



September 22, 1994

DOWNTOWN IRONWOOD DEVELOPMENT AUTHORITY

A regular meeting of the Downtown Ironwood Development Authority was held on the above date, 12:00 Noon, Towne House Motor Inn, Ironwood, Michigan.

1. Call to Order.

Chairman Johnson called the meeting to order at 12:00 Noon.

2. Recording of the Roll.

PRESENT: Murphy, Lamberg, Newman, Bergquist, Powell and Johnson.

EXCUSED: Forslund, Isakson and Lorensen.

OTHERS

PRESENT: Community Development Director Will Andresen.

3. Oath of Office: Floyd Powell.

Oath of Office Administered to Mr. Powell by Secretary Ziemann.

4. Consider approval of the August 25, 1994, regular meeting Minutes.

Motion by Bergquist, supported by Murphy. CARRIED. To approve the Minutes as presented.

5. Consider accepting Robert Butler's resignation.

Chairman Johnson received and placed on file Mr. Butler's resignation with regret.

6. Update on the former S&L Building.

a. Wall Mural.

Mr. Andresen informed the Authority that he discussed a wall mural with the Ironwood High School Art Instructor and she was very receptive to the idea. If agreed upon, it would involve the advanced art class. Mr. Andresen talked to personnel at the Bell Chalet regarding their recent mural and it was noted that it was a family project. The cost for paint was approximately \$500.

The Authority was concerned about the legal status of the project and that the wall is in need of repair prior to any attempt in painting a mural. Also, they questioned who would pay for upkeep. Chairman Johnson agreed to discuss this matter with the owners of Al's Kenmar Cafe and whether they would consider subsidizing the cost of paint as

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well as repairing the wall. It is believed that the wall has not been repaired because of the question of who owns the wall?

b. Greenspace

Mr. Andresen has talked with Jim Somerville and it was noted that he is continuing to look at the request, however, has developed no design as yet. It has been determined that this will be a spring project and that possibly it could be coordinated with the mural. Mr. Andresen suggested that at the time of the annual downtown clean-up, it include beautification of this area. The owners of the lot agreed to allow one-half greenspace, and the other half for parking. The owners only concern was snow removal. The design would have to be durable or movable.

Mr. Lamberg questioned whether the lot could somehow be converted from private to public and whether the City would be receptive to the idea. This could involve a creative solution that would benefit all and it is to the DIDA's benefit to gain control of the lot. Mr. Andresen was asked to check with the City staff on this matter.

7. Update on billboard project.

Mr. Andresen indicated that a billboard has been found and will be available in May (D&N Bank Billboard). The billboard is situated in a good location and is lighted. A Committee has been formed and will meet at 8:00 A.M. on September 27th to review the design, finance, etc. DIDA member Powell and Lamberg are on this Committee.

8) TIF Update.

Mr. Andresen reviewed the status of the present TIF District (Depot Area) and what his recommendations would be on expanding the finance district. He explained that the DIDA District depends only on the two mill levy, which is limited to administrative expenditures. The TIF District uses tax increment financing which has fewer restrictions regarding expenditures. He also informed the Authority that the TIF Ordinance has been in existence since 1985, however, the monies were allocated and spent within the taxing jurisdictions (city, county and schools) and not within the TIF District. It was the consensus of the DIDA to have an annual review of monies received and expended through TIF.

Motion by Bergquist, supported by Newman. CARRIED. To authorize Will Andresen to proceed with Step I of the TIF expansion recommendation as follows:

- September through December, 1994
 - . Review tax records
 - . Review known development proposals
 - . Develop list of projects to be financed
 - . Develop proposed boundaries

9. Recruitment Update.

Mr. Andresen noted that the three publications that were approved previously have been received. They are available for review at the Community Development Office. He indicated that he will prepare a written summary of each publication beginning with "Successful Retail Recruitment Strategies". A recommendation was to establish a business recruitment committee with the following as membership: Two DIDA board members, one real estate agent, one finance agent and two to three downtown business people. He added that the committee would be responsible for guiding and assisting in the business recruitment process and reporting back to the full DIDA board. Newman and Powell volunteered as board members, Chairman Johnson will recruit a real estate agent and finance agent while Mr. Andresen will search for retail people.

10. Update on Will Andresen's contract.

Mr. Andresen informed the Authority that he is now working for the City of Ironwood. He presented a revised Agreement and noted that the only change was that the DIDA would be contracting with the City vs. the Chamber of Commerce.

11. Action Plan update.

This is a monthly agenda item for Authority review and consideration. No action was taken.

12. Other Business.

Member Bergquist questioned whether the DIDA subsidized loan program is still in effect. It was believed it was not and members questioned whether it should be restored. Member Johnson will check with Bob Butler, Lamberg with Don Fortune and Newman with Cindy Rosen to see if the area banks are interested in this type of program.

13. Adjournment.

Motion by Newman, supported by Murphy. CARRIED. That this meeting be adjourned at 1:00 P.M.


Jane Ziemann, Secretary