Schedule**  
 Act 381 Brownfield Plan  
 216 West Division Street, Ishpeming, Michigan

Estimated Taxable Value (TV) Increase Rate	Plan Year												Totals
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Base Taxable Value	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974	\$ 135,974
Future Taxable Value	\$ 587,302	\$ 577,773	\$ 578,500	\$ 584,285	\$ 580,128	\$ 586,030	\$ 601,990	\$ 608,010	\$ 614,090	\$ 620,231	\$ 626,433	\$ 632,697	\$ 638,997
Incremental Difference (New TV - Base TV)	\$ 451,328	\$ 446,799	\$ 442,526	\$ 448,311	\$ 454,154	\$ 460,056	\$ 466,016	\$ 472,036	\$ 478,116	\$ 484,257	\$ 490,469	\$ 496,728	\$ 503,020
<b>Income Category</b>													
State Education Tax (SET)	\$ 6,000	\$ 7,587	\$ 7,621	\$ 7,655	\$ 7,690	\$ 7,725	\$ 7,760	\$ 7,796	\$ 7,832	\$ 7,869	\$ 7,906	\$ 7,943	\$ 7,980
School Operating Tax	\$ 18,000	\$ 7,740	\$ 7,862	\$ 7,985	\$ 8,079	\$ 8,275	\$ 8,283	\$ 8,383	\$ 8,497	\$ 8,626	\$ 8,770	\$ 8,928	\$ 9,091
<b>School Total</b>	\$ 24,000	\$ 15,327	\$ 15,483	\$ 15,640	\$ 15,769	\$ 16,000	\$ 16,043	\$ 16,181	\$ 16,329	\$ 16,495	\$ 16,670	\$ 16,851	\$ 17,041
<b>Local Category</b>													
County Transit	\$ 0.9438	\$ 256	\$ 259	\$ 263	\$ 266	\$ 270	\$ 273	\$ 277	\$ 280	\$ 284	\$ 288	\$ 291	\$ 295
County Aging	\$ 0.4450	\$ 192	\$ 194	\$ 197	\$ 199	\$ 202	\$ 205	\$ 207	\$ 210	\$ 213	\$ 215	\$ 218	\$ 221
County M O L	\$ 0.5470	\$ 296	\$ 299	\$ 303	\$ 306	\$ 310	\$ 313	\$ 316	\$ 319	\$ 322	\$ 325	\$ 328	\$ 331
County District	\$ 0.4943	\$ 213	\$ 216	\$ 219	\$ 222	\$ 224	\$ 227	\$ 230	\$ 233	\$ 236	\$ 239	\$ 242	\$ 244
County Revenue	\$ 0.5118	\$ 80	\$ 81	\$ 82	\$ 83	\$ 84	\$ 85	\$ 86	\$ 87	\$ 88	\$ 89	\$ 90	\$ 91
County Vea A/T	\$ 0.0294	\$ 43	\$ 43	\$ 44	\$ 44	\$ 45	\$ 45	\$ 46	\$ 46	\$ 47	\$ 47	\$ 48	\$ 48
K City Tax	\$ 12.8642	\$ 5,348	\$ 5,621	\$ 5,695	\$ 5,769	\$ 5,844	\$ 5,920	\$ 5,997	\$ 6,074	\$ 6,152	\$ 6,232	\$ 6,313	\$ 6,395
K Return	\$ 2.2417	\$ 868	\$ 879	\$ 892	\$ 905	\$ 918	\$ 931	\$ 945	\$ 958	\$ 972	\$ 986	\$ 1,000	\$ 1,014
K Pub Imp	\$ 4.2891	\$ 1,849	\$ 1,873	\$ 1,898	\$ 1,923	\$ 1,948	\$ 1,973	\$ 1,999	\$ 2,025	\$ 2,051	\$ 2,077	\$ 2,104	\$ 2,130
Heritage Trail	\$ 0.1927	\$ 84	\$ 85	\$ 87	\$ 88	\$ 89	\$ 90	\$ 91	\$ 92	\$ 94	\$ 95	\$ 96	\$ 97
County Operating	\$ 5.2188	\$ 2,249	\$ 2,279	\$ 2,309	\$ 2,339	\$ 2,369	\$ 2,400	\$ 2,431	\$ 2,462	\$ 2,494	\$ 2,526	\$ 2,559	\$ 2,591
R/D	\$ 0.2013	\$ 87	\$ 89	\$ 91	\$ 92	\$ 94	\$ 95	\$ 96	\$ 98	\$ 99	\$ 101	\$ 102	\$ 104
Special Ed	\$ 3.5000	\$ 1,509	\$ 1,579	\$ 1,649	\$ 1,719	\$ 1,790	\$ 1,861	\$ 1,931	\$ 2,002	\$ 2,073	\$ 2,145	\$ 2,217	\$ 2,289
ISD School Sinking	\$ 2.3849	\$ 1,028	\$ 1,042	\$ 1,055	\$ 1,069	\$ 1,083	\$ 1,097	\$ 1,111	\$ 1,126	\$ 1,140	\$ 1,155	\$ 1,170	\$ 1,185
<b>Local Total</b>	\$ 33,2293	\$ 14,326	\$ 14,515	\$ 14,705	\$ 14,897	\$ 15,091	\$ 15,287	\$ 15,485	\$ 15,683	\$ 15,887	\$ 16,092	\$ 16,298	\$ 16,506
<b>Non-Capturable Category</b>													
ISD School Debt	\$ 0.5600	\$ 241	\$ 245	\$ 248	\$ 251	\$ 254	\$ 258	\$ 261	\$ 264	\$ 268	\$ 271	\$ 275	\$ 278
ISD School Debt 2	\$ 4.2600	\$ 1,788	\$ 1,791	\$ 1,814	\$ 1,838	\$ 1,861	\$ 1,886	\$ 1,911	\$ 1,935	\$ 1,960	\$ 1,985	\$ 2,011	\$ 2,037
ISD School Debt 3	\$ 2.0400	\$ 448	\$ 454	\$ 460	\$ 466	\$ 472	\$ 478	\$ 485	\$ 491	\$ 497	\$ 504	\$ 510	\$ 517
K Fire Fee	\$ 0.8613	\$ 371	\$ 375	\$ 381	\$ 385	\$ 389	\$ 394	\$ 398	\$ 403	\$ 407	\$ 412	\$ 417	\$ 422
<b>Non-Capturable Total</b>	\$ 8,8613	\$ 3,829	\$ 3,866	\$ 3,904	\$ 3,942	\$ 3,980	\$ 4,019	\$ 4,058	\$ 4,097	\$ 4,137	\$ 4,177	\$ 4,218	\$ 4,259
<b>Total Tax Increment Revenue (TR) Available for Capture</b>	\$ 24,673	\$ 24,958	\$ 25,315	\$ 25,657	\$ 25,991	\$ 26,329	\$ 26,670	\$ 27,014	\$ 27,360	\$ 27,714	\$ 28,069	\$ 28,427	\$ 28,780

NOTES:

**Table 3 – Estimated Reimbursement Schedule**  
 Act 381 Brownfield Plan  
 216 West Division Street, Ishpeming, Michigan

Developer Activities / Reimbursement	Eligible Costs	Initial & Local Tax	Local Tax Years	Total
State	42,896	6,720	-	6,710
Local	38,128	9,250	-	9,250
<b>TOTAL</b>				
EGLE	75.0%	12,000	-	12,000
MSHDA	25.0%	4,000	-	4,000

Estimated Total Years of Plan: 24

Estimated Capture	
Administrative Fees	\$ 94,265
State Brownfield Redevelopment Fund	\$ 25,086
Local Brownfield Revolving Fund	\$ 80,571

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Total State Incremental Revenue	\$	8,815	4,836	9,058	9,181	9,306	9,431	9,558	9,686	9,816	9,947	10,079	10,212												
SMRF Fee (1/2 of ST)	\$	1,192	1,117	1,137	1,157	1,178	1,198	1,219	1,239	1,259	1,279	1,299	1,319												
State TR Available for Reimbursement	\$	7,718	7,819	7,921	8,024	8,143	8,252	8,369	8,476	8,589	8,709	8,819	8,928												
Total Local Incremental Revenue	\$	12,205	12,372	12,541	12,712	12,884	13,058	13,234	13,411	13,591	13,772	13,955	14,139												
BMA Administrative Fee (10%)	\$	1,221	1,237	1,254	1,271	1,288	1,305	1,323	1,341	1,359	1,377	1,395	1,414												
Local TR Available for Reimbursement	\$	10,985	11,135	11,287	11,441	11,596	11,752	11,911	12,070	12,230	12,395	12,550	12,706												
Total State & Local TR Available	\$	18,686	18,954	19,213	19,474	19,738	20,005	20,274	20,546	20,822	21,101	21,384	21,671												
<b>BMA</b>																									
Reimbursement Balance	\$	27,987	19,200	8,100	-	-	-	-	-	-	-	-	-												
<b>EGLE</b>																									
Initial Incremental Costs	\$	15,300	15,888	16,200	1,100	-	-	-	-	-	-	-	-												
State Tax Reimbursement	\$	6,426	2,139	2,139	2,139	-	-	-	-	-	-	-	-												
Local Tax Reimbursement	\$	8,884	2,961	2,961	2,961	-	-	-	-	-	-	-	-												
Total EGLE Reimbursement Balance	\$	37,398	31,000	31,000	31,000	-	-	-	-	-	-	-	-												
<b>MSHDA</b>																									
Initial Costs	\$	22,900	23,000	4,000	4,000	-	-	-	-	-	-	-	-												
State Tax Reimbursement	\$	5,082	1,677	1,677	1,677	-	-	-	-	-	-	-	-												
Local Tax Reimbursement	\$	6,968	2,323	2,323	2,323	-	-	-	-	-	-	-	-												
Total MSHDA Reimbursement Balance	\$	14,950	5,677	5,677	5,677	-	-	-	-	-	-	-	-												
Total Annual Reimbursement	\$	1,100	7,148	3,748	-	-	-	-	-	-	-	-	-												
<b>DEVELOPER</b>																									
Reimbursement Balance	\$	862,149	876,297	884,691	890,580	895,151	898,427	899,408	899,087	897,867	895,847	893,127	889,807												
<b>EGLE</b>																									
Initial Incremental Costs	\$	4,000	4,000	3,888	3,785	3,689	3,484	3,276	3,066	2,852	2,636	2,417	2,197												
State Tax Reimbursement	\$	1,677	41	42	43	45	48	52	57	63	70	78	87												
Local Tax Reimbursement	\$	2,323	60	62	63	65	68	72	77	83	90	98	107												
Total EGLE Reimbursement Balance	\$	8,000	1,001	1,092	1,091	1,099	1,094	1,094	1,094	1,094	1,094	1,094	1,094												
<b>MSHDA</b>																									
Initial Costs	\$	376,150	376,150	388,652	396,933	401,896	404,827	405,096	403,827	401,127	397,027	391,527	384,627												
State Tax Reimbursement	\$	157,744	3,858	3,961	4,066	4,170	4,274	4,378	4,481	4,584	4,687	4,789	4,891												
Local Tax Reimbursement	\$	218,406	5,641	5,720	5,802	5,887	5,974	6,062	6,151	6,241	6,332	6,424	6,517												
Total MSHDA Reimbursement Balance	\$	594,299	385,649	397,333	406,861	411,873	414,821	416,221	416,621	415,821	414,127	411,527	407,827												
Total Annual Reimbursement	\$	1,100	7,148	3,748	-	-	-	-	-	-	-	-	-												
<b>LOCAL BROWNFIELD REVOLVING FUND</b>																									
LMRF Deposits	\$	-	-	-	-	-	-	-	-	-	-	-	-												
State Tax Capture	\$	-	-	-	-	-	-	-	-	-	-	-	-												
Local Tax Capture	\$	-	-	-	-	-	-	-	-	-	-	-	-												
Total LMRF Capture	\$	-	-	-	-	-	-	-	-	-	-	-	-												

\* Up to five years of capture for LMRF Deposits after eligible activities are reimbursed. May be taken from state and local TR.

**Table 3 – Estimated Reimbursement Schedule**  
 Act 381 Brownfield Plan  
 216 West Division Street, Ishpeming, Michigan

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
<b>Total State Incremental Revenue</b>	\$ 10,347	\$ 10,483	\$ 10,621	\$ 10,759	\$ 10,900	\$ 11,043	\$ 11,184	\$ 11,329	\$ -	\$ -	\$ 200,691
<b>State TR Available for Reimbursement</b>	\$ 9,054	\$ 9,173	\$ 9,293	\$ 9,415	\$ 9,537	\$ 9,661	\$ 9,786	\$ 9,913	\$ -	\$ -	\$ 375,004
<b>Total Local Incremental Revenue</b>	\$ 14,326	\$ 14,515	\$ 14,705	\$ 14,897	\$ 15,091	\$ 15,287	\$ 15,485	\$ 15,685	\$ 15,887	\$ 16,091	\$ 341,649
<b>Local TR Available for Reimbursement</b>	\$ 12,809	\$ 13,063	\$ 13,284	\$ 13,467	\$ 13,652	\$ 13,839	\$ 14,027	\$ 14,217	\$ 14,409	\$ 14,603	\$ 304,365
<b>Total State &amp; Local TR Available*</b>	\$ 21,847	\$ 22,236	\$ 22,567	\$ 23,022	\$ 23,113	\$ 23,420	\$ 23,721	\$ 24,000	\$ 24,296	\$ 24,602	\$ 680,000
<b>BIA</b>											
<b>Reimbursement Balance</b>											
<b>Total Incremental Costs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,416
<b>State Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,834
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,900
<b>Total EGLE Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,150
<b>Michigan Costs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,072
<b>State Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,968
<b>Local Tax Reimbursement</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000
<b>Total MSHDA Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,040
<b>Total Annual MSH Reimbursement</b>											\$ 114,190
<b>DEVELOPER</b>											
<b>Reimbursement Balance</b>	\$ 348,442	\$ 323,458	\$ 298,479	\$ 273,507	\$ 248,536	\$ 223,564	\$ 198,592	\$ 173,620	\$ 148,648	\$ 123,676	\$ -
<b>Total Incremental Costs</b>	\$ 2,742	\$ 5,544	\$ 1,277	\$ 1,040	\$ 800	\$ 557	\$ 312	\$ 62	\$ -	\$ -	\$ -
<b>State Tax Reimbursement</b>	\$ 95	\$ 27	\$ 96	\$ 99	\$ 100	\$ 102	\$ 103	\$ 61	\$ -	\$ -	\$ 1,664
<b>Local Tax Reimbursement</b>	\$ 136	\$ 137	\$ 139	\$ 141	\$ 143	\$ 145	\$ 147	\$ -	\$ -	\$ -	\$ 2,316
<b>Total EGLE Reimbursement Balance</b>	\$ 1,513	\$ 2,777	\$ 1,512	\$ 1,280	\$ 943	\$ 612	\$ 272	\$ 61	\$ -	\$ -	\$ 4,000
<b>Michigan Costs</b>	\$ 168,847	\$ 142,331	\$ 115,129	\$ 87,830	\$ 59,717	\$ 31,587	\$ 16,302	\$ 7,394	\$ 3,982	\$ 2,082	\$ 1,982
<b>State Tax Reimbursement</b>	\$ 4,958	\$ 9,076	\$ 9,195	\$ 9,315	\$ 9,437	\$ 9,561	\$ 9,681	\$ 9,802	\$ -	\$ -	\$ 154,371
<b>Local Tax Reimbursement</b>	\$ 22,258	\$ 23,205	\$ 23,205	\$ 23,266	\$ 23,329	\$ 23,394	\$ 23,458	\$ 23,523	\$ -	\$ -	\$ 212,796
<b>Total MSHDA Reimbursement Balance</b>	\$ 142,133	\$ 125,125	\$ 97,839	\$ 70,257	\$ 42,481	\$ 24,207	\$ 12,744	\$ 6,882	\$ 3,982	\$ 2,082	\$ 3,982
<b>Total Annual Developer Reimbursement</b>	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 114,190	\$ 1,141,900
<b>LOCAL BROWNFIELD REVOLVING FUND</b>											
<b>LMF Deposits*</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,117	\$ 26,516	\$ 50,886
<b>State Tax Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
<b>Local Tax Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,177	\$ 24,658	\$ 44,855
<b>Total LMF Captures</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,294	\$ 51,174	\$ 100,041

\* Up to five years of capture for LMF Deposits at

# Appendix

# 1

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Brownfield Plan Resolution(s) and Notices(s) Pending

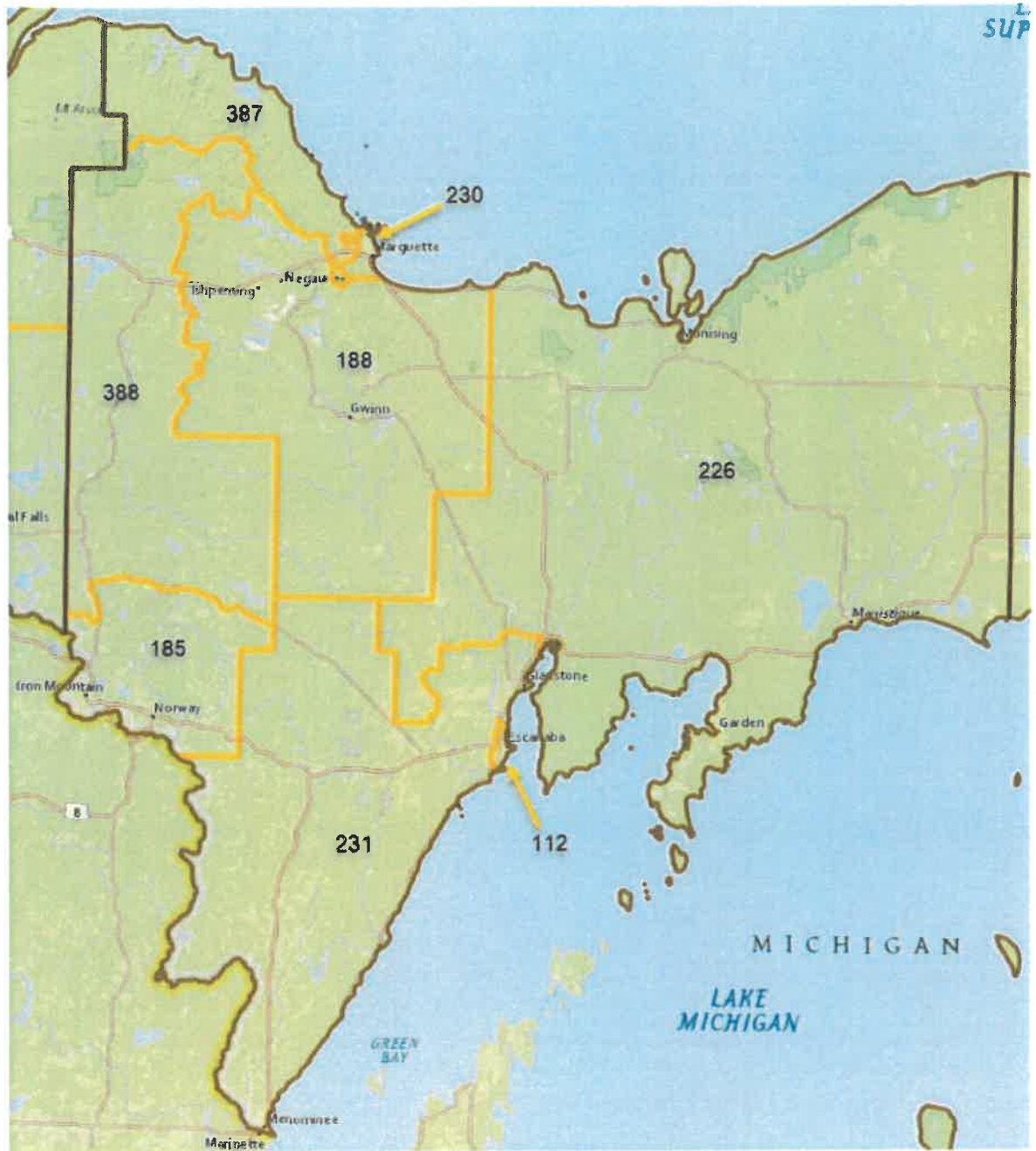
# Appendix

# 2

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Development and Reimbursement Agreement Pending

# Appendix

# 3



Market	Name	Market	Name
112	Escanaba	230	Marquette
185	Iron Mountain	231	Menominee
188	Ishpeming	387	Northern Coastal Marquette County
226	Manistique	388	Republic-North Dickinson

The Central Upper Peninsula Housing Partnership includes six counties (Alger, Delta, Dickinson, Marquette, Menominee and Schoolcraft), as well as eight Statewide Housing Needs Assessment markets (Escanaba, Iron Mountain, Ishpeming, Manistique, Marquette, Menominee, Northern Coastal Marquette County and Republic-North Dickinson).

An analysis of the latest-available Census data, as well as changes in housing prices and availability since 2016, shows that the eight markets in the partnership fall into four broad categories.

- The first describes in general the conditions in the Manistique market. It shares much in common with other northern Michigan markets. Housing demand measures are softer here compared to other markets, since incomes here tend to be lower and unemployment is relatively high. Supply measures indicate that the housing stock tends to be older and comprised mainly of single-family detached structures. Mobile homes are more common here than in other markets as well. A small percentage of the housing units here have been built after 2010, and a moderate percentage of its current residents moved into the area since 2018. Housing value tend to be lower in this category than in others as well, which tends to keep housing costs lower. Seasonal vacancies tend to take up a large percentage of all housing units in these regions, and “other” vacancies—a Census Bureau designation that is often used as a proxy for blighted structures in a community—tend to be moderately high. Changes in housing costs between 2016 and 2021 tend to be stable or on a slight decline; while median housing values registered a small increase.
- Another market type in the Partnership includes the Republic-North Dickinson area. General housing demand variables are moderate in these areas and are coupled with supply indicators that show the area’s housing stock is dominated by older single-family structures. Seasonal vacancies take up a large portion of all housing units, The stock also tends to be a bit smaller than average, and homeowner rates are very high. Housing costs tend to be low or moderate, likely impacted by the age and size of local housing units. “Other” vacancies tend to be higher as well. Market vacancies—those units either for sale or rent—decreased less than in other places, but upward pressures did force values significantly higher. Housing costs, however, were stable or dropped.
- A third grouping includes the Escanaba, Iron Mountain, Ishpeming and Menominee markets. These are like other markets around the state that are built around smaller regional population centers. Housing demand indicators in these areas are moderate. The housing supply in these areas is predominately made up of single-family detached homes, with a slightly elevated proportion of mobile homes as well. Units here tend to be slightly larger than in other markets, and the percentage of new-build units is relatively low. Seasonal housing vacancies are low here, as are market vacancies. “Other” vacancies are higher than average, however. Both housing values and housing costs tend to be low; that coupled with moderate income tends to keep the incidence of shelter overburden relatively low. This pattern is likely to continue into the short term, at least, since housing costs and home values have decreased or remained steady since 2016.
- Another market group in the partnership contains two adjoining markets: Marquette and Northern Coastal Marquette County. These markets bear some resemblance to others

downstate that include growth areas in and around larger urban centers. The residents in this group tend to be younger on average, with moderately high incomes and low levels of unemployment. They also tend to be well-educated, with a higher-than-average proportion of persons with bachelors degrees. Housing here tends to have more diversity in terms of both tenure and construction type; a majority is still single-family detached, but with higher levels of more-dense housing alternatives. Similarly, renters are more common in these markets, but most households own their homes. More of its stock tends to date back to the 1970s and 1980s, but some recent development has occurred as well. Housing quality is relatively high, since the percentage of units built before 1940 is low, as is the percentage of households that experience overcrowding. Housing values and cost tend to be moderately high in these markets, as is the overburdened percentage. Housing vacancy is not a large issue in these markets, as both the renter and owner vacancy rates are low, and there is not a large amount of seasonal or “other” vacancy either. Changes between 2016 and 2021 may indicate higher housing costs in the future, since the number of market vacancies has decreased significantly during that time. This seems to have increased housing costs and home values for current residents, especially renters.

- Given local market conditions, certain tools or practices can be more effective than others. This data review uses two sources to generate possible policies to investigate for use regionally. The first is a product of researchers at Brookings and the Aspen Institute, who used local trends in housing data to determine logical tools and practices that could be used to help solve housing issues. They derived a set of market types, and policy responses tailored to conditions within these groups. Their work is at <https://www.brookings.edu/essay/introducing-the-housing-policy-matchmaker-a-diagnostic-tool-for-local-officials/>. The other is derived from the National Community of Practice on Local Housing Policy, which is a joint project of the Furman Center at New York University and Abt Associates. Their work was funded by the Ford Foundation, the John D. and Catherine T. MacArthur Foundation, the Kresge Foundation and the JPMorgan Chase Foundation. They have assembled a large list of tools that are keyed to what they term strong and soft markets, which are detailed at <https://localhousingsolutions.org/housing-policy-framework/>. Each tool entry is hyperlinked to its description on the Local Housing Solutions website. These policies are not presented as prescriptions to meet local goals, since conditions outside the scope of this analysis could impact their appropriateness. Instead, they are a way to start thinking about what might work given a general sense of local market context.

# Ishpeming

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
38,659	15,415	\$64,118	\$70,982	\$23,062

## Housing Costs

### Owner Units

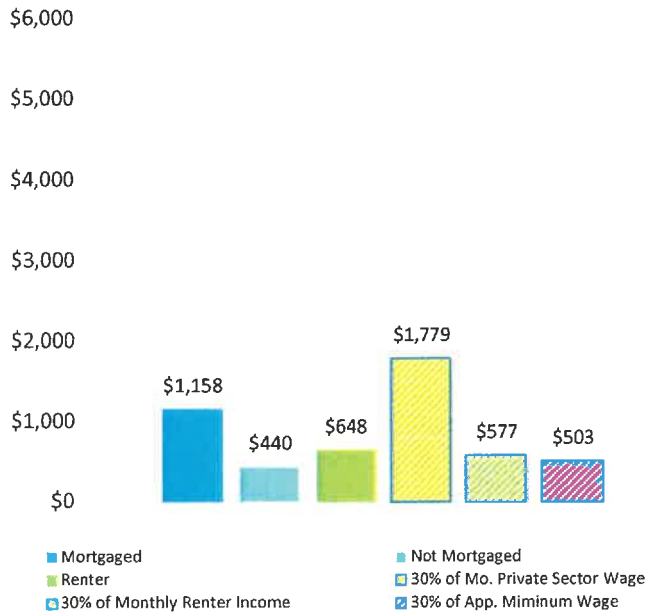
Home Value	\$154,625	2016 Value	\$141,931
Cost M/NM	\$1158/\$440	Value ▲	8.9%
\$51,542 To afford median home			

### Renter Units

Gross Rent	\$648	2016 Rent	\$645
		Rent ▲	0.5%
\$25,920 To afford median gross rent			

## Affordability Gap

### Monthly Costs: Owners and Renters



### Cost-Burdened Households



## Housing and Development Conditions

### Housing Stock

Units	19,439	Owner HH	83%	Renter HH	17%
Median Year Built	1966	% Built Pre-1970		49.7%	
Median Move Year	2007	% Built After 2010		3.1%	
Median Rooms	5.6	SF%	77.2%	MM%	11.3%
				MF%	3.1%

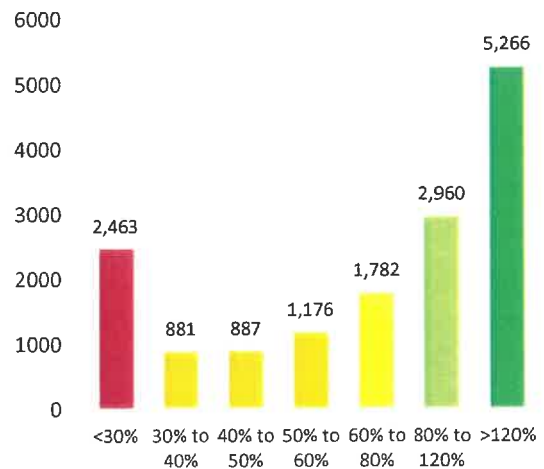
### Vacancy Rates

Total	20.7%	Owner	0%	Renter	0.1%
Seasonal	13.4%	Other	5.2%	# V Rent	276
				# V Owner	97

### Homeownership Rate by Race/Ethnicity

Black	50.0%	White	83.3%
Asian	100.0%	Other or Multiracial	76.1%
Am. Indian	74.1%	Hispanic	100.0%
Pacific Island	0.0%		

### Number of Households by AMI Group



# Ishpeming

## Housing Policy Indicators

### Household Count and Growth

Household Change, 2016 to 2021  
Household Count, 2021

#### Market

-2.5%  
15,415

#### Partnership

-0.6%  
70,191

### Housing Affordability

Home value / partnership income  
Median Income, 2021  
Median owner income, 2021  
Median renter income, 2021  
Median home value  
Median gross rent  
Income needed for median rent  
Income needed for median value  
Overburdened households

#### Market

Number	%	% Change
2.83	--	--
\$64,118	--	15.2%
\$70,982	--	9.0%
\$23,062	--	-10.1%
\$154,625	--	8.9%
\$648	--	0.5%
\$25,920	--	--
\$51,542	--	--
3,156	20%	-14.6%

#### Partnership

Number	%	% Change
--	--	--
\$54,565	--	13.1%
\$64,630	--	11.3%
\$27,347	--	11.9%
\$134,882	--	9.2%
\$716	--	5.6%
\$28,650	--	--
\$44,961	--	--
15,346	21.9%	-16.0%

### Housing Quality and Vacancy

"Other" vacancy  
Seasonal vacancy  
For-Sale vacancy  
For-Rent vacancy  
Homes built pre-1940  
Homes built post-1990

#### Market

Number	%	% Change
1,011	5.2%	-2.5%
2,604	13.4%	-7.9%
97	0.5%	-61.4%
276	1.4%	-11.8%
3,693	19.0%	--
3,773	19.4%	--

#### Partnership

Number	%	% Change
4,708	4.9%	5.2%
16,093	16.8%	-9.0%
611	0.6%	-44.0%
865	0.9%	-14.7%
19,675	20.5%	--
20,862	21.8%	--

### Other Market Indicators

Housing Policy Matchmaker Type\*  
Strength and Need Type\*\*

**Moderate Cost and Shrinking  
Low Strength and Low Need (Type III)**

## Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	240	104	344
Market supply (vacant on market, adjusted for age)	43	164	207
5 year Market production goals (based on 75K units)	190	0	190
1 year Market production goals (based on 15K units)	38	0	38
5 year Partnership goals (based on 75K units)	621	442	1,063
1 year Partnership goals (based on 15K units)	124	88	213

## Ishpeming

### Home Mortgage Disclosure Act Patterns, 2021

Total Apps	527	Total Amt/App	\$168,074	% Approved	79.9%
Total Conventional Apps	391	Conventional Amt/App	\$174,130	% Conv Apprvd	83.4%
Total Assisted Apps	136	Assisted Amt/App	\$150,662	% Asst Apprvd	69.9%
<b>Applications by Race: White</b>					
Total Apps	456	Total Amt/App	\$167,697	% Positive	81.1%
Total Conventional Apps	340	Conventional Amt/App	\$172,912	% Conv Positive	84.4%
Total Assisted Apps	116	Assisted Amt/App	\$152,414	% Asst Positive	71.6%
<b>Applications by Race: Black</b>					
Total Apps	1	Total Amt/App	\$155,000	% Positive	0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$155,000	% Asst Positive	0.0%
<b>Applications by Race: Asian</b>					
Total Apps	2	Total Amt/App	\$165,000	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$165,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Native American</b>					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Hawaiian or Pacific Islander</b>					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Race Not Available</b>					
Total Apps	55	Total Amt/App	\$170,091	% Positive	69.1%
Total Conventional Apps	37	Conventional Amt/App	\$185,000	% Conv Positive	73.0%
Total Assisted Apps	18	Assisted Amt/App	\$139,444	% Asst Positive	61.1%
<b>Applications by Ethnicity: Hispanic</b>					
Total Apps	4	Total Amt/App	\$205,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$185,000	% Conv Positive	50.0%
Total Assisted Apps	2	Assisted Amt/App	\$225,000	% Asst Positive	50.0%

# Appendix

# 4

This comparison and housing mismatch indicates a need to build more attached townhouses and condominium-style lofts for migrating owners; and more cottages, apartment houses, and accessory dwellings for migrating renters. In general, these formats should take priority over the development of detached houses for owners and conventional apartments for renters.

## Maximum Market Potential

## Section 1-B

There are three components (Capture, Interception, and Retention) to the maximum market potential for Marquette County and each of the eight places. They are described below along with a guide to the results for the county. Additional summaries are provided in the Executive Summary for each place.

First, Capture is a verb (*the noun also is "capture"*) used to recommend capturing new households who are inclined to migrate into each subject place, and from any other place (including from other states and countries). It also represents a reasonable approximation for the minimum number of residential new-builds that could be constructed each year. In theory, if new units are not built for these new households, then they will settle for pre-owned or pre-leased choices, and then leave after a year of dissatisfaction.

Including students, there are about 470 new owner households and 930 new renter households migrating into Marquette County each year, suggesting a potential to build 470 new for-sale units and 930 new for-lease units per year. Among the 470 new owners, 305 would be most inclined to choose a detached house or cottage, and the other 165 (115 plus 60) would be more inclined to choose attached formats like townhouses.

Among the 930 renter households, 330 would be most inclined to choose a loft or apartment (preferably in a building with a shared courtyard). In addition, 110 renter households would choose a townhouse; and 74 would choose an accessory dwelling, small cottage, or apartment house.

When comparing these figures, it is important to keep in mind that the new renters include about 420 student households. Removing them from the market analysis reduces the potential for capture with new-builds to about 510 for-lease units (930 minus 420).

Second, Retain is a verb (*n. retention*) used to recommend retention of existing households who are moving from one address to another within Marquette County and each of the eight places. It also is a reasonable approximation for the number of residential rehabs that should be completed in any given year. In theory, if pre-owned and pre-leased units are not remodeled or rehabbed for these existing households, then they eventually will leave altogether.

Including students, about 490 existing owner households and 1,470 existing renter households are migrating within Marquette County each year, suggesting a need to renovate, remodel, or rehab 490 for-sale units and 1,470 for-lease units annually. Among the 490 owner households migrating within the study area, 310 would be inclined to choose a remodeled house; 120 would choose a townhouse; and 60 would choose a condominium – if they were available.

Among the 1,470 renter households, 400 would choose a rehabbed loft or courtyard apartment; 200 would choose a townhouse; and 870 would choose an accessory dwelling, cottage, or subdivided house. Again, removing the students reduces the market potential for rehabs to about 955 for-lease units (1,470 minus 515).

Third and last, the verb Intercept (*n. interception*) is used to gauge the number of migrating households who are inclined to bypass Marquette County altogether, and who currently are seeking alternatives in other parts of the Central Upper Peninsula. It also is used as a reasonable approximation of the bonus, lift, or upside market potential for new-builds that could be completed each year. Unless new housing choices are built for these migrating households, they will continue to bypass Marquette County for other places.

Including migrating students, there are 95 owner household and 185 renter households bypassing Marquette County but would change their mind if new choices become available. Among the 95 owner households that could be intercepted, 60 would be inclined to choose a detached house; 25 would choose a townhouse; and 10 would choose a condo-style apartment.

Of the 185 renter households, 65 would choose a loft or apartment; 20 would choose a townhouse, and 100 would choose an accessory dwelling, small cottage, or apartment house. Removing 85 student renter households from the equation reduces that market potential to 100 new renter households (185 minus 85).

<b>Lake Bancroft Gazebo/Park</b>		
	Daily Rate	\$85.00
	Cleanup Bond (refundable)*	\$225.00
<b>Lake Bancroft Mining Heritage Pavilion</b>		
	Daily Rate	\$225.00
	Cleanup Bond (Refundable)*	\$225.00
<b>Large Event Fee</b>		\$450.00
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<i>*Renter responsible for cleanup before and after</i>		

5(c)

<b>Baseball User Fees</b>	\$350 per team per season
<b>Tournaments and Concessions</b>	\$200.00 per field/per event \$250.00 per field/per event (after September 1) \$100.00 cleanup bond (refundable)
<b>Private Party Field Usage (not a regularly scheduled event, not associated with leagues)</b>	\$30.00
<b>Little League/Girls Softball</b> <b>Little League/Baseball and Softball Leagues</b>	\$1,600 per year

## **PLANNING AND ZONING**

<b>Zoning Board of Appeals Public Hearings</b>	\$250.00 non-refundable for residential requests \$350.00 non-refundable for commercial requests
<b>Planning Commission Public Hearings</b>	\$250.00 non-refundable for residential requests \$350.00 non-refundable for commercial requests
<b>Zoning Compliance Permits (also required for Small on-site wind energy/solar structures)</b>	\$40.00 Residential \$80.00 Commercial
<b>Alley or Street Vacations</b>	\$250.00 non-refundable for residential requests \$350.00 non-refundable for commercial requests
<b>Fence Permits</b>	\$25.00
<b>Sign Permit</b>	\$50.00
<b>Driveway (Passageway) over 150' in length from a Public Right of Way</b>	\$80.00 or recording a Hold-Harmless Agreement
<b>Planned Unit Development (PUD) Review</b>	\$250.00
<b>Residential Limited Animal Keeping Permit</b>	\$20.00
<b>Platted Subdivision or Condominium Development Permit</b>	\$500.00
<b>Site Plan Review for Commercial, Industrial, Multiple Family and other Developments</b>	\$350.00
<b>Private Road Permit serving up to five (5) Residential lots</b>	\$300.00
<b>Private Road Permit serving more than five (5) Residential Lots</b>	\$550.00
<b>Access Management Permit - Residential</b>	\$50.00
<b>Access Management Permit – Commercial</b>	\$100.00
<b>ANY AFTER THE FACT PERMIT</b>	<b>DOUBLE THE ORIGINAL COST</b>
<b>Marijuana Retailer/Provisioning Center Permit</b>	<b>\$5,000 annual permit fee (due on renewal date)</b>

5(d)

**Cathy Smith**

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**From:** City Manager  
**Sent:** Wednesday, April 22, 2026 7:15 AM  
**To:** Cathy Smith; Kathy Hakala  
**Subject:** PRC Priority List 2026-2027

Good morning,

Here is the Parks and Recreation Commission's 2026–2027 priority list. Kathy, please correct me if I am wrong.

1. Neighborhood park inventory and assessment.
2. Repairing the Al Quaal lodges.
3. Making Brasswire profitable.
4. Developing campsites at Al Quaal.

Randy Scholz  
City Manager  
City of Ishpeming  
100 E. Division Street  
Ishpeming, MI 49849  
906-485-1091, ext 204  
[citymanager@ishpemingcity.org](mailto:citymanager@ishpemingcity.org)

***In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal. (Not all prohibited bases apply to all programs).***

***To file a complaint of discrimination, write to:***

***USDA, Assistant Secretary for Civil Rights  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, S.W., Stop 9410  
Washington, DC 20250-9410***

ORDINANCE # 4-1100  
**OPEN BURNING**

THE CITY OF ISHPERING ORDAINS:

**Section 4-1101. : Definitions.**

As used in the Ordinance, the following definitions shall apply:

- (a). "Open burning" shall mean the burning of materials such as paper, cardboard, trees, branches or limbs of trees, brush, grass, leaves, logs, rubbish, trash, rags, furniture, construction materials, cloth of any kind, food containers, or any other combustible material whatsoever, where smoke or other emissions are released into the ambient air without passing through a stack or chimney. Burning in a burning barrel is considered open burning.
- (b). "Fire Chief" shall mean the Chief of the City of Ishpeming Volunteer Fire Department and his or her designated representative. Designated representatives may be any Fire Department Officer or Law Enforcement Officer employed by the City of Ishpeming.
- (c). "Permit" shall mean a written permit, issued by the Fire Chief, authorizing a specific open burning event. The written permit request shall be made 7 business days prior to the requested specific open burning event.
- (d). "Refuse" shall mean any waste material, including construction waste (includes building waste materials including but not limited to shingles, insulation, lumber, treated wood, painted wood, wiring, plastics, packaging and rubble that results from construction, remodeling, repair or demolition operations on a property or structure), except trees, logs, brush, clean wood, stumps, leaves, grass clippings and other vegetative matter.
- (e). "Clean wood" means natural wood which has not been painted, varnished or coated; has not been pressure treated with preservatives; and does not contain resins or glues such as are found in plywood or other composite wood products.

**Section 4-1102. Open Burning Prohibited:**

- (a). Open burning anywhere in the City of Ishpeming is hereby prohibited, unless the open burning is done pursuant to a permit issued by the Fire Chief. No person shall engage in, participate in, or start an open burning fire without a permit issued by the Fire Chief. (b). Open burning of any refuse as described in Section 4-1101, including burn barrels of any construction are not permitted within the city limits.

**Section 4-1103. Permit Authorizing Open Burning:**

- (a). Upon written application to the Fire Chief, open burning may be approved by issuance of a permit, provided that the Fire Chief is satisfied that the open burning will be in compliance with Michigan Department of Environment, Great Lakes and Energy guidelines and will not be unsafe, and will not pose a threat or a hazard to persons or property. The open burning permit may be revoked or withdrawn at any time if the Fire Chief determines that the open burning event would be or is reasonably likely to become unsafe due to the particular circumstance involved including, but not limited to, unfavorable weather conditions.

(b). In the issuance of a permit, the Fire Chief may impose reasonable conditions for the open burning event, such as limitations as to the type of materials to be burned, and limitations or conditions with respect to time of day, duration, quantity of materials, location, and manner of burning.

**Section 4-1104. Exceptions:**

(a). This ordinance shall not apply to campfires in designated receptacles in campgrounds, to small enclosed fire pits or fireplaces, or to outdoor barbecues where food preparation is the sole purpose of the fire. The Fire Chief is authorized to order any property owner, resident, or any other person to extinguish any fire, including those listed above, within the City of Ishpeming if smoke, odor, local or state issued ban on open burning or any other condition such as, a public nuisance is created, health, safety or welfare is potentially jeopardized or put in danger including any of the above mentioned conditions. And will be subject to any and all penalties described in the ordinance.

(c). Fire Department live fire training. All live fire suppression training will conform to the guidelines established by the National Fire Protection Association (NFPA) Standard on Live Fire Training Evolutions (NFPA 1403) and the Michigan Department of Environmental Quality, Air Quality Division guidelines

**Section 4-1105. Conditions:**

(a). All open burning allowed by permit shall be constantly attended by the permit holder until the fire is extinguished and is cold

(b). The Fire Chief is authorized to order any property owner, resident, or any other person to extinguish any fire within the City of Ishpeming including fires in fire pits, campfires, barbecue grills, fireplaces, outdoor wood furnaces or wood fired furnaces/boilers, regardless of their location and regardless of whether they are within a structure, if, due to smoke, odor, fire, or any other condition, a public nuisance is created or if the public health, safety, or welfare is potentially jeopardized, or put in danger.

(c). Right of entry and inspection. The Fire Chief is authorized to inspect any property or structure for the purpose of ascertaining compliance with the provisions of this Ordinance.

**Section 4-1106. Civil Liability:**

Every person who engages in open burning without a permit or who creates a unusual smoke or odor shall be considered to have created a public nuisance and to have violated the terms of this Ordinance and shall be liable to the City of Ishpeming for reimbursement of all costs and expenses incurred by the City of Ishpeming in dispatching fire apparatus and personnel to extinguish the fire or open burning event, or to investigate the unusual smoke or odor. The rate of reimbursement to the City of Ishpeming shall be as set forth in the City Fee Schedule.

**Section 4-1107. Penalty:**

(a). Any person who shall violate any of the provisions of this Ordinance shall be guilty of a municipal civil infraction and shall be subject to payment of a civil fine as provided in the City Fee Schedule. In addition, where the

violation takes place on private property, the legal owner of the property or structure will be responsible for all Fire Department charges as outlined in Section 4-1106 and Section 4-1107.

(b). A violation of this Ordinance may be grounds for revocation of a Rental Certificate of Compliance under Ordinance No. 7-500 or of a Short-term Rental Permit under Ordinance No. 7-700.

A. ~~Any person who is found in violation of any Section in Ordinance 4-1100 shall be subject to a civil fine of not less than \$100.00 nor more than~~

Adopted as an Emergency Ordinance: May 3, 2006

Amended: February 4, 2009

Amended: January 7, 2015

Amended: February 5, 2020

Amended: First reading: \_\_\_\_\_

Second reading: \_\_\_\_\_

Effective date: \_\_\_\_\_

ORDINANCE 3-800  
SPECIAL EVENTS

THE CITY OF ISHPEMING ORDAINS:

**1. PURPOSE AND APPLICABILITY**

A. The purpose of this Ordinance is to protect the public health, safety, welfare, and convenience by regulating special events, parades, processions, and open-air public meetings conducted on streets, parks, sidewalks, or other public property within the City of Ishpeming.

B. This Ordinance applies to all special events conducted wholly or partially on public property or that materially impact traffic flow, public safety services, or use of public facilities.

**2. DEFINITIONS**

A. Special Event means any organized activity or gathering that is designed to bring together a group of people to watch or participate and which may include, but is not limited to any of the following:

1. Food service or food vendors;
2. Alcohol service;
3. Promoters or entrepreneurs;
4. Temporary stands, tents, structures, or wiring;
5. Fireworks or pyrotechnics;
6. Street, sidewalk, or parking lot closures;
7. Impacts to traffic or pedestrian flow;
8. Potential public safety risks; or
9. Use of volunteers to carry out the event.

B. Special events include, but are not limited to, festivals, concerts, parades, races, holiday celebrations, performances, rallies, protests, sporting competitions, exhibitions, bazaars, street fairs, tractor pulls, and demolition derbies.

**3. PERMIT REQUIRED**

A. No special event, parade, procession, or open-air public meeting shall be conducted upon any street, alley, park, sidewalk, or other public property in the City unless a written Special Event Permit has been issued by the City.

B. Applications shall be made in writing to the Office of the City Manager on the form prescribed by the City and submitted not less than forty-five (45) calendar days prior to the event.

C. All applications shall be reviewed by the City Clerk for compliance with this Ordinance. SpecialEvents Permits shall include any requirements and conditions under which the permit is granted and shall require approval by the City Council.

D. Approval of a special event may include reservation of dates for the following year; however, each annual event shall require a new application, insurance certificate, and approval.

**4. SPECIAL EVENTS SHALL BE CATEGORIZED AS FOLLOWS:**

A. City-Operated Events. Events operated directly by the City and fully funded by the City.

B. Co-Sponsored Events. Events may be sponsored jointly by the City and another organization when determined by City Council to be of general public interest and to advance the City's public image. City financial participation shall be determined by City Council. Additional costs incurred beyond said approved support shall be paid to the City by the other organization(s).

C. Other Non-Profit Events. Events operated by non-profit organizations shall be eligible for a City Council waiver of up to two hundred fifty dollars (\$250.00) in City labor, equipment use, and park or facility rental fees. Proof of current IRS 501(c)(3) status shall be required.

D. Other Events. All other events shall pay one hundred percent (100%) of all City costs, with a minimum charge of two hundred fifty dollars (\$250.00) per day. An additional use charge for public property or other City fees may also apply.

**5. FEES AND BILLING**

A. Fees for City labor services shall be based upon established hourly rates, including fringe benefits and overhead, and overtime premiums when applicable.

B. The City shall provide an itemized billing for services rendered, including labor, police and fire services, facility use, equipment, and materials.

C. A cash deposit, performance bond, or other acceptable security equal to the estimated City costs shall be required not less than five (5) working days prior to the event. Actual costs may be higher or lower than estimates.

**6. INSURANCE AND INDEMNIFICATION**

A. Event organizers shall maintain insurance in accordance with the City's Policy No. \_\_\_\_\_, Insurance Requirements.

B. A certificate of insurance naming the City of Ishpeming, including its officials, employees, boards, commissions, and volunteers, as additional insureds shall be provided prior to the event.

C. Event organizers shall obtain all participant waivers and indemnification agreements required by the City.

**7. TRAFFIC CONTROL AND SAFETY**

A. Event organizers shall comply with all City traffic control, safety, and emergency service requirements.

B. Street or road closures, including those requiring Michigan Department of Transportation permits, may be subject to additional fees and conditions .

**8. PENALTIES AND ENFORCEMENT**

A. Any person or organization determined by the City to have failed to honor the conditions or requirements of a Permit issued under this Ordinance may be denied such permits pursuant to future applications or may be required to post a bond in the amount and under procedures prescribed by the City Manager.

B. Any person who violates any of the provisions of this Ordinance shall be responsible for a municipal civil infraction and shall be subject to the payment of a civil fine of not more than Five Hundred dollars (\$500.00) plus costs. Each day a violation of this Ordinance continues to exist constitutes a separate violation. A violator of this Ordinance shall also be subject to such additional sanctions, remedies and judicial orders as are authorized under Michigan law.

C. A violation of this ordinance is deemed to be a nuisance. In addition to any other remedy available at law or in equity, the City may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of this Ordinance.

D. A Permit issued under this ordinance may be revoked at any time on any of the following bases:

1. Any violation of this ordinance.

2. Fraud, misrepresentation or the making of a false statement in connection with the application for a permit or while engaging in any activity for which this ordinance requires a permit.

**12. SEVERABILITY**

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases or words of this ordinance.

**First reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**Approved by Council:** \_\_\_\_\_

**Effective:** \_\_\_\_\_



If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at [www.Michigan.gov/MDOT-ADA](http://www.Michigan.gov/MDOT-ADA).

5(g)

Michigan Department of Transportation  
2012 (08/19)

## RESOLUTION FOR DESIGNATION OF STREET ADMINISTRATOR

*This information is required by Act 51, P.A. 1951 as amended. Failure to supply this information will result in funds being withheld.*

**MAIL TO:** Michigan Department of Transportation, Financial Operations Division, P.O. Box 30050, Lansing, MI 48909.  
or Fax to: (517) 335-1828

**NOTE:** Indicate, if possible, where Street Administrator can usually be reached during normal working hours, if different than City or Village Office. List any other office held by the Administrator.

Councilperson or Commissioner \_\_\_\_\_ Councilmember \_\_\_\_\_

offered the following resolution and moved its adoption:

Whereas, Section 13(9) of Act 51, Public Acts of 1951 provided that each incorporated city and village to which funds are returned under the provisions of this section, that, "the responsibility for street improvements, maintenance, and traffic operations work, and the development, construction, or repair of off-street parking facilities and construction or repair of street lighting shall be coordinated by a single administrator to be designated by the governing body who shall be responsible for and shall represent the municipality in transactions with the State Transportation Department pursuant to this act."

Therefore, be it resolved, that this Honorable Body designate \_\_\_\_\_ Jake Roberts, DPW Director \_\_\_\_\_

\_\_\_\_\_ as the single Street Administrator for the City or Village of

City of Ishpeming \_\_\_\_\_ in all transactions with the State Transportation Department

as provided in Section 13 of the Act.

Supported by the Councilperson or Commissioner \_\_\_\_\_ Councilmember \_\_\_\_\_

Yeas \_\_\_\_\_

Nays \_\_\_\_\_

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the governing body of this municipality on the 29th \_\_\_\_\_ day of April, 2026

CITY OR VILLAGE CLERK (SIGNATURE)	E-MAIL ADDRESS cathysmith@ishpemingcity.org	DATE 02/18/26
STREET ADMINISTRATOR (SIGNATURE)	E-MAIL ADDRESS citymanager@ishpemingcity.org	DATE 02/18/26
ADDRESS OF CITY OR VILLAGE OFFICE 100 E. Division Street		P.O.BOX
CITY OR VILLAGE Ishpeming	ZIP CODE 49849	PHONE NUMBER (906) 485-1091