Ishpeming City Council Special Proceedings: September 30, 2026
Ishpeming, MI 49849

1. CALL TO ORDER
The Special meeting of the Ishpeming City Council was held on Wednesday, September 30, 2026, in the Ishpeming City Hall Council Chambers. Mayor Pat Scanlon called the meeting to order at 6:00 p.m.

2. ROLL CALL
Present: Mayor Pat Scanlon, Council Members Brett Argall, Jason Chapman, Claudia Demarest, and Kurt Kipling (5). Also, present was City Manager Randy Scholz and City Attorney Caroline Bridges. Councilmember Kipling arrived at 6:04 p.m.

3. APPROVAL OF AGENDA
A motion was made by Councilmember Demarest, seconded by Councilmember Chapman, and carried unanimously to approve the agenda as presented with removal of agenda items 5(a)(i): Agreement with Woda Cooper Development, Inc., 5(a)(ii): Municipal Services Agreement with Woda Cooper Development, Inc., 5(a)(iii): First Reading of New Ordinance #11-2900, City of Ishpeming Tax Exemption Ordinance for Seaborg Bluffs and 5(a)(iv): Letter of Support for Woda Cooper's MSHDA Application for the Empire Street Development.

4. PUBLIC COMMENT – there was none.

5. ITEMS OF BUSINESS
a. Empire Street Development Purchase
City Manager, Randy Scholz, reviewed the statement of explanation as presented in the packet. There have been some changes on the federal level which contributed to the reasons for the removal of the items of business relating to the Empire Street Development. These agenda items will be addressed at a later date and brought to Council for review.

Craig Patterson, Woda Cooper Companies, Inc. was present to review the Woda Cooper – Seaborg Application Commitment. Craig provided a hand-out to Councilmembers with the progress that has been made regarding the development. Craig provided an update explaining the changes with MSHDA regarding vouchers; due to the changes Woda Cooper would not be able to submit for October deadline but plans on submitting for the April 1, 2027, deadline. Woda Cooper also decided more time was needed to review and develop documents as well as to look further into costs. Craig provided thanks to many of the partners involved. The current plan is still to have the Site Plan including enough room for Phase 2 Development. Council members provided feedback, which included, level of affordability, management of the rentals, elevator amount and access, and the number of units with how many floors will be in each building. Craig provided answers to council members' questions. A letter of support is still highly recommended.

i. Agreement with Woda Cooper Development, Inc. – item was removed.

ii. Municipal Services Agreement with Woda Cooper Development, Inc. – item was removed.

iii. First Reading of New Ordinance #11-2900, City of Ishpeming Tax Exemption Ordinance for Seaborg Bluffs – item was removed.

iv. Letter of Support for Woda Cooper's MSHDA Application for the Empire Street Development – item was removed.

b. UPEA Agreement – PFAS Testing Grant
Chris Holmes, U.P. Engineers and Architects, Inc., reviewed the Statement of Explanation for the UPEA Grant Agreement for PFAS Testing as provided in the packet. This grant would provide $155,000 in grant money from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to do PFAS Testing. This is a two-year program with a completion date by June of 2028.

A motion was made by Councilmember Chapman, seconded by Councilmember Kipling and carried unanimously to approve the agreement with U.P. Engineers and Architects for the Emerging Contaminant Testing/PFAS Testing Grant and to authorize the manager to sign this agreement, to waive competitive bidding, and to not to exceed $155,000.

c. Resolution #25-2026, Resolution in Support of Fundraising Efforts for the Upper Lodge at Al Quaal Recreation Area
Councilmember Demarest presented and reviewed Resolution #25-2026 on behalf of the Parks and Recreation Commission.

A motion was made by Councilmember Kipling, seconded by Councilmember Chapman and carried unanimously to approve Resolution #25-2026, a Resolution in Support of Fundraising Efforts for the Upper Lodge at Al Quaal Recreation Area.

d. First Reading of Amendment to Ordinance #11-2600, Parks and Recreation Commission
Councilmember Demarest reviewed the Parks and Recreation recommendations of the amendments to Ordinance #11-2600.

A motion was made by Councilmember Chapman, seconded by Councilmember Argall, and carried unanimously to approve the First Reading of Amendment to Ordinance #11-2600, Parks and Recreation Commission.

e. Parks and Recreation Commission Recommendation
Mayor Pat Scanlon reviewed Statement of Explanation as provided in the packet.

A motion was made by Councilmember Demarest, seconded by Councilmember Kipling, and carried unanimously to approve the Parks and Recreation recommendation to remove park status from Salisbury Park and all park equipment, and to remove grill from Juniper Play Spot.

6. ADJOURNMENT
At 6:34 p.m., a motion was made by Councilmember Chapman, seconded by Councilmember Argall, and carried unanimously to adjourn.

Emilie Stack, City Clerk