



IRONWOOD

MICHIGAN | *Find Your North*

Proceedings of the Economic Development Corporation Meeting Wednesday, December 7, 2022

A Regular Meeting of the Economic Development Corporation (EDC) was held on Wednesday, December 7, 2022 at 10:00 A.M. in the Memorial Building Commission Chambers.

1. Chairman Meyer called the meeting to order at 10:00 a.m.
2. Recording of the Roll

| MEMBER | Present | | EXCUSED | NOT EXCUSED |
|--------------------|----------|----------|---------------|-------------|
| | YES | NO | | |
| Thorsen, Gina | X | | | |
| Lemke, Joseph | | X | | X |
| Korpela, Nancy | X | | | |
| Meyer, Michael | X | | | |
| Kim Corcoran | X | | | |
| Ruppe, Mark | | X | | X |
| Schonberg, Bob | | X | | X |
| Glen Ackerman-Behr | X | | | |
| Carolyn Libby | X | | | |
| Quorum | 6 | 3 | Quorum | |

Also Present: Community Development Assistant Tim Erickson.

3. Approval of the October 8, 2022 Meeting Minutes:
Motion by Corcoran to accept the meeting minutes. **Second** by Korpela. **Motion Carried 6 to 0.**
4. Approval of the Agenda.
Motion by Corcoran to approve the Agenda. **Second** by Korpela. **Motion Carried 6 to 0.**
5. Citizens wishing to address the Corporation regarding Items on the Agenda (Three-minute limit):
None.

6. Citizens wishing to address the Corporation regarding items not on the Agenda (Three-minute limit): Catherine Brennan who owns a downtown building addressed the Corporation. She talked about some of the challenges including the inability to find adequate contractors and some additional funding to rehab the property. Her goal is to activate the building with a commercial space on the first floor with three apartments above.

7. Items for Discussion and Consideration.

- A. Approve 2023 Meeting Schedule (Jan 4, Feb 1, Mar 1, Apr 5, May 3, June 7, July 5, Aug 2, Sept 6, Oct 4, Nov 1, Dec 6): Ackerman-Behr had concerns with July 5th date being so close to July 4th holiday. The July 5th date will be changed to June 28th.

Motion by Corcoran to approve the schedule with changing the July 5th date to June 28th. **Second** by Korpela. **Motion Carried 6 to 0.**

- B. 2022 Goals – Housing Discussion – update from Housing Subcommittee: Ackerman-Behr has had other interest in the committee along with the housing director at Gogebic Ontonagon Community Action Agency to be a part of the discussion.

Libby brought up what Moab, UT was doing. They are requiring developers to set aside one third for new long-term housing. She also had a question about why the population of Ironwood is so low with still having the same housing stock. Erickson addressed the question and discussed, demolition of housing, lower household size due to aging population, smaller family size, large amount of vacant homes, and many part time homes. Meyer mentioned that the Federal Reserve has stated that Gogebic County is the only county in the Upper Peninsula with net positive migration.

- C. Update on Downtown Development Plan and TIF Plan: Erickson gave an update on the plan. The Downtown Area Citizens Council has been formed and will be meeting sometime in January. Erickson presented the TIF Plan map and discussed the boundary.

Erickson gave an overview of what a TIF is and what it will look like. The TIF has the potential to generate close to \$2 million to be reinvested into the downtown.

- D. Zoning Ordinance Update: The zoning ordinance is on the December 12th City Commission agenda for adoption.

The zoning ordinance update is a large portion of the Redevelopment Ready Communities (RRC) Program. Erickson explained what the RRC program is and does for the City. After the zoning ordinance is adopted, there are less things that need to be addressed. Erickson presented a spreadsheet that showed what projects are left to do. Ackerman-Behr brought up the need to address other development issues that are barriers to development specific to our region. Korpela would like to see the RRC completed along with the specific regional development issues addressed. The Corporation discussed some of the major priorities that aren't addressed in RRC.

8. Other Business: Meyer brought up the need to get faster EV charging stations because, the current one takes around 8 hours to charge. Ackerman-Behr asked for a project ready write up to be shovel ready.

9. Next Meeting: January 4, 2022 at 10:00 a.m.

10. Adjournment. **Motion** by Ackerman-Behr to adjourn at 10:48 a.m. **Second** by Corcoran. **Motion Carried 6 to 0.**



Michael Meyer, President



Tim Erickson, Community Development Assistant