

**Ishpeming Downtown Development Authority
Regular Meeting Minutes
Monday, April 27, 2026**

1. CALL TO ORDER

The regular meeting of the Ishpeming Downtown Development Authority was held on Monday, April 27, 2026, in the Council Chambers at City Hall. The meeting was called to order by Vice Chair Brice Sturmer at 4:00 p.m.

2. ROLL CALL

Present: Brice Sturmer, Brian Buchanan, Krystan Beaumont, Kelly Milano, Tracy Magnuson, Lisa Petersen, Brett Argall, and Antonio Adan (8). Absent: David Aro, Carrie Meyer, and Randy Scholz (3). Also, present was DDA Liaison Diana Sundberg and Linda Andriacchi, Beautification.

3. PUBLIC COMMENT

Mark Miller, Carlisle/Wortman Associates, introduced himself and advised he was present to answer any questions related to the proposal for the Strategic Plan.

4. APPROVAL OF MINUTES

A motion was made by Member Beaumont, seconded by Member Petersen, and carried unanimously to approve the March 23, 2026, minutes as presented.

6. MONTHLY REPORTS

a. Finance Report

Deputy Manager/Finance Director Grey Getschow reviewed the financial report for the period ending April 30th. It was the consensus of members to accept the report.

b. Beautification Committee Report

Linda Andriacchi provided an update on the beautification effort and was hoping for the flower baskets to be hung in June. There was discussion regarding the hiring of someone to water the baskets. City Clerk Cathy Smith advised there have been applications received and we have begun to review the application for summer laborers and are also reviewing to find someone to continue watering through September or early October.

c. DDA Liaison Report

Liaison Sundberg gave a brief overview of her report and noted the business huddle went well at The Mather and the next one is being scheduled; the MML came to Ishpeming and held many different events and will be preparing a SWOT analysis and will be forwarding it to the City; was continuing to work on the social district; and noted two proposals were received for the Strategic Plan and would be discussed later on the agenda.

7. OLD BUSINESS

a. RAMBA Trail Head Update

Amy Lerlie, RAMBA, gave a brief update on grant opportunities sought for the trailhead on Canda Street and provided a budget and proposed site plan for the area. The project did not qualify for the Match on Main and RAMBA has currently applied with UPPCO and TruNorth Credit Union for grants along with the Community Foundation. The budget was approximately \$15,000 and RAMBA would like to keep the area natural and require minimal maintenance.

8. NEW BUSINESS

a. Nana Ann's Massage and Wellness Start-up Assistance Grant

Khora Swanson, owner, gave a brief overview of her business and the services she would be offering. She was born and raised in Ishpeming and was excited to bring these services to the community.

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Member Milano was looking forward to having these services in Ishpeming so she could send her clients there instead of to Marquette from her business, Milano Chiropractic.

Member Sturmer advised he was part owner of the Gossard and with this business located in the Gossard he would abstain from voting.

A motion was made by Member Argall, seconded by Member Milano to approve the Startup Assistance Grant application for Nana Ann's Massage and Wellness as presented. Motion passed 7-0, with Board Member Brice Sturmer abstaining.

b. Confirm Brownfield Plan for the Loeffler Block Development (216 W. Division Street)

Jackie Solomon, Marquette County Treasurer and also Treasurer and Executive Director of the Brownfield Redevelopment Authority, gave a brief overview of brownfields, the housing incentives offered, and explained the taxing jurisdiction would not get any less money under a brownfield plan, but the jurisdiction would see an increase later, after eligible activities are repaid.

Anne Giroux, Invest UP, and also a previous member of the Ishpeming DDA, reviewed the approval process for a brownfield plan; noted Ishpeming was one of the target communities for the \$400,000 in funding received from U.S. EPA Brownfield Community-wide Assessment grant; and she further highlighted some of the specific details of the brownfield plan for 216 W. Division Street.

Member Brice Sturmer was the developer for this project and would abstain from voting. He noted that the project was also seeking MSHDA funds.

A motion was made by Member Magnuson and seconded by Member Buchanan to accept the interlocal agreement between the DDA and the MCBRA for 216 W. Division Street as presented and authorize the chair to sign the agreement. Ayes: Members Lisa Petersen, Tracy Magnuson, Brian Buchanan, Antonio Adan, Kelly Milano, Krystan Beaumont, and Brett Argall (7). Nays: None (0). Abstain: Member Brice Sturmer (1). Motion passed.

c. Renovation of Old Ish

Liaison Sundberg advised Manager Scholz obtained an estimate from Home Squirrel for the repainting of Old Ish and the estimate was \$1,100.

There was discussion related to previous work performed by this company and if anyone has seen their work; and asking the City to consider covering half the cost.

A motion was made by Member Magnuson, seconded by Member Beaumont, and carried unanimously to approve the estimate in the amount of \$1,100 and the project would be under the supervision of the City Manager, to ensure it was completed correctly and to ask the City to fund half of the project.

d. Michigan Downtown Association Membership

Liaison Sundberg would like the DDA to become a member of the Michigan Downtown Association which would provide many resources including training opportunities for members. She advised the cost for membership would be approximately \$400 annually.

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A motion was made by Member Argall, seconded by Member Adan, and carried unanimously to join the Michigan Downtown Association for a cost not-to-exceed \$500 annually.

e. RFP Submissions

Liaison Sundberg advised two bids were received for the Strategic Plan: Beckett and Raeder bid \$69,770 and Carlisle/Wortman Associates bid \$22,140.

Mark Miller, Carlisle/Wortman Associated, provide his professional background experience and advised he would be working on this project. He would be able to provide a good and high-quality document for the DDA. He lived in Marquette so he would be able to come to Ishpeming more often.

It was the consensus of the DDA to have members review both proposals and take action at the May 18th meeting.

9. ADJOURNMENT

At 5:15 p.m., a motion was made by Member Buchanan, seconded by Member Magnuson, and carried unanimously to adjourn.

Cathy Smith, City Clerk/Assistant to the City Manager