

City of Ironwood  
213 S. Marquette St.  
Ironwood, MI 49938



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# IRONWOOD

MICHIGAN | *Find Your North*

## AGENDA REGULAR IRONWOOD CITY COMMISSION MEETING MONDAY, NOVEMBER 27, 2023

**LOCATION: IRONWOOD MEMORIAL BUILDING  
COMMISSION CHAMBERS  
213 S. MARQUETTE ST.  
IRONWOOD, MI 49938**

**Regular Meeting - 5:30 P.M.**

### **ZOOM OPTION AVAILABLE FOR THE PUBLIC**

**(Please visit the City website at [www.ironwoodmi.gov](http://www.ironwoodmi.gov) or the notice posted at the Memorial Building for Zoom Webinar login instructions.)**

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### **REGULAR MEETING 5:30 P.M.**

- A. Regular Meeting Called to Order.  
Pledge of Allegiance to the United States of America.
- B. Recording of the Roll.
- C. Approval of the Consent Agenda. \*  
*All items with an asterisk (\*) are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of those items unless a Commission member or citizen so requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*
  - \*1) Approval of Minutes:
    - a. Regular City Commission Meeting Minutes of November 13, 2023.
  - \*2) Review and Place on File:
    - a. Pat O'Donnell Civic Center Special Meeting Minutes of October 12, 2023.
    - b. Carnegie Library Board Meeting Minutes of October 17, 2023.
    - c. Parks and Recreation Committee Meeting Minutes of August 7, 2023.
    - d. Parks and Recreation Committee Meeting Minutes of October 2, 2023.
- D. Approval of the Agenda.
- E. Review and Place on File:
  - 1. Revenue & Expenditure Report.
  - 2. Cash and Investment Summary Report.



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- F. Approval of Monthly Check Register Report.
- G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
- H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).

### **OLD BUSINESS**

- I. Discuss and consider approving Change Order #2, for Jakes Excavating, which is an increase of \$463.50 for the Lead Service Line Replacement Project.
- J. Discuss and consider approval of Payment #1, for Jake's Excavating, in the amount of \$74,590.16 for the Lead Service Line Replacement Project and authorize Mayor to sign all applicable documents.
- K. Discuss and consider approval of a proposal from Fahrner Excavating for the use of the Compost Site as a Commercial Snow Dump requiring a \$500.00 deposit for the 2023-2024 Winter Season.

### **NEW BUSINESS**

- L. Discuss and consider approving the 2024 Summer Tax Collection Agreement with the Gogebic Ontonagon Intermediate School District Board and authorize the City Treasurer/Finance Director to sign.
- M. Discuss and consider sale of property at 238 E. Ayer Street.
- N. Discuss and consider sale of property at 205 W. Aurora Street.
- O. Discuss and consider introduction of Ordinance Number 545, an Ordinance to adopt the Ironwood Downtown Development and Tax Increment Finance Plan.
- P. Discuss and consider approving a 5-year agreement with Axon for Public Safety Body Cameras in the amount of \$8,990.84/yr.
- Q. Discuss and consider declaring Department of Public Works Equipment as Surplus, approving the sale of Surplus Equipment and authorizing advertisement to bid.
- R. Consider appointments to the Gogebic-Iron Wastewater Authority and Board for a two-year term, expiring June 30, 2025.
- S. Manager's Appointment.
- T. Manager's Report.
- U. Other Matters.
- V. Adjournment.

## Proceedings of the Ironwood City Commission Organizational Meeting

An Organizational Meeting of the Ironwood City Commission was held on November 13, 2023, at 5:30 P.M., in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. City Clerk, Jennifer Jacobson called the Meeting to Order at 5:30 P.M.

B. Report by City Clerk on Commissioners elected in the November 7, 2023 election.

*City Clerk Jennifer Jacobson reviewed the Election Results as well as the Board of Canvass Report from the Tuesday, November 7, 2023 Election. The top five candidates were Kim Corcoran, David S. Andresen, Lauren Korpi, Jim Mildren, and Rick Semo. City Clerk Jacobson noted Kim S. Corcoran received the most votes with 518 and David S. Andresen was second with 509. Kim and David agreed to continue in the roles of Mayor and Mayor Pro Tem.*

C. Oath of Office.

*City Clerk Jacobson administered the Oaths of Office to Mayor Corcoran, Mayor Pro Tem Andresen, and City Commissioners Korpi, Mildren, and Semo.*

D. Recording of the Roll.

PRESENT: Commissioner Andresen, Korpi, Mildren, Semo, and Mayor Corcoran.

ABSENT: None.

E. Approval of the Gogebic County Board of Canvasser's Report for the November 7, 2023 election.

***Motion** was made by Mildren, seconded by Andresen, to receive and place on file the Board of Canvassers' Report from the November 7, 2023 Election. Unanimously passed by roll call vote.*

F. Approval of the Consent Agenda.

1) Approval of Minutes:

a. Regular City Commission Meeting Minutes of October 23, 2023.

2) Review and Place on File:

a. Pat O'Donnell Civic Center Board of Directors Meeting Minutes of October 2, 2023.

b. Economic Development Committee Meeting Minutes of August 2, 2023.

c. Economic Development Committee Meeting Minutes of October 4, 2023.

d. Downtown Ironwood Development Authority Meeting Minutes of September 28, 2023.

e. Carnegie Library Board Meeting Minutes of September 26, 2023.

***Motion** was made by Andresen, seconded by Semo, to approve the Consent Agenda as presented. Unanimously passed by roll call vote.*

G. Approval of the Agenda.

***Motion** was made by Mildren, seconded by Semo, and carried, to approve the Agenda as presented.*

H. Adoption of Rules of the City Commission.

*Motion was made by Semo, seconded by Mildren, to approve the Rules of the City Commission. Unanimously passed by roll call vote.*

I. Consider designation of official Newspaper and official Radio Stations to be the Ironwood Daily Globe, WJMS-WIMI and WUPM-WHRY.

*Motion was made by Semo, seconded by Andresen, and carried, to designate the official Newspaper as the Daily Globe and official Radio Stations as WJMS-WIMI and WUPM-WHRY.*

J. Consider designation of City Depository as Incredible Bank.

*Motion was made by Mildren, seconded by Semo, and carried, to designate of City Depository as Incredible Bank.*

K. Consider appointments of Tim Dean of Dean Law Office, P.C., as the City's Attorney and Miller Canfield as the City's Bond Attorney.

*Motion was made by Semo, seconded by Mildren, and carried, to appoint Tim Dean of Dean Law Office, P.C., as the City's Attorney and Miller Canfield as the City's Bond Attorney.*

L. Consider appointment of one Commissioner and one alternate Commissioner to the Gogebic-Iron Wastewater Authority and Board.

Mayor Corcoran reappointed Commissioner Semo to the Gogebic-Iron Wastewater Authority and Board along with Commissioner Mildren as the alternate.

*Motion was made by Mildren, seconded by Andresen, and carried, to approve the Mayor's reappointment of Commissioner Semo to the Gogebic-Iron Wastewater Authority and Board along with Commissioner Mildren as the alternate.*

M. Consider appointment of one Commissioner to the Pat O'Donnell Civic Center Board of Directors.

Mayor Corcoran reappointed Commissioner Mildren to the Pat O'Donnell Civic Center Board of Directors.

*Motion was made by Semo, seconded by Korpi, and carried, to approve the Mayor's reappointment of Commissioner Mildren to the Pat O'Donnell Civic Center Board of Directors.*

N. Consider appointment of one Commissioner to the Planning Commission.

Mayor Corcoran reappointed Commissioner Andresen to the Planning Commission.

*Motion was made by Semo, seconded by Mildren, and carried, to approve the Mayor's reappointment of Commissioner Andresen to the Planning Commission.*

O. Consider appointment of one Commissioner to the Parks & Recreation Committee.

Mayor Corcoran appointed Commissioner Korpi to the Parks & Recreation Committee.

*Motion was made by Andresen, seconded by Mildren, and carried, to approve the Mayor's appointment of Commissioner Korpi to the Parks & Recreation Committee.*

P. Consider appointment of one Commissioner to the Historic Ironwood Theatre Board.

Mayor Corcoran reappointed Commissioner Semo to the Historic Ironwood Theatre Board.

*Motion was made by Andresen, seconded by Korpi, and carried, to approve the Mayor's reappointment of Commissioner Semo to the Historic Ironwood Theatre Board.*

Q. Consider appointment of one Commissioner to the Carnegie Library Board.

Mayor Corcoran reappointed herself to the Carnegie Library Board.

*Motion was made by Mildren, seconded by Andresen, and carried, to approve the Mayor's reappointment of herself to the Carnegie Library Board.*

R. Consider appointment of a board member and an alternate to the Michigan's Western Gateway Trail Authority Board.

Mayor Corcoran appointed City Manager Paul Anderson, as the board member and Commissioner Semo as the alternate to the Michigan's Western Gateway Trail Authority Board.

*Motion was made by Semo, seconded by Mildren, and carried, to approve the Mayor's reappointment of City Manager Paul Anderson as the board member and Commissioner Semo as the alternate to the Michigan's Western Gateway Trail Authority Board.*

S. Citizens wishing to address the Commission on Items on the Agenda (Three Minute Limit).

There were none.

T. Citizens wishing to address the Commission on Items not on the Agenda (Three Minute Limit).

Michael Meyer, Executive Director of the Chamber of Commerce, wished to congratulate the elected commissioners and thanked them for taking on the roles of being City Commissioners.

#### OLD BUSINESS

U. Discuss and consider approving Resolution #023-036, clean-up costs associated with the abatement of 603 Cherry Place (52-23-455-160).

*Motion was made by Semo, seconded by Mildren to approve Resolution #023-036, clean-up costs associated with the abatement of 603 Cherry Place (52-23-455-160). Unanimously passed by roll call vote.*

- V. Discuss and consider approving Resolution #023-037, clean-up costs associated with the abatement of 157 E. Michigan Avenue (52-22-134-200).

***Motion** was made by Semo, seconded by Mildren, to approve Resolution #023-037, clean-up costs associated with the abatement of 157 E. Michigan Avenue (52-22-134-200). Unanimously passed by roll call vote.*

- W. Discuss and consider approval of the Coleman Engineering proposal for professional engineering services for the 2024 Phase 5 Drinking Water State Revolving Fund Water Project, with a fee not to exceed \$1,359,000, and authorize the City Manager to sign.

***Motion** was made by Mildren, seconded by Andresen, to approve Coleman Engineering's proposal for professional engineering services for the 2024 Phase 5 Drinking Water State Revolving Fund Water Project, with a fee not to exceed \$1,359,000, and authorize the City Manager to sign. Unanimously passed by roll call vote.*

- X. Discuss and consider approval of the Rural Development Pay Package #4 in the amount of \$443,714.04 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize Mayor to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve the Rural Development Pay Package #4 in the amount of \$443,714.04 for the City of Ironwood – Water Treatment Plant Phase I Project and authorize Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

- Y. Discuss and consider approving Change Order #1 for PK Contracting, which is an increase of \$11,463.50 for the 2023 Pavement Marking Project.

***Motion** was made by Semo, seconded by Mildren, to approve Change Order #1 for PK Contracting, which is an increase of \$11,463.50 for the 2023 Pavement Marking Project. Unanimously passed by roll call vote.*

- Z. Discuss and consider approving Pay Application #2, the final Pay Application, for PK Contracting, in the amount of \$29,372.82 for the 2023 Pavement Marking Project and authorize the City Manager to sign all applicable documents.

***Motion** was made by Semo, seconded by Mildren, to approve Pay Application #2, the final Pay Application, for PK Contracting, in the amount of \$29,372.82 for the 2023 Pavement Marking Project and authorize the City Manager to sign all applicable documents. Unanimously passed by roll call vote.*

- AA. Discuss and consider approving Change Order #1 for Ruotsala Construction, which is an increase of \$6,107.75 for the Lowell Street Sidewalk Project.

***Motion** was made by Andresen, seconded by Korpi, to approve Change Order #1 for Ruotsala Construction, which is an increase of \$6,107.75 for the Lowell Street Sidewalk Project. Unanimously passed by roll call vote.*

- BB. Discuss and consider approving Pay Application #2, the final Pay Application, for Ruotsala Construction, in the amount of \$35,357.75 for the Lowell Street Sidewalk Project and authorize the City Manager to sign all applicable documents.

**Motion** was made by Mildren, seconded by Semo, to approve Pay Application #2, the final Pay Application, for Ruotsala Construction, in the amount of \$35,357.75 for the Lowell Street Sidewalk Project and authorize the City Manager to sign all applicable documents. Unanimously passed by roll call vote.

#### NEW BUSINESS

- CC. Discuss and consider approving the sale of Ironwood Public Safety Department duty weapon (PSO Sheryl Norman) to the Ironwood Professional Police Association for \$1.00 to be presented to Officer Sheryl Norman with her retirement.

**Motion** was made by Mildren, seconded by Semo, to approve the sale of Ironwood Public Safety Department duty weapon (PSO Sheryl Norman) to the Ironwood Professional Police Association for \$1.00 to be presented to Officer Sheryl Norman with her retirement. Unanimously passed by roll call vote.

- DD. Discuss and consider approving Xcel Energy D/B/A Northern States Power Easement for a voltage conversion project south of the Ironwood Public Safety building and authorize the Mayor to sign.

**Motion** was made by Semo, seconded by Mildren, to approve Xcel Energy D/B/A Northern States Power Easement for a voltage conversion project south of the Ironwood Public Safety building and authorize the Mayor to sign. Unanimously passed by roll call vote.

- EE. Discuss and consider the sale of a Liberty Street Industrial Park lot to Enbridge.

**Motion** was made by Mildren, seconded by Corcoran, to approve the sale of a Liberty Street Industrial Park lot to Enbridge for \$16,720 (\$2,000 per acre). Unanimously passed by roll call vote.

- FF. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

#### *Engineering Updates*

- *Warm Weather continues to help projects go late into fall conditions.*
- *Phase 1 of the water plant project continues with CD Smith Construction. Concrete pours are continuing almost daily the last couple weeks.*
- *The \$3MIL lead service line replacement project continues with Jakes. They have done about 32 addresses so far and plan to perform 1-2 per day until winter sets in.*
- *I'm starting to prepare for the 20+ projects that the City needs to put out to bids this winter. We are getting heavy into the planning phases as we take advantage of the nice weather allowing us to see things before the snow covers everything.*

#### *Managers Updates*

- *City Deer Hunt continues through 12/31. We currently have 9 hunters participating and three does have been harvested thus far.*
- *Good luck to the deer hunters as rifle season starts on Wednesday this week.*
- *The compost site will be open one last weekend closing November 18, 2023.*

- *Mt Zion access drive is closed for the season.*
- *Thanks to all the people that attended the volunteer fair. We had several people attend and I know of a few different positions and recruitments that we made.*
- *Thanksgiving is next week! City offices will be closed on Thursday and Friday the 23rd and 24th.*
- *Another reminder for the large snowmobile sno-cross race at Mt Zion on December 15-17th. Organizers are expecting many 1000s of spectators to be in attendance and hotel rooms in the area are already selling out. Many thanks go out to the organizers of this event for putting Ironwood in the National Spotlight for the weekend and for locking in this event for several years to come.*

GG. Other Matters.

Commissioner Semo wished to welcome Lauren Korpi to the Commission and thanked Nancy Korpela for her service to the Commission.

Mayor Kim Corcoran presented Nancy Korpela with an appreciation plaque thanking her for her dedicated service to the City Commission and residents of the City of Ironwood for the past two years.

Commissioner Mildren discussed the Sno-cross event and thanked the City for being responsive to the weather and hopes the sidewalks are cleared downtown like last year to help make our Community a walkable Community during the winter.

Mayor Corcoran also wished everyone a happy and safe Thanksgiving and encouraged people to attend the Tree Lighting to kick off the Jack Frost celebration Thursday, November 16, 2023 at 6:00 PM. by Depot Park.

HH. Adjournment.

***Motion** was made by Semo, seconded by Mildren, and carried, to adjourn the meeting at 6:37 P.M.*

Kim S. Corcoran, Mayor

Jennifer L. Jacobson, City Clerk



## Civic Center Special Meeting Minutes

10/12/23

1. Meeting was called to order at 5:01 pm by Thomason.
2. Roll call: Gullan, Mildren, Peterson, Re, and Thomason present. Mgr. Kivisto present. Stempihar absent. One seat open.
3. Motion to approve the agenda: N/A
4. Motion to approve the minutes: N/A
5. Motion to receive and place on file the monthly financial statements: N/A
6. Citizens wishing to address the Board on items on the agenda: N/A
7. Citizens wishing to address the Board on items not on the agenda: N/A
8. Special Business:
  - A. SnoCross Event: Discussion about the AMSOIL National SnoCross event at Mt. Zion was held. Discussion included but wasn't limited to Mgr. Kivisto meeting with GCC's president and dean of business; monitoring open skating will be too difficult—parking lots remained closed to the public; open skating on Sunday evening (12/17/23) will occur after the racing events conclude; event organizers willing to pursue options to have concessions at the Civic Center; needing a Civic Center employee present during the event in case something goes wrong; beer sales will be done at Mt. Zion by the Aurora Club; and Mgr. Kivisto will be out of town that weekend.
    - i. Motion to propose a contract for AMSOIL/GCC to rent the Civic Center for the entire weekend of event at a rate of \$500/day for three (3) days in addition to a \$1,000.00 security deposit (returned if no damage occurs) or the Civic Center to be covered under the events' insurance policy was made by Re, seconded by Gullan. Roll call vote was as follows: Mildren-yes, Peterson-yes, Thomason-yes, Gullan-yes, Re-yes. Motion approved.

- B. Compressors: Discussion about the compressors was held. Discussion included but wasn't limited to all of the compressors running fine when the ice-making process first started; three compressors then shut down; Rink Tec came and checked the compressors—compressor #1 is working properly, compressor #3 was reset and is working properly, compressor #2 had a gasket replaced and is working properly, compressor #4 is completely shot and will need to be rebuilt or replaced; Invoice #5494 for work done on compressors (10/10/23) for \$1,782.00; Quote #1667 for oil pump, labor/installation, and travel for \$2,620.75; and Quote #1668 for compressor #4 replacement for \$14,401.51.
- i. Motion to pay Invoice #5494 for \$1,782.00 was made by Mildren, seconded by Gullan. Roll call vote was as follows: Peterson-yes, Re-yes, Thomason-yes, Gullan-yes, Mildren-yes. Motion approved.
- C. Fire Alarm System: Discussion about the fire alarm system was held. Discussion included but wasn't limited to the fire alarm system going off about every half hour (30 minutes) since the ice-making process has started; Superior Land Fire Alarms will be coming to check out the system—they have a suspicion that the malfunction is due to Spectrum's lines; \$180.00/year for Superior Land to manage and control the system on a separate line—and that decision will be made by Mgr. Kivisto.
9. Next Meeting Monday, 11/6/23 at 5:00 pm at the Civic Center.
10. Motion to adjourn at 5:45 pm was made by Re, seconded by Thomason. Motion approved.

**IRONWOOD CARNEGIE LIBRARY MINUTES**  
Regular Library Board Meeting  
4pm Tuesday, October 17, 2023  
Held at the Ironwood Memorial Building Auditorium

- I. **Call to order:** 4:00 P.M. Present: Lynne Wiercinski, Wendy Hicks, Amber Hurkmans, Pam Johnson, Kim Corcoran. Absent: Kathi Maciejewski, Helen Slining, and Wyatt LaBo
- II. **Approval of September Financial Reports:** Pam Johnson moved, Wendy Hicks seconded. All approved.
- III. **Approval of September Minutes:** Pam Johnson moved, Amber Hurkmans seconded. All approved.
- IV. **Adjustments to the Agenda:** None
- V. **Unfinished/Continuing Business**
  - a. **Building Updates**
    1. **Boiler:** On 10/8, the boiler stopped running. Mukavitz was able to get the boiler temporarily running and a new boiler was ordered. Bids were not obtained since this was an emergency. The board approved the purchase and installation of a new IBC boiler system from Mukavitz Heating and Cooling in the amount of \$18,300, using funds currently accrued in our Restricted Capital Projects Fund. Roll call vote was taken, all in favor, passed unanimously.
    2. **New Wireless Points/ Firewall:** Superiorland purchased most of this with substantial discount through erate. This installation will help with wireless internet and makes it more secure.
    3. **Bathroom:** There has not been a lot of movement on this project. Lynne is getting approval from the State Historical Society and checking if we may be able to use volunteer workers.
  - b. **Grants/Fundraising**
    1. **Book Sale Total:** The Book Sale went well, with a profit of \$1900. A huge thank you to all workers and volunteers.
    2. **Silent Auction Volunteers:** The auction is moving ahead. If anyone would like to get donations from businesses, it would be appreciated.
  - c. **Programming**
    1. **Poetry Group:** A new home school group will begin meeting once a month.
    2. **ALA Grant Activities:** Lynne reported that we are moving ahead, compiling survey answers, and purchasing what we said we would with the grant. Responses to the survey have been very positive.
- VI. **New Business**
  - a. **Winter Hours Discussion:** Lynne stated that she is looking to see if we need to make changes in our hours. The needs of our patrons will be revisited.
  - b. **Friends of the Library Week:** Coffee and refreshments will be served for our Friends Group on Friday 10/20, from 10 a.m. until noon.
- VII. **Director Report:** Lynne reported that the Library has quieted down since summer has ended.

VIII. Board Comments: None

IX. Public invitation to be heard. None  
(5-minute limitation per speaker)

X. Adjournment: 4:26. Amber Hurkmans moved, Wendy Hicks seconded. All approved.

Katrina M. Maneyowski  
Wendy M. Hicks



**Proceedings of the Parks and Recreation Committee  
Monday, August 7, 2023, 5:00 p.m.**

A regular meeting of the Parks and Recreation Committee was held on Monday, August 7, 2023 at 5:00 P.M. at the City of Ironwood Memorial Building Women’s Club Room, 213 S. Marquette Street, Ironwood, MI 49938.

1. Call to Order:

Chairman Davey called the meeting to order at 5:00 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Paul Kostelnik	X			
Sam Davey	X			
Tom Kangas – Vice Chair	X			
Kim Corcoran, ex-officio, non-voting	X			
Jerry Nezworski	X			
Vacant				
Randy Kirchhoff	X			
Jake Ring	X			
	<b>7</b>	<b>0</b>		

Also present: Community Development Director Tom Bergman and Community Development Assistant Tim Erickson.

3. Approval of the Agenda:

**Motion by Nezworski to approve the Meeting Agenda. Second by Kostelnik. Motion carried 6 to 0.**

4. Approval of the May 1, 2023 Meeting Minutes:

**Motion by Kirchhoff to approve the Minutes. Second by Kostelnik. Motion carried 6 to 0.**

5. Citizens wishing to address the Committee on Items on the agenda (Three-Minute Limit): None.

6. Citizens wishing to address the Committee on Items not on the Agenda (Three-minute limit): None.

7. Items for discussion and consideration.

- A. Hiawatha Park Expansion MEDC Patronicity Crowdfunding Grant: Bergman and Erickson updated the Committee on the project.

- B. Update on Forest Management Plan Draft: Bergman asked everyone to check for errors or things out of place in the draft document that was recently provided.
- C. Motorized Trails Update – GRTA: The reroute is starting to fall in place.
- D. Parks and Recreation 5-year Plan Update: The plan needs to be completed by January 1<sup>st</sup> to be able to apply for trust fund applications.
- E. Project Updates (Hiawatha Park Expansion, Forest Management Plan, Southern Beltline Acquisition, Curry Park, Miners Park MTB Trail, Norrie Park Renovation):

Forest Management Plan: The draft has been distributed and is being reviewed.

Southern Beltline Acquisition: No update.


Curry Park: Bid spec is still in process. Three phase power is needed to get the upgrades complete. The project will be bigger than expected. The project will be completed in 2024.


Miners Park MTB Trail: The project is wrapping up and the maps are being completed. Signage will be up at the end of September.

Norrie Park Renovation: The costs are expected to be increasing. The water trail may need to be minimized.

- 8. Other Business: Corcoran mentioned that the bell chalet has been installed along the Iron Belle Trail in Hurley. Nezworski brought up the Ayer street property for pickleball courts.
- 9. Next Meeting: Monday, September 14, 2023 at 5:00 p.m.
- 10. **Adjournment: Motion by Kostelnik to adjourn the meeting. Second by Nezworski. Motion Carried 6 to 0. Adjournment at 5:31 p.m.**

Respectfully Submitted

  
\_\_\_\_\_  
Sam Davey, Chair

  
\_\_\_\_\_  
Tim Erickson, Community Development Assistant



**Proceedings of the Parks and Recreation Committee  
Monday, October 2, 2023, 5:00 p.m.**

A regular meeting of the Parks and Recreation Committee was held on Monday, October 2, 2023 at 5:00 P.M. at the City of Ironwood Memorial Building Women’s Club Room, 213 S. Marquette Street, Ironwood, MI 49938.

1. Call to Order:

Chairman Davey called the meeting to order at 5:00 p.m.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Paul Kostelnik	X			
Sam Davey	X			
Tom Kangas – Vice Chair	X			
Kim Corcoran, ex-officio, non-voting	X			
Jerry Nezworski	X			
Rich Jenkins		X	X	
Randy Kirchhoff		X	X	
Jake Ring		X	X	
	<b>5</b>	<b>3</b>		

Also present: Community Development Assistant Tim Erickson.

3. Approval of the Agenda:

**Motion by Kostelnik to approve the Meeting Agenda. Second by Kangas. Motion carried 4 to 0.**

4. Approval of the August 7, 2023 Meeting Minutes:

**Motion by Kangas to approve the Minutes. Second by Nezworski. Motion carried 4 to 0.**

5. Citizens wishing to address the Committee on Items on the agenda (Three-Minute Limit): None.

6. Citizens wishing to address the Committee on items not on the Agenda (Three-minute limit): None.

7. Items for discussion and consideration.

- A. Hiawatha Park Expansion MEDC Patronicity Crowdfunding Grant: The crowdfunding campaign was successful and the playground will be installed in the summer of 2024.
- B. Trails Update (Motorized, Iron Belle, Miners Park, etc.): Motorized trail signage and Miners park mountain bike trails project was discussed.

C. Parks and Recreation 5-year Plan Update: The Committee went through the previous 5-year plan by removing completed projects, modifying existing some existing projects, and creating new projects to include into the plan.

D. Project Updates (Forest Management Plan, Southern Beltline Acquisition, Curry Park, Miners Park MTB Trail, Norrie Park Renovation):

Forest Management Plan: Plan was adopted by the City Commission.

Southern Beltline Acquisition: In progress.

Curry Park: Improvements will be out for bid in the winter.

Miners Park MTB Trail: Signs are being installed to finish up the project.

Norrie Park Renovation: ABR replaced the boardwalk on the Jack Pine trail.

8. Other Business: Davey asked if the lights at Hiawatha were changed to LED.

9. Next Meeting: Monday, November 6, 2023 at 5:00 p.m.

10. **Adjournment: Motion by Nezworski to adjourn the meeting. Second by Kostelnik. Motion Carried 4 to 0. Adjournment at 5:47 p.m.**

Respectfully Submitted



Sam Davey, Chair



Tim Erickson, Community Development Assistant





# IRONWOOD

MICHIGAN | *Find Your North*

**To:** Mayor Corcoran and City Commission

**From:** Paul Linn, Finance Director/Treasurer

**Date:** November 21, 2023

**Meeting Date:** November 27, 2023

**Re:** Summary of October 2023 Financial Reports

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The Revenue and Expenditure Report and the Cash and Investment Summary Report are included in the agenda packet for November 27, 2023. The following is a summary of each report.

## **Revenue and Expenditure Report**

As of October 31, 2023, we are approximately 34% through our current fiscal year. The revenues and expenditures of most funds are in-line with this benchmark. Major Funds with large variations from the 34% benchmark (and applicable reasoning) are as follows:

1. **General Fund:** Expenditures are at 22%. Department of Public Works at 2% - We have approximately \$1.3 million budgeted for the Douglas Boulevard Corridor Enhancement Grant Project, which has had no activity to-date.
2. **Major Street Fund:** Revenues and Expenditures are at approximately 48% - Federal Grants at 79%; Preservation/Structural Improvement at 67%. Construction work associated with the MDOT Small Urban Grant projects for both Hemlock Street and Van Buskirk Road continued during the month of October.
3. **Water Fund:** Revenues and Expenditures are at approximately 22% - Federal Grants at 4%; Service Lines Expenses at 4%. We have \$1 million budgeted for our water service line replacement project funded by an EGLE DWSRF grant. This project recently started and will continue this year while the weather allows.

## **Cash and Investment Summary Report**

The Cash and Investment Summary report shows the activity for the month of October, sorted by fund. Notable items are as follows:

1. **Investments – MI CLASS (General Fund, Library Fund, and Water Fund):** Funds transferred to Michigan CLASS investment accounts from our Incredible Bank checking account due to higher interest rates.
2. **Water and Sewer Bond Redemption, Reserve, and Repair, Replace & Improvement accounts:** Account balances increased due to required quarterly bond transfers.

This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender



GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE	% BDGT USED
			10/31/2023 NORMAL (ABNORMAL)	
<b>Fund 101 - GENERAL FUND</b>				
<b>Revenues</b>				
101-000.000-402.000	CURRENT PROPERTY TAXES	2,040,000.00	680,000.00	33.33
101-000.000-410.000	PERSONAL PROPERTY TAX	4,000.00	0.00	0.00
101-000.000-432.000	PAYMENTS IN LIEU OF TAXES	8,000.00	0.00	0.00
101-000.000-439.000	MARIJUANA EXCISE TAX	80,000.00	0.00	0.00
101-000.000-445.000	PENALTIES AND INTEREST ON TAXES	20,000.00	8,503.29	42.52
101-000.000-447.000	PROPERTY TAX ADMINISTRATION FEE	60,000.00	55,993.81	93.32
101-000.000-448.002	SCHOOL TAX COL FEES	15,000.00	15,697.67	104.65
101-000.000-448.003	GOISD TAX COL FEES	3,000.00	3,329.99	111.00
101-000.000-476.000	BUSINESS LICENSES AND PERMITS	11,000.00	180.00	1.64
101-000.000-477.000	CABLE TV FRANCHISE FEE	52,000.00	0.00	0.00
101-000.000-478.000	RECREATIONAL MARIHUANA LICENSE/APP. FEES	10,000.00	5,000.00	50.00
101-000.000-479.000	RENTAL REGISTRATION FEES	500.00	0.00	0.00
101-000.000-480.000	EXCAVATION/RIGHT-OF-WAY PERMIT FEE	0.00	120.00	100.00
101-000.000-530.000	FEDERAL GRANTS	1,080,000.00	24,412.34	2.26
101-000.000-540.000	STATE GRANTS	150,000.00	56,629.60	37.75
101-000.000-543.000	LIQOUR LICENSES	6,000.00	5,795.90	96.60
101-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	10,000.00	11,887.27	118.87
101-000.000-574.000	STATE GRANTS - STATE REVENUE SHARING	919,000.00	308,602.00	33.58
101-000.000-607.002	HUNTING REGISTRATION	300.00	200.00	66.67
101-000.000-613.000	PUBLIC SAFETY REVENUES	60,000.00	37,224.52	62.04
101-000.000-614.000	SALVAGE REVENUES	500.00	1,231.49	246.30
101-000.000-617.000	DEED PREPARATION FEES	1,000.00	0.00	0.00
101-000.000-619.000	MISC REC PENALTY FEE	0.00	57.94	100.00
101-000.000-627.000	BUILDING INSPECTION FEES	7,000.00	8,781.00	125.44
101-000.000-631.000	ZONING APPLICATION FEE	1,000.00	1,150.00	115.00
101-000.000-633.000	ADMINISTRATION-WATER & SEWER	72,000.00	24,000.00	33.33
101-000.000-633.001	ADMINISTRATION-EQUIPMENT FUND	12,000.00	4,000.00	33.33
101-000.000-633.002	ADMINISTRATION-STREET FUNDS	18,000.00	6,000.00	33.33
101-000.000-634.001	ORDINANCE VIOLATION FEE	10,000.00	381.50	3.82
101-000.000-636.000	MARKETING FEES - ITC	29,000.00	5,256.33	18.13
101-000.000-637.000	IWD HOUSING COMM ADMIN FEE	4,000.00	4,151.72	103.79
101-000.000-640.000	PROPERTY INFORMATION SEARCH FEE	2,000.00	660.00	33.00
101-000.000-642.002	BRANDING MERCHANDISE SALES	1,500.00	1,295.00	86.33
101-000.000-651.000	USE AND ADMISSION FEES	3,000.00	51.00	1.70
101-000.000-665.000	INTEREST AND DIVIDENDS	73,700.00	143,955.22	195.33
101-000.000-667.006	RENT - NORRIE PARK PAVILLION	100.00	100.00	100.00
101-000.000-667.008	RENT - CURRY PARK	40,000.00	57,437.00	143.59
101-000.000-667.009	RENT - MEMORIAL BUILDING	75,000.00	25,502.00	34.00
101-000.000-667.010	RENT - DPW GARAGE	81,000.00	27,200.00	33.58
101-000.000-667.011	RENT - OTHER CITY PROPERTY	6,000.00	1,301.00	21.68
101-000.000-667.012	RENT - DEPOT PARK PAVILLION	200.00	100.00	50.00
101-000.000-667.013	RENT - MEM. BLDG. AUDITORIUM	1,000.00	800.00	80.00
101-000.000-674.000	CONTRIBUTIONS AND DONATION	5,000.00	0.00	0.00
101-000.000-675.027	DONATIONS - HIAWATHA PARK PLAYGROUND	0.00	44,955.77	100.00
101-000.000-676.000	REIMBURSEMENTS	0.00	3,848.56	100.00
101-000.000-678.000	MISCELLANEOUS INCOME	0.00	10,307.19	100.00
101-000.000-693.000	SALES OF FIXED ASSETS	0.00	515.00	100.00
101-000.000-694.000	CASH OVER/SHORT	0.00	(52.00)	100.00
101-000.000-698.000	INSURANCE CLAIMS RECEIVED	0.00	6,561.22	100.00
101-000.000-699.248	TRANSFER FROM DIDA	1,200.00	900.00	75.00
<b>TOTAL REVENUES</b>		<b>4,973,000.00</b>	<b>1,594,023.33</b>	<b>32.05</b>
<b>Expenditures</b>				
101.000	CITY COMMISSION	45,000.00	8,147.10	18.10
172.000	CITY MANAGER	115,000.00	30,477.90	26.50
201.000	FINANCIAL DEPT	229,000.00	78,770.56	34.40
215.000	CITY CLERK	223,000.00	65,073.54	29.18
228.000	COMPUTER/EQUIPMENT	132,000.00	26,280.09	19.91
247.000	BOARD OF REVIEW	3,000.00	107.65	3.59
253.000	CITY TREASURER	53,000.00	12,475.97	23.54
257.000	CITY ASSESSOR	63,000.00	18,048.36	28.65
262.000	ELECTIONS	15,000.00	2,969.34	19.80
265.000	MEMORIAL BUILDING	560,000.00	129,857.52	23.19
266.000	LABOR RELATIONS	5,000.00	0.00	0.00
267.000	INSURANCE-FRINGS-DUES	39,000.00	15,075.17	38.65
336.000	VOLUNTEER FIRE RELATED ACTIVITIES	17,000.00	13,814.99	81.26
345.000	PUBLIC SAFETY DEPARTMENT	1,168,000.00	346,367.31	29.65
346.000	DRUG ENFORCEMENT	6,000.00	752.33	12.54
371.000	BUILDING INSPECTION DEPT	28,000.00	7,654.75	27.34
441.000	DEPARTMENT OF PUBLIC WORKS	1,338,000.00	24,610.52	1.84
448.000	STREET LIGHTING	106,000.00	33,980.51	32.06
528.000	COMPOST SITE	43,000.00	7,652.23	17.80
529.001	GAS PLANT SITE	6,000.00	0.00	0.00
701.000	COMMUNITY DEVELOPMENT	421,000.00	77,371.68	18.38
716.000	MARKETING - ITC	30,000.00	7,182.45	23.94

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
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GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BGD USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 101 - GENERAL FUND					
Expenditures					
720.000	COMMUNITY ASSISTANCE	19,000.00		13,792.20	72.59
720.001	COMMUNITY ASSISTANCE - CIVIC CENTER	2,000.00		0.00	0.00
720.002	COMMUNITY ASSISTANCE - LIBRARY	1,000.00		0.00	0.00
720.003	COMMUNITY ASSISTANCE - FLOOD 2023	0.00		213.26	100.00
721.000	PROPERTY MGMT - 205 W AURORA	16,000.00		1,664.87	10.41
732.000	CODE ENFORCEMENT	158,000.00		41,374.71	26.19
751.000	PARKS MAINTENANCE	81,000.00		40,123.60	49.54
751.002	PARKS - MINE SHAFT SAFETY	2,000.00		0.00	0.00
751.005	CURRY PARK	86,000.00		23,669.04	27.52
751.007	DEPOT PARK	24,000.00		14,145.76	58.94
751.009	MT ZION ENHANCEMENT PROJECT	18,000.00		10,065.00	55.92
751.010	BELTLINE TRAIL GRANT PROJECT - PHASE 1	64,000.00		1,663.50	2.60
751.011	MINERS MEMORIAL HERITAGE PARK	45,000.00		64,287.71	142.86
751.012	DOWNTOWN SQUARE	80,000.00		44,243.26	55.30
751.013	BELTLINE TRAIL GRANT PROJECT - PHASE 2	20,000.00		0.00	0.00
757.000	NON-MOTORIZED TRAILS	0.00		3,167.93	100.00
757.001	NON-MOTORIZED TRAIL - IRON BELLE	17,000.00		2,257.27	13.28
758.000	MOTORIZED TRAILS - GENERAL	1,000.00		635.22	63.52
966.000	APPROPRIATIONS TO OTHER FUNDS	1,335,000.00		282,319.69	21.15
TOTAL EXPENDITURES		6,614,000.00		1,450,292.99	21.93
Fund 101 - GENERAL FUND:					
TOTAL REVENUES		4,973,000.00		1,594,023.33	32.05
TOTAL EXPENDITURES		6,614,000.00		1,450,292.99	21.93
NET OF REVENUES & EXPENDITURES		(1,641,000.00)		143,730.34	8.76

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
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GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BGD USED
			10/31/2023 NORMAL (ABNORMAL)		
Fund 202 - MAJOR STREET FUND					
Revenues					
202-000.000-530.000	FEDERAL GRANTS	750,000.00	594,669.30		79.29
202-000.000-546.000	STATE GRANTS - ACT 51 (MTF)	797,000.00	274,033.75		34.38
202-000.000-546.001	STATE GRANTS - ACT 51 (SNOW FUNDS)	40,000.00	0.00		0.00
202-000.000-546.002	STATE GRANTS - METRO ACT FUNDS	9,000.00	0.00		0.00
202-000.000-604.000	STATE TRUNKLINE PRESERVATION	170,000.00	12,804.97		7.53
202-000.000-678.000	MISCELLANEOUS INCOME	0.00	650.00		100.00
202-000.000-699.101	TRANSFER FROM GENERAL FUND	658,000.00	144,706.33		21.99
TOTAL REVENUES		2,424,000.00	1,026,864.35		42.36
Expenditures					
486.001	SURFACE MAINTENANCE	266,700.00	73,515.36		27.56
486.002	SURFACE MAINTENANCE-US	10,000.00	760.39		7.60
486.003	SURFACE MAINTENANCE-BR	4,700.00	303.27		6.45
488.001	SWEEPING	53,700.00	29,024.95		54.05
488.002	SWEEPING -US	5,300.00	591.03		11.15
488.003	SWEEPING -BR	1,800.00	0.00		0.00
489.000	PRESERVATION/STRUCTURAL IMPROVEMENT	2,242,000.00	1,504,924.79		67.12
491.001	DRAINAGE - BACKSLOPES	33,300.00	21,075.24		63.29
491.002	DRAINAGE AND BACKSLOPES-US	1,200.00	6,572.34		547.70
494.001	TRAFFIC SIGNS	17,400.00	1,325.88		7.62
494.002	TRAFFIC SIGNS-US	2,000.00	0.00		0.00
494.003	TRAFFIC SIGNS-BR	3,200.00	0.00		0.00
497.001	WINTER MAINTENANCE	159,200.00	6,959.36		4.37
497.002	WINTER MAINTENANCE-US	38,700.00	76.84		0.20
497.003	WINTER MAINTENANCE-BR	51,400.00	0.00		0.00
498.001	SNOW HAULING	97,500.00	115.39		0.12
498.002	SNOW HAULING-US	35,500.00	0.00		0.00
498.003	SNOW HAULING-BR	35,500.00	0.00		0.00
502.000	LEAVE AND BENEFITS	58,700.00	55,996.72		95.39
503.000	GENERAL AND ADMINISTRATIVE	61,600.00	26,449.45		42.94
503.172	ADM/ CM	9,000.00	2,385.33		26.50
906.000	DEBT RETIREMENT	19,600.00	0.00		0.00
TOTAL EXPENDITURES		3,208,000.00	1,730,076.34		53.93
Fund 202 - MAJOR STREET FUND:					
TOTAL REVENUES		2,424,000.00	1,026,864.35		42.36
TOTAL EXPENDITURES		3,208,000.00	1,730,076.34		53.93
NET OF REVENUES & EXPENDITURES		(784,000.00)	(703,211.99)		89.70

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BGD USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 203 - LOCAL STREET FUND					
Revenues					
203-000.000-546.000	STATE GRANTS - ACT 51 (MTF)	293,000.00		101,176.59	34.53
203-000.000-546.001	STATE GRANTS - ACT 51 (SNOW FUNDS)	30,000.00		0.00	0.00
203-000.000-546.002	STATE GRANTS - METRO ACT FUNDS	18,000.00		0.00	0.00
203-000.000-699.101	TRANSFER FROM GENERAL FUND	564,000.00		100,330.67	17.79
TOTAL REVENUES		905,000.00		201,507.26	22.27
Expenditures					
486.001	SURFACE MAINTENANCE	205,700.00		102,771.31	49.96
488.001	SWEEPING	8,700.00		2,513.39	28.89
489.000	PRESERVATION/STRUCTURAL IMPROVEMENT	300,000.00		0.00	0.00
491.001	DRAINAGE - BACKSLOPES	22,500.00		7,934.30	35.26
494.001	TRAFFIC SIGNS	14,400.00		705.01	4.90
497.001	WINTER MAINTENANCE	184,200.00		2,261.59	1.23
498.001	SNOW HAULING	36,200.00		0.00	0.00
502.000	LEAVE AND BENEFITS	60,500.00		55,994.07	92.55
503.000	GENERAL AND ADMINISTRATIVE	63,800.00		26,942.26	42.23
503.172	ADM/ CM	9,000.00		2,385.33	26.50
TOTAL EXPENDITURES		905,000.00		201,507.26	22.27
Fund 203 - LOCAL STREET FUND:					
TOTAL REVENUES		905,000.00		201,507.26	22.27
TOTAL EXPENDITURES		905,000.00		201,507.26	22.27
NET OF REVENUES & EXPENDITURES		0.00		0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
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GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 209 - CEMETERY FUND					
Revenues					
209-000.000-626.000	CHARGES - CEMETERY SERVICES	50,000.00		25,875.00	51.75
209-000.000-626.001	CHARGES - CEMETERY PERPETUAL CARE	5,000.00		1,230.00	24.60
209-000.000-665.000	INTEREST AND DIVIDENDS	0.00		9,597.58	100.00
209-000.000-699.101	TRANSFER FROM GENERAL FUND	112,000.00		35,798.89	31.96
TOTAL REVENUES		167,000.00		72,501.47	43.41
Expenditures					
567.000	CEMETERY	125,000.00		51,576.47	41.26
567.001	PERPETUAL CARE	42,000.00		20,925.00	49.82
TOTAL EXPENDITURES		167,000.00		72,501.47	43.41
Fund 209 - CEMETERY FUND:					
TOTAL REVENUES		167,000.00		72,501.47	43.41
TOTAL EXPENDITURES		167,000.00		72,501.47	43.41
NET OF REVENUES & EXPENDITURES		0.00		0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
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GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 216 - VOLUNTEER FIRE DEPARTMENT					
Revenues					
216-000.000-647.001	SALES - POP MACHINE	100.00		0.00	0.00
TOTAL REVENUES		100.00		0.00	0.00
Expenditures					
336.000	VOLUNTEER FIRE RELATED ACTIVITIES	2,000.00		78.00	3.90
TOTAL EXPENDITURES		2,000.00		78.00	3.90
Fund 216 - VOLUNTEER FIRE DEPARTMENT:					
TOTAL REVENUES		100.00		0.00	0.00
TOTAL EXPENDITURES		2,000.00		78.00	3.90
NET OF REVENUES & EXPENDITURES		(1,900.00)		(78.00)	4.11

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY					
Revenues					
248-000.000-402.000	CURRENT PROPERTY TAXES	13,000.00		4,400.00	33.85
248-000.000-674.000	CONTRIBUTIONS AND DONATION	8,000.00		935.00	11.69
248-000.000-678.000	MISCELLANEOUS INCOME	1,000.00		1,075.00	107.50
248-000.000-699.101	TRANSFER FROM GENERAL FUND	0.00		483.80	100.00
TOTAL REVENUES		22,000.00		6,893.80	31.34
Expenditures					
735.000	DOWNTOWN DEVELOPMENT	22,000.00		12,560.41	57.09
TOTAL EXPENDITURES		22,000.00		12,560.41	57.09
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES		22,000.00		6,893.80	31.34
TOTAL EXPENDITURES		22,000.00		12,560.41	57.09
NET OF REVENUES & EXPENDITURES		0.00		(5,666.61)	100.00



GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 271 - LIBRARY FUND					
Revenues					
271-000.000-402.000	CURRENT PROPERTY TAXES	100,000.00		33,200.00	33.20
271-000.000-410.000	PERSONAL PROPERTY TAX	300.00		0.00	0.00
271-000.000-432.000	PAYMENTS IN LIEU OF TAXES	400.00		0.00	0.00
271-000.000-530.000	FEDERAL GRANTS	20,000.00		0.00	0.00
271-000.000-567.000	STATE GRANTS-LIBRARY	5,000.00		2,712.26	54.25
271-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	800.00		749.31	93.66
271-000.000-607.001	NON-RESIDENT FEES	2,000.00		871.00	43.55
271-000.000-628.000	SUMMER READING PROGRAM	1,500.00		150.00	10.00
271-000.000-628.002	ERWIN TOWNSHIP CONTRACT	1,200.00		1,500.00	125.00
271-000.000-642.000	CHARGES SALES & SERVICE	1,500.00		649.75	43.32
271-000.000-642.001	SALES OF BOOKS	300.00		64.50	21.50
271-000.000-647.000	FUND RAISING REVENUE	3,000.00		0.00	0.00
271-000.000-651.000	USE AND ADMISSION FEES	200.00		23.00	11.50
271-000.000-656.000	PENAL FINES	20,000.00		0.00	0.00
271-000.000-657.000	FINES	200.00		57.19	28.60
271-000.000-665.000	INTEREST AND DIVIDENDS	0.00		3,008.27	100.00
271-000.000-674.000	CONTRIBUTIONS AND DONATION	2,500.00		662.50	26.50
271-000.000-675.001	DONATIONS - BUILDING FUND	500.00		210.00	42.00
271-000.000-675.006	DONATIONS ANNUAL APPEAL	7,000.00		150.00	2.14
271-000.000-675.008	DONATIONS - BOOK APPEAL	400.00		10.00	2.50
271-000.000-675.010	DONATIONS - FRIENDS OF LIBRAR	3,000.00		0.00	0.00
271-000.000-675.012	STARK FOUNDATION	2,000.00		0.00	0.00
271-000.000-678.000	MISCELLANEOUS INCOME	200.00		25.00	12.50
271-000.000-678.002	BANFIELD GRANT	2,000.00		1,000.00	50.00
271-000.000-678.011	CREATIVE PROGRAMS	0.00		5.00	100.00
271-000.000-678.015	DRAMA CLUB REVENUES	1,000.00		200.00	20.00
271-000.000-678.018	MI HUMANITIES COUNCIL GRANT	0.00		750.00	100.00
271-000.000-687.000	REFUNDS AND REBATES	0.00		1,050.00	100.00
TOTAL REVENUES		175,000.00		47,047.78	26.88
Expenditures					
790.000	LIBRARY	168,000.00		68,881.88	41.00
790.001	LIBRARY - ALA GRANT PROJECT	20,000.00		422.43	2.11
TOTAL EXPENDITURES		188,000.00		69,304.31	36.86
Fund 271 - LIBRARY FUND:					
TOTAL REVENUES		175,000.00		47,047.78	26.88
TOTAL EXPENDITURES		188,000.00		69,304.31	36.86
NET OF REVENUES & EXPENDITURES		(13,000.00)		(22,256.53)	171.20

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 273 - NEIGHBORHOOD ENHANCEMENT PROGRAM					
Revenues					
273-000.000-529.000	HOMEOWNERS SHARE GRANT	17,000.00		16,820.00	98.94
273-000.000-540.000	STATE GRANTS	30,000.00		15,639.00	52.13
273-000.000-699.101	TRANSFER FROM GENERAL FUND	1,000.00		1,000.00	100.00
TOTAL REVENUES		48,000.00		33,459.00	69.71
Expenditures					
690.000	COMM DEV REHAB	48,000.00		47,820.00	99.63
TOTAL EXPENDITURES		48,000.00		47,820.00	99.63
Fund 273 - NEIGHBORHOOD ENHANCEMENT PROGRAM:					
TOTAL REVENUES		48,000.00		33,459.00	69.71
TOTAL EXPENDITURES		48,000.00		47,820.00	99.63
NET OF REVENUES & EXPENDITURES		0.00		(14,361.00)	100.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 352 - 2015 STREET BOND DEBT SERVICE FUND					
Revenues					
352-000.000-402.000	CURRENT PROPERTY TAXES	180,000.00		68,000.00	37.78
352-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	0.00		1,551.85	100.00
352-000.000-665.000	INTEREST AND DIVIDENDS	0.00		3,372.25	100.00
TOTAL REVENUES		180,000.00		72,924.10	40.51
Expenditures					
557.000	ADMINISTRATION & OVERHEAD	3,000.00		0.00	0.00
906.000	DEBT RETIREMENT	177,000.00		4,876.25	2.75
TOTAL EXPENDITURES		180,000.00		4,876.25	2.71
Fund 352 - 2015 STREET BOND DEBT SERVICE FUND:					
TOTAL REVENUES		180,000.00		72,924.10	40.51
TOTAL EXPENDITURES		180,000.00		4,876.25	2.71
NET OF REVENUES & EXPENDITURES		0.00		68,047.85	100.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 353 - MEMORIAL BUILDING DEBT SERVICE FUND					
Revenues					
353-000.000-665.000	INTEREST AND DIVIDENDS	0.00		53.34	100.00
TOTAL REVENUES		0.00		53.34	100.00
Expenditures					
145.000	BUILDING FUND	1,000.00		0.00	0.00
TOTAL EXPENDITURES		1,000.00		0.00	0.00
Fund 353 - MEMORIAL BUILDING DEBT SERVICE FUND:					
TOTAL REVENUES		0.00		53.34	100.00
TOTAL EXPENDITURES		1,000.00		0.00	0.00
NET OF REVENUES & EXPENDITURES		(1,000.00)		53.34	5.33

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 590 - SEWER FUND					
Revenues					
590-000.000-603.000	SEWER CHARGES	2,383,000.00		812,706.82	34.10
590-000.000-615.000	UTILITY BILL PENALTIES	33,500.00		11,477.31	34.26
590-000.000-619.000	MISC REC PENALTY FEE	0.00		10.00	100.00
590-000.000-665.000	INTEREST AND DIVIDENDS	1,000.00		13,966.92	1,396.69
590-000.000-678.000	MISCELLANEOUS INCOME	7,500.00		2,770.00	36.93
TOTAL REVENUES		2,425,000.00		840,931.05	34.68
Expenditures					
527.000	SEWAGE DISPOSAL - GIWA O&M	863,000.00		287,388.28	33.30
527.001	SEWAGE DISPOSAL - GIWA DEBT SERVICE	243,000.00		80,700.36	33.21
554.000	METER SETS, REMOVALS & REPAIRS	86,800.00		28,027.77	32.29
556.000	CUSTOMER ACCOUNTING & COLLECT	90,300.00		31,280.76	34.64
557.000	ADMINISTRATION & OVERHEAD	289,800.00		55,541.71	19.17
557.172	ADMINISTRATION - CITY MANAGER	9,100.00		2,385.33	26.21
560.000	COLLECTION & TRANSMISSION	843,000.00		154,286.98	18.30
TOTAL EXPENDITURES		2,425,000.00		639,611.19	26.38
Fund 590 - SEWER FUND:					
TOTAL REVENUES		2,425,000.00		840,931.05	34.68
TOTAL EXPENDITURES		2,425,000.00		639,611.19	26.38
NET OF REVENUES & EXPENDITURES		0.00		201,319.86	100.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 591 - WATER FUND					
Revenues					
591-000.000-530.000	FEDERAL GRANTS	1,000,000.00		40,022.50	4.00
591-000.000-540.000	STATE GRANTS	500.00		0.00	0.00
591-000.000-602.000	WATER CHARGES	2,220,000.00		765,110.98	34.46
591-000.000-613.000	TURN ON/OFF FEES	30,000.00		10,875.00	36.25
591-000.000-615.000	UTILITY BILL PENALTIES	32,000.00		11,232.73	35.10
591-000.000-616.000	NSF FEE	1,500.00		835.00	55.67
591-000.000-618.000	GARBAGE CHARGES	393,000.00		130,198.29	33.13
591-000.000-620.000	GARBAGE TAGS	500.00		96.00	19.20
591-000.000-665.000	INTEREST AND DIVIDENDS	500.00		7,462.34	1,492.47
591-000.000-678.000	MISCELLANEOUS INCOME	0.00		3,460.00	100.00
TOTAL REVENUES		3,678,000.00		969,292.84	26.35
Expenditures					
521.000	GARBAGE COLLECTION	396,000.00		130,650.43	32.99
550.000	WELLS	500.00		0.00	0.00
551.000	PUMPING	341,000.00		87,595.47	25.69
553.000	TRANSMISSION AND DISTRIBUTION	702,500.00		158,426.32	22.55
553.001	TRANSMISSION AND DIST - WATER BREAKS	98,100.00		11,367.06	11.59
553.003	SERVICE LINES	1,079,900.00		48,374.02	4.48
554.000	METER SETS, REMOVALS & REPAIRS	88,100.00		29,846.89	33.88
556.000	CUSTOMER ACCOUNTING & COLLECT	91,400.00		31,798.12	34.79
557.000	ADMINISTRATION & OVERHEAD	871,400.00		207,658.24	23.83
557.172	ADMINISTRATION - CITY MANAGER	9,100.00		2,385.38	26.21
TOTAL EXPENDITURES		3,678,000.00		708,101.93	19.25
Fund 591 - WATER FUND:					
TOTAL REVENUES		3,678,000.00		969,292.84	26.35
TOTAL EXPENDITURES		3,678,000.00		708,101.93	19.25
NET OF REVENUES & EXPENDITURES		0.00		261,190.91	100.00

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BGD USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 593 - CIVIC CENTER					
Revenues					
593-000.000-402.000	CURRENT PROPERTY TAXES	105,300.00		93,049.15	88.37
593-000.000-410.000	PERSONAL PROPERTY TAX	200.00		0.00	0.00
593-000.000-432.000	PAYMENTS IN LIEU OF TAXES	300.00		0.00	0.00
593-000.000-573.000	LOCAL COMM. STABILIZATION SHARE APPROP	500.00		775.92	155.18
593-000.000-642.004	SALES - CONCESSION	30,000.00		4,997.00	16.66
593-000.000-647.001	SALES - POP/CANDY MACHINE	1,800.00		7.80	0.43
593-000.000-647.003	SALES - JUKEBOX/ARCADE	1,000.00		80.00	8.00
593-000.000-651.000	USE AND ADMISSION FEES - OPEN SKATING	40,000.00		8,895.00	22.24
593-000.000-651.001	SKATE SHARPENING	1,900.00		485.00	25.53
593-000.000-651.002	USE AND ADMISSION FEES - OTHER	0.00		313.00	100.00
593-000.000-665.000	INTEREST AND DIVIDENDS	0.00		24.21	100.00
593-000.000-667.000	RENT - ICE (OTHER)	7,000.00		554.00	7.91
593-000.000-667.001	RENT - NON-ICE	4,000.00		2,048.50	51.21
593-000.000-667.002	RENT - POLAR BEARS - ICE	40,000.00		0.00	0.00
593-000.000-667.003	RENT - SKATES	10,000.00		1,924.00	19.24
593-000.000-667.004	RENT - ICE CRYSTALS - ICE	20,000.00		0.00	0.00
593-000.000-674.000	CONTRIBUTIONS AND DONATION	0.00		2,451.00	100.00
593-000.000-677.000	ADVERTISING REVENUES	1,000.00		12,805.74	1,280.57
TOTAL REVENUES		263,000.00		128,410.32	48.83
Expenditures					
805.000	CIVIC CENTER	348,000.00		89,280.10	25.66
TOTAL EXPENDITURES		348,000.00		89,280.10	25.66
Fund 593 - CIVIC CENTER:					
TOTAL REVENUES		263,000.00		128,410.32	48.83
TOTAL EXPENDITURES		348,000.00		89,280.10	25.66
NET OF REVENUES & EXPENDITURES		(85,000.00)		39,130.22	46.04

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REVENUE AND EXPENDITURE REPORT FOR CITY OF IRONWOOD  
 PERIOD ENDING 10/31/2023  
 % Fiscal Year Completed: 33.61

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE		% BDGT USED
			NORMAL	10/31/2023 (ABNORMAL)	
Fund 661 - EQUIPMENT FUND					
Revenues					
661-000.000-644.000	EQUIPMENT RENTAL	828,000.00		182,580.97	22.05
661-000.000-665.000	INTEREST AND DIVIDENDS	0.00		19,193.70	100.00
661-000.000-678.000	MISCELLANEOUS INCOME	0.00		2,625.00	100.00
661-000.000-698.000	INSURANCE CLAIMS RECEIVED	0.00		51,000.00	100.00
TOTAL REVENUES		828,000.00		255,399.67	30.85
Expenditures					
525.000	DIRECT EQUIPMENT EXPENSE	342,000.00		86,864.95	25.40
557.000	ADMINISTRATION & OVERHEAD	482,000.00		139,106.54	28.86
557.172	ADMINISTRATION - CITY MANAGER	4,000.00		795.13	19.88
TOTAL EXPENDITURES		828,000.00		226,766.62	27.39
Fund 661 - EQUIPMENT FUND:					
TOTAL REVENUES		828,000.00		255,399.67	30.85
TOTAL EXPENDITURES		828,000.00		226,766.62	27.39
NET OF REVENUES & EXPENDITURES		0.00		28,633.05	100.00



CASH SUMMARY BY ACCOUNT FOR CITY OF IRONWOOD  
 FROM 10/01/2023 TO 10/31/2023  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 10/01/2023	Total Debits	Total Credits	Ending Balance 10/31/2023
Fund 101	GENERAL FUND				
001.000	CASH - CHECKING	2,693,183.19	425,447.24	1,302,991.09	1,815,639.34
001.005	CASH - CHECKING - FIRE INSURANCE	21,761.49	74.22	0.00	21,835.71
017.000	INVESTMENTS - MI CLASS	2,638,734.73	1,015,644.67	0.00	3,654,379.40
	GENERAL FUND	5,353,679.41	1,441,166.13	1,302,991.09	5,491,854.45
Fund 202	MAJOR STREET FUND				
001.000	CASH - CHECKING	739,732.25	65,525.99	20,085.79	785,172.45
Fund 203	LOCAL STREET FUND				
001.000	CASH - CHECKING	20,356.70	44,457.15	42,210.25	22,603.60
Fund 209	CEMETERY FUND				
001.000	CASH - CHECKING	2,900.58	8,047.12	10,410.09	537.61
017.000	INVESTMENTS - MI CLASS	527,967.60	2,466.52	0.00	530,434.12
	CEMETERY FUND	530,868.18	10,513.64	10,410.09	530,971.73
Fund 248	DOWNTOWN DEVELOPMENT AUTHORITY				
001.000	CASH - CHECKING	37,689.40	2,503.89	1,341.68	38,851.61
Fund 271	LIBRARY FUND				
001.000	CASH - CHECKING	208,024.38	2,845.89	34,224.86	176,645.41
017.271	INVESTMENTS - MI CLASS - ANNUAL	122,144.19	23,504.93	0.00	145,649.12
017.272	INVESTMENTS - MI CLASS - BUILDING	40,623.84	688.59	0.00	41,312.43
	LIBRARY FUND	370,792.41	27,039.41	34,224.86	363,606.96
Fund 273	NEIGHBORHOOD ENHANCEMENT PROGRAM				
001.000	CASH - CHECKING	16,788.50	4,684.00	0.00	21,472.50
Fund 352	2015 STREET BOND DEBT SERVICE FUND				
001.000	CASH - CHECKING	312,784.40	5,348.91	0.00	318,133.31
Fund 353	MEMORIAL BUILDING DEBT SERVICE FUND				
001.000	CASH - CHECKING	3,862.50	13.17	0.00	3,875.67
Fund 590	SEWER FUND				
001.000	CASH - CHECKING	509,946.65	212,295.57	513,298.36	208,943.86
001.001	CASH - REPAIR, REPLACE & IMPROVE	2,000.00	2,000.00	0.00	4,000.00
006.018	SEWER REDEMPTION (1,2,3,4)	65,305.98	63,809.06	0.00	129,115.04
006.019	SEWER RESERVE (1,2,3,4)	244,772.41	6,338.27	0.00	251,110.68
017.000	INVESTMENTS - MI CLASS	528,295.27	2,468.06	0.00	530,763.33
	SEWER FUND	1,350,320.31	286,910.96	513,298.36	1,123,932.91
Fund 591	WATER FUND				
001.000	CASH - CHECKING	1,196,659.99	283,719.56	767,433.94	712,945.61
001.001	CASH - REPAIR, REPLACE & IMPROVE	7,525.00	8,726.75	0.00	16,251.75
001.011	WATER SUPPLY SYSTEM CONSTRUCTION	768.65	29,000.06	29,496.25	272.46
006.015	WATER REDEMPTION (1,2,3,4)	87,240.76	127,892.50	0.00	215,133.26
006.016	WATER RESERVE (1,2,3,4)	313,483.36	13,401.67	0.00	326,885.03
017.000	INVESTMENTS - MI CLASS	999.57	501,663.30	0.00	502,662.87
	WATER FUND	1,606,677.33	964,403.84	796,930.19	1,774,150.98
Fund 593	CIVIC CENTER				
001.000	CASH - CHECKING	176,245.18	25,788.05	11,067.69	190,965.54
006.025	2013 CAP IMP BOND DEBT SERVIC	24.21	0.00	24.21	0.00
	CIVIC CENTER	176,269.39	25,788.05	11,091.90	190,965.54

CASH SUMMARY BY ACCOUNT FOR CITY OF IRONWOOD  
 FROM 10/01/2023 TO 10/31/2023  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 10/01/2023	Total Debits	Total Credits	Ending Balance 10/31/2023
Fund 661	EQUIPMENT FUND				
001.000	CASH - CHECKING	125,778.29	43,587.33	27,576.38	141,789.24
017.000	INVESTMENTS - MI CLASS	1,055,858.95	4,932.66	0.00	1,060,791.61
	<b>EQUIPMENT FUND</b>	<b>1,181,637.24</b>	<b>48,519.99</b>	<b>27,576.38</b>	<b>1,202,580.85</b>
Fund 703	CURRENT TAX COLLECTION FUND				
001.000	CASH - CHECKING	54,995.49	66,805.88	85,054.87	36,746.50
Fund 732	POLICE & FIREMEN'S RETIREMENT				
001.000	CASH - CHECKING	682,425.62	13,593.79	38,598.56	657,420.85
Fund 736	PUBLIC EMPLOYEE HEALTH CARE FUND				
001.000	CASH - CHECKING	5,379.97	31,847.82	11,330.07	25,897.72
016.000	MERS INVESTMENTS	1,701,767.08	0.00	30,000.00	1,671,767.08
	<b>PUBLIC EMPLOYEE HEALTH CARE FUND</b>	<b>1,707,147.05</b>	<b>31,847.82</b>	<b>41,330.07</b>	<b>1,697,664.80</b>
	<b>TOTAL - ALL FUNDS</b>	<b>14,146,026.18</b>	<b>3,039,122.62</b>	<b>2,925,144.09</b>	<b>14,260,004.71</b>

Check Date	Check	Vendor Name	Description	Amount
Bank RIVER RIVER VALL				
10/04/2023	147811	POSTMASTER - IRONWOOD	POSTAGE	99.71
			POSTAGE	99.70
				<u>199.41</u>
10/04/2023	147812	AMAZON CAPITAL SERVICES	LED LIGHTS FOR CEMETERY	58.99
			MULTIMETER & STORAGE BAG	22.98
				<u>81.97</u>
10/04/2023	147813	ANGELO LUPPINO INC	1.52 TNS HOT MIX @\$75.00 TN	120.27
10/04/2023	147814	AUTO VALUE IRONWOOD	OIL FILTER #83	8.62
			MAINT PARTS	121.62
			MAINT PARTS - DPW	299.58
			MAINT PARTS -CREDIT	(121.62)
				<u>308.20</u>
10/04/2023	147815	CENGAGE LEARNING, INC/GALE	BOOKS LIBRARY	172.73
10/04/2023	147816	CHARTER COMMUNICATIONS	PHONE - LIBRARY	59.97
10/04/2023	147817	CORE & MAIN LP	WATER PARTS	214.12
10/04/2023	147818	DEROSSO, DEVON	UP WATER REVIEW-TRAVEL EXP	104.00
10/04/2023	147819	ELIZABETH MARIE MATHIAS	PLAIDURDAY MUSICAL PERFORMANCE	125.00
10/04/2023	147820	FRANKLIN, JACOB	UP WATER REVIEW-TRAVEL EXP	104.00
10/04/2023	147821	GOGEBIC-IRON WASTEWATER AUTH	WASTEWATER TREATMENT - OCT	92,022.16
10/04/2023	147822	HALL, TREVOR	UB refund for account: POPL-000120-0000-	265.18
10/04/2023	147823	HARJU PORTA POTTIES, LLC	PORTAPOTTY-MULTI-LOCATIONS	310.00
			PORTAPOTTY-MULTI-LOCATIONS	250.00
				<u>560.00</u>
10/04/2023	147824	HAWKINS, INC	CHLORINE & LPC-AM - PUMP STN	3,215.13
10/04/2023	147825	INCREDIBLE BANK-CREDIT CARD	CREDIT CARD PAYMENT	9,652.16
10/04/2023	147826	IRONWOOD TOWNSHIP	4TH QTR GARBAGE 11452 N PUMP STN	42.45
10/04/2023	147827	IRONWOOD WATER & SEWER UTIL	MCLW-123-01	1,211.76
			MARS-213-01	754.52
				<u>1,966.28</u>
10/04/2023	147828	KWIK TRIP INC	GAS USAGE - SEPT	2,870.36
10/04/2023	147829	KWIK TRIP INC	GAS USAGE - SEPT - DPW	286.32
10/04/2023	147830	LAWSON PRODUCTS INC	SUPPLIES - DPW	208.45
10/04/2023	147831	LINDQUIST ELECTRIC, INC	HIGH BAY LIGHTS - DPW GARAGE	285.00
10/04/2023	147832	LULICH IMPLEMENT INC	74" SNOWBLOWER ATTACH-KUBOTA	5,017.75
10/04/2023	147833	M&M PLUMBING & HEATING	WATERLINE HOOKUP-128 W RIDGE	671.01
10/04/2023	147834	MICHIGAN RURAL WATER ASSOC	UP EXPO REG-ROBERT J TERVONEN	160.00
10/04/2023	147835	MILLER-BRADFORD & RISBERG, INC	LIGHT #74	278.74
10/04/2023	147836	NEIL CORCORAN	PIL INSURANCE - OCT 2023	446.00
10/04/2023	147837	NORTH STAR BEVERAGE CO INC	PALLET OF BOTTLED WATER-FLUSHING	1,275.00
10/04/2023	147838	PETROCHOICE MIDWEST DIVISION -	MOBIL DTE 10 EXCEL 32&68 - DPW	335.07
10/04/2023	147839	R.E.D. RICHARDS CONST., INC.	METER READING SEPT 2023	2,740.13
10/04/2023	147840	RANGE CORP	MISS DIG - OCT 2023	208.00
10/04/2023	147841	RAPID GRAFIKS AND SIGNS	VEHICLE DECAL #35	50.00
10/04/2023	147842	ROBERT TERVONEN	TRAVEL EXPENSES-MRWA FALL CONF.	282.96
10/04/2023	147843	SHARE CORP	ROOT KILLER,CLEANER&BACTERIAL-PARKS	2,049.83

CHECK REGISTER FOR CITY OF IRONWOOD  
 CHECK DATE FROM 10/01/2023 - 10/31/2023

Check Date	Check	Vendor Name	Description	Amount
10/04/2023	147844	STAINLESS SOFTWARE, INC	PREMIER CAMPGROUND SERV-AUG PREMIER CAMPGROUND SERV-SEPT	680.00 614.00 <u>1,294.00</u>
10/04/2023	147845	THE PINES CAFE INC	UB refund for account: SUFS-000120-DOWN-	39.24
10/04/2023	147846	THE PINES CAFE INC	UB refund for account: SUFS-000120-00UP-	6.08
10/04/2023	147847	URSINI, VINCENT	UB refund for account: KING-000320-0000-	399.11
10/04/2023	147848	WALTERS, DAVID	MUSICAL 10/6/23 1ST FRIDAY-PLAIDURDAY	750.00
10/04/2023	147849	XCEL ENERGY	DWNTWN STREET LIGHTS GROUP WATER BILL	71.69 <u>1,005.94</u> 1,077.63
10/05/2023	147850	AMAZON CAPITAL SERVICES	WIRELESS KEYBOARD&MOUSE ERICKSON T	49.99
10/05/2023	147851	DAILY GLOBE	JOB POSTING DPW SUPERVISOR JOB POSTING DPW SUPERVISOR ADV EQUIP OPR II-SEWER PUBLIC HEARING ALLEY VAC HEMLOCK ORD 543 MARIHUANA ESTAB.	194.40 101.25 194.40 89.65 <u>89.65</u> 669.35
10/05/2023	147852	DAILY GLOBE	PUBLIC NOTICES - PLAIDURDAY	112.00
10/05/2023	147853	IRON COUNTY MINER	ENVELOPES ELECTION 50 PLAIDURDAY POSTERS	195.00 <u>56.00</u> 251.00
10/05/2023	147854	IRONWOOD WATER & SEWER UTIL	AURW-105-MAIN-01 AURW-105-SPLA-01	3,033.82 <u>2,952.45</u> 5,986.27
10/05/2023	147855	JFTCO, INC	MAINT PARTS - DPW MAINT PARTS - DPW MAINT PARTS - DPW MAINT PARTS - DPW MAINT PARTS - DPW	344.96 2.82 0.79 250.27 <u>89.22</u> 688.06
10/05/2023	147856	MICHELLE MARIE RIGONI-SIVULA	CUSTODIAL SERVICES - PSD CUSTODIAL SERVICES - PSD CUSTODIAL SERVICES - PSD CUSTODIAL SERVICES - PSD CUSTODIAL SERVICES - PSD CUSTODIAL SERVICES - MEM BLDG CUSTODIAL SERVICES - MEM BLDG	85.00 85.00 85.00 85.00 85.00 229.50 <u>255.00</u> 909.50
10/05/2023	147857	REFORM ENTERPRISES, LLC	FIRE ALARM SYS REPLACEMENT-MEM BLDG	41,971.00
10/05/2023	147858	U.S. BANK EQUIPMENT FINANCE	COPIER LEASE MX5071 CLERKS OFFICE	281.02
10/10/2023	147859	POSTMASTER - IRONWOOD	POSTAGE - UB CYCLE A - SEWER PORTION POSTAGE - UB CYCLE A - WATER PORTION	131.10 <u>131.10</u> 262.20



CHECK REGISTER FOR CITY OF IRONWOOD  
CHECK DATE FROM 10/01/2023 - 10/31/2023

Check Date	Check	Vendor Name	Description	Amount
			AUDIO VISUAL - LIBRARY	31.49
				<u>85.48</u>
10/17/2023	147884	NORTH AMERICAN BENEFITS CO	LIFE INSURANCE - NOV	215.70
10/17/2023	147885	NORTH STAR BEVERAGE CO INC	CONCESSION SUPPLIES - CIVIC CTR	904.80
10/17/2023	147886	REPUBLIC SERVICES #645	DUMPSTER-213 S MARQUETTE ST-MEM BLDG	167.14
			DUMPSTER-318 HOUK ST-RANDA FIELD	114.77
			GARBAGE&RECYCLING - LIBRARY	32.19
			DUMPSTER-N11452 PUMP STN	37.14
			DUMPSTER-690 CLOVERLAND-CURRY PARK	133.29
			DUMPSTER 205 CLEMENS ST-DPW	173.34
				<u>657.87</u>
10/17/2023	147887	REPUBLIC SERVICES #645	RECYCLING & GARBAGE-RESIDENTIAL	32,695.88
10/17/2023	147888	REPUBLIC SERVICES #645	RECYCLING-213 S MARQUETTE ST	9.95
10/17/2023	147889	REPUBLIC SERVICES #645	RECYCLING 123 MCLEOD - PSD	9.95
10/17/2023	147890	SIIRILA, GLORIA	UB refund for account: NEWP-000005-0000-	257.97
10/17/2023	147891	SUPERIORLAND LIBRARY	KANOPY VIDEOS JUNE 2023-LIBRARY	25.59
			FIREWALL,WIRELESS ACCESS LIC-LIBRARY	952.02
				<u>977.61</u>
10/17/2023	147892	THE NEW YORK TIMES	BOOK REVIEW -#910686856-LIBRARY	22.00
10/17/2023	147893	TOTH, SUZANNE	UB refund for account: SPRU-000805-0000-	322.09
10/17/2023	147894	TRUESDELL, TRACI	UB refund for account: ALFR-000302-0000-	348.29
10/17/2023	147895	WEX BANK	GAS USAGE	2,431.64
10/17/2023	147896	WHITE WATER ASSOCIATES, INC	WATER SAMPLE TESTING	80.00
			WATER SAMPLE TESTING	18.00
				<u>98.00</u>
10/17/2023	147897	XCEL ENERGY	STREET LIGHTS	6,913.06
10/23/2023	147898	POSTMASTER - IRONWOOD	POSTAGE - UB CYCLE C - SEWER PORTION	129.08
			POSTAGE - UB CYCLE C - WATER PORTION	129.08
				<u>258.16</u>
10/27/2023	147899	POSTMASTER - IRONWOOD	POSTAGE - UB CYCLE D - SEWER PORTION	130.29
			POSTAGE - UB CYCLE D - WATER PORTION	130.29
				<u>260.58</u>
10/30/2023	147900	FRANKLIN, JACOB	EDUCATION AND TRAINING	51.00

RIVER TOTALS:

Total of 90 Disbursements:

591,633.15

Bank RVTAX RIVER TAX

10/02/2023	9861	CITY OF IRONWOOD-STREET IMPROVEMENT	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	1,014.07
10/02/2023	9862	CITY OF IRONWOOD-TAXES	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	15,384.25
10/02/2023	9863	GOGEBIC COUNTY TREAS -ST EDUC.	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	3,047.16
10/02/2023	9864	GOGEBIC COUNTY TREAS-SUMMER TX	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	3,388.78
10/02/2023	9865	GOGEBIC COUNTY TREAS-SUMMER TX	LAND BANK SEPT 18-29, 23 RECEIPTS 2986-3	132.11

CHECK REGISTER FOR CITY OF IRONWOOD  
 CHECK DATE FROM 10/01/2023 - 10/31/2023

Check Date	Check	Vendor Name	Description	Amount
10/02/2023	9866	GOGEBIC-ONT INTERMEDIATE - TAX	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	1,832.88
10/02/2023	9867	IRONWOOD AREA SCHOOLS-BOND 1	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	295.78
10/02/2023	9868	IRONWOOD AREA SCHOOLS-BOND 2	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	790.72
10/02/2023	9869	IRONWOOD AREA SCHOOLS-TAX	TAX DISB SEPT 18-29, 23 RECEIPTS 2986-30	6,834.47
10/02/2023	9870	STATE OF MICHIGAN-SCHOOL AID FUND	STATE SCHOOL AID FUND SEPT 18-29, 23	47.86
10/19/2023	9871	CITY OF IRONWOOD-STREET IMPROVEMENT	TAX DISBURSEMENT OCT 2-18, 2023	1,711.03
10/19/2023	9872	CITY OF IRONWOOD-TAXES	TAX DISBURSEMENT OCT 2-18, 2023	26,016.18
10/19/2023	9873	GOGEBIC COUNTY TREAS -ST EDUC.	TAX DISBURSEMENT OCT 2-18, 2023	5,164.98
10/19/2023	9874	GOGEBIC COUNTY TREAS-SUMMER TX	TAX DISBURSEMENT OCT 2-18, 2023	5,717.52
10/19/2023	9875	GOGEBIC-ONT INTERMEDIATE - TAX	TAX DISBURSEMENT OCT 2-18, 2023	3,092.46
10/19/2023	9876	IRONWOOD AREA SCHOOLS-BOND 1	TAX DISBURSEMENT OCT 2-18, 2023	499.13
10/19/2023	9877	IRONWOOD AREA SCHOOLS-BOND 2	TAX DISBURSEMENT OCT 2-18, 2023	1,334.10
10/19/2023	9878	IRONWOOD AREA SCHOOLS-TAX	TAX DISBURSEMENT OCT 2-18, 2023	8,196.62
10/19/2023	9879	KING, PAUL & PAMELA	2023 Sum Tax Refund 52-15-454-020	65.21
10/19/2023	9880	SPEEDY TITLE & ESCROW SERVICES	2023 Sum Tax Refund 52-22-333-070	349.28

RVTAX TOTALS:

Total of 20 Disbursements: 84,914.59

Bank RVWSC WATER SUPPLY SYSTEM CONSTRUCTION

10/04/2023	500048	CITY OF IRONWOOD	DAILY GLOBE-REIMBURSE-WTR PLANT PH1	4,465.00
10/04/2023	500049	HDR MICHIGAN, INC	FILTRATION/TREATMENT JUL2-29,23 FILTRATION/TREATMENT JUL30-AUG26,23	3,687.19 21,344.06
				25,031.25

RVWSC TOTALS:

Total of 2 Disbursements: 29,496.25

**Change Order No. 2**

Date of Issuance: 11/14/2023  
 Owner: The City of Ironwood  
 Contractor: Jake's Excavating & Landscaping, LLC  
 Engineer: Coleman Engineering Company  
 Project: Lead Service Line Replacement Project  
 Contract Name: Lead Service Line Replacement Project

Effective Date: 11/28/2023  
 Owner's Contract No.: N/A  
 Contractor's Project No.: N/A  
 Engineer's Project No.: 221079

The Contract is modified as follows upon execution of this Change Order:

Description: Additional items added to the contract for interior work performed by Contractor.

Attachments: Schedule of Pay Items

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price:  \$ 2,721,786.50	Original Contract Times: Substantial Completion: <u>September 1, 2025</u> Ready for Final Payment: <u>October 1, 2025</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> :  \$ 285,948.72	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : Substantial Completion: <u>N/A</u> Ready for Final Payment: <u>N/A</u> days
Contract Price prior to this Change Order:  \$ 2,435,837.78	Contract Times prior to this Change Order: Substantial Completion: <u>September 1, 2025</u> Ready for Final Payment: <u>October 1, 2025</u> days or dates
[Increase] [Decrease] of this Change Order:  \$463.50	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>N/A</u> Ready for Final Payment: <u>N/A</u> days or dates
Contract Price incorporating this Change Order:  \$ 2,436,301.28	Contract Times with all approved Change Orders: Substantial Completion: <u>September 1, 2025</u> Ready for Final Payment: <u>October 1, 2025</u> days or dates

RECOMMENDED:  
 By: Kelsey Roble  
 Engineer (if required)  
 Title: Project Manager  
 Date: 11/14/2023

ACCEPTED:  
 By: \_\_\_\_\_  
 Owner (Authorized Signature)  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

ACCEPTED:  
 By: [Signature]  
 Contractor (Authorized Signature)  
 Title: owner  
 Date: 11/14/23

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_





ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

# Contractor's Application for Payment No. 1

Application Period: 10/4/23 - 11/4/23	Application Date: 11/27/2023
To (Owner): The City of Ironwood	Via (Engineer): Coleman Engineering Company
Project: Lead Service Line Replacement Project	Contract: Lead Service Line Replacement Project
Owner's Contract No.:	Contractor's Project No.: 221079

### Application For Payment Change Order Summary

Approved Change Orders							
Number	Additions						
1	Deductions \$285,948.72						
2	\$463.50						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: right;">TOTALS</td> <td style="width: 80%;"></td> <td style="width: 10%; text-align: right;">\$463.50</td> </tr> <tr> <td style="text-align: right;">NET CHANGE BY CHANGE ORDERS</td> <td></td> <td style="text-align: right;">-\$285,485.22</td> </tr> </table>		TOTALS		\$463.50	NET CHANGE BY CHANGE ORDERS		-\$285,485.22
TOTALS		\$463.50					
NET CHANGE BY CHANGE ORDERS		-\$285,485.22					

1. ORIGINAL CONTRACT PRICE..... \$ 2,721,786.50
2. Net change by Change Orders..... \$ -\$285,485.22
3. Current Contract Price (Line 1 ± 2)..... \$ 2,436,301.28
4. TOTAL COMPLETED AND STORED TO DATE  
(Column F total on Progress Estimates)..... \$ 78,515.96
5. RETAINAGE:
 

a. 5%	<input checked="" type="checkbox"/>	Work Completed.....	\$ 39,257.80
b.	<input checked="" type="checkbox"/>	Stored Material.....	\$ 3,925.80
c. Total Retainage (Line 5.a + Line 5.b).....			\$ 74,590.16
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 74,590.16
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$
8. AMOUNT DUE THIS APPLICATION..... \$ 74,590.16
9. BALANCE TO FINISH, PLUS RETAINAGE  
(Column G total on Progress Estimates + Line 5.c above)..... \$ 2,361,711.12

<p><b>Contractor's Certification</b></p> <p>The undersigned Contractor certifies, to the best of its knowledge, the following:</p> <p>(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;</p> <p>(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and</p> <p>(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.</p>	<p>Contractor Signature: </p> <p>Date: 11/14/23</p>
--	---

Payment of:	\$ 74,590.16	
is recommended by: <u>Kelsey Roble</u> 11/14/23 <small>(Engineer)</small> <span style="float: right;"><small>(Date)</small></span>		
Payment of:	\$ 74,590.16	
is approved by: _____ <span style="float: right;"><small>(Date)</small></span> <small>(Owner)</small>		
Approved by:		<small>(Date)</small>
		<small>Funding or Financing Entity (if applicable)</small> _____ <small>(Date)</small>

**Progress Estimate - Unit Price Work**

**Contractor's Application**

Item		Contract Information (Thru CO 2)				C	D	E	F	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
1	Mobilization, Max. (5%)	1	LSUM	\$27,000.00	\$27,000.00					\$27,000.00
2	Water Service Exploration Private Side at House	40	EA	\$400.00	\$16,000.00	3	\$1,200.00		\$1,200.00	\$14,800.00
3	Water Service Exploration Public Side at Curb	40	EA	\$400.00	\$16,000.00					\$16,000.00
4	1-inch Corporation Stop	95.6	EA	\$475.00	\$45,885.00					\$45,885.00
5	1-inch Type K Copper Water Service Water Main to ROW (City Side)	2898	LF	\$54.00	\$156,492.00					\$156,492.00
6	1-inch Curb Stop and Box	210	EA	\$450.00	\$94,500.00	1	\$450.00		\$450.00	\$94,050.00
7	Water Pressure Control for New Curb Box	100	EA	\$250.00	\$25,000.00					\$25,000.00
8	1-inch Type K Copper Water Service ROW to House (Private Side)	12600	LF	\$60.85	\$766,710.00	664	\$40,404.40		\$40,404.40	\$726,305.60
9	Water Service Interior Plumbing Connection	210	EA	\$550.00	\$115,500.00	17	\$9,350.00		\$9,350.00	\$106,150.00
10	Plumbing Permit Applications and Administration	210	EA	\$500.00	\$105,000.00	31	\$15,500.00		\$15,500.00	\$89,500.00
11	Plumbing Permit Fees	210	EA	\$155.00	\$32,550.00	31	\$4,805.00		\$4,805.00	\$27,745.00
12	Insulation Board, 2-inch	11778.48	SFT	\$1.55	\$18,256.64	512	\$793.60		\$793.60	\$17,463.04
13	Erosion Control, Silt Fence	1500	FT	\$3.00	\$4,500.00					\$4,500.00
14	Erosion Control, Inlet Protection, Fabric Drop	170	EA	\$55.00	\$9,350.00	1	\$55.00		\$55.00	\$9,295.00
15	Special Backfill	500	CY	\$15.00	\$7,500.00					\$7,500.00
16	Curb and Gutter, Rem	1545.6	FT	\$5.00	\$7,728.00					\$7,728.00
17	Sidewalk & Concrete Driveway, Rem	2176.86	SYD	\$5.40	\$11,755.04	31.3	\$169.02		\$169.02	\$11,586.02
18	Concrete Pavement, Rem	500	SYD	\$7.00	\$3,500.00					\$3,500.00
19	HMA Surface, Rem	5152	SYD	\$4.00	\$20,608.00					\$20,608.00
20	Utility Exploration	30	EA	\$250.00	\$7,500.00	1	\$250.00		\$250.00	\$7,250.00
21	Subbase, CIP	5152	SYD	\$6.54	\$33,694.08					\$33,694.08
22	Aggregate Base, 9-inch	5152	SYD	\$7.30	\$37,609.60					\$37,609.60
23	Aggregate Surface Course, 6-inch	1200	SYD	\$5.70	\$6,840.00	115.6	\$658.92		\$658.92	\$6,181.08
24	Curb and Gutter, Conc	1545.6	FT	\$57.00	\$88,099.20					\$88,099.20
25	Sidewalk Ramp, Conc, 4-inch	270	SFT	\$11.85	\$3,199.50					\$3,199.50
26	Sidewalk, Con, 4-inch	2176.86	SFT	\$10.98	\$23,901.92					\$23,901.92
27	Driveway, Non-Reinf Concrete, 6-inch	435.372	SYD	\$85.55	\$37,246.07					\$37,246.07
28	Driveway, Reinf Concrete, 6-inch	435.372	SYD	\$86.60	\$37,703.22					\$37,703.22
29	HMA Pavement, MDOT 4EL	5152	SYD	\$37.25	\$191,912.00					\$191,912.00
30	Abandon Water Service	96.6	EA	\$300.00	\$28,980.00					\$28,980.00
31	Lawn Restoration	36750	SYD	\$2.00	\$73,500.00					\$73,500.00
32	Replace Existing Storm Sewer	250	LF	\$35.00	\$8,750.00					\$8,750.00
33	6-inch SDR 35 PVC Sewer Lateral	4752	LF	\$40.00	\$190,080.00	52	\$2,080.00		\$2,080.00	\$188,000.00
34	Record Drawings	210	EA	\$250.00	\$52,500.00					\$52,500.00
35	Rock Excavation	300	CYD	\$40.00	\$12,000.00	6.6	\$264.00		\$264.00	\$11,736.00
36	Topsoil (4-inch thick)	36750	SYD	\$2.85	\$104,737.50	727.2	\$2,072.52		\$2,072.52	\$102,664.98

For (Contract): Lead Service Line Replacement Project

Application Number: 1

Application Date: 11/27/2023

Application Period: 10/1/23 - 11/4/23

**Progress Estimate - Unit Price Work**

**Contractor's Application**

For (Contract): Lead Service Line Replacement Project Application Number: 1

Application Period: 10/1/23 - 11/4/23 Application Date: 11/27/2023

Bid Item No.	Item Description	Contract Information (Thru CO 2)			C	D	E	F	Balance to Finish (B - F)
		Item Quantity	Unit Price	Total Value of Item (\$)					
37	Temporary Water to Commercial Establishment	25	EA \$550.00	\$13,750.00					\$13,750.00
38	111 Poplar Street Interior	1	LSUM \$95.00	\$95.00	1	\$95.00	\$95.00	100.0%	
39	330 Larch Street Interior	1	LSUM \$61.00	\$61.00	1	\$61.00	\$61.00	100.0%	
40	105 Shamrock Street Interior	1	LSUM \$95.00	\$95.00	1	\$95.00	\$95.00	100.0%	
41	328 E Oak Street Interior	1	LSUM \$126.50	\$126.50	1	\$126.50	\$126.50	100.0%	
42	434 E Tamarack Street Interior	1	LSUM \$86.00	\$86.00	1	\$86.00	\$86.00	100.0%	
<b>Totals</b>						<b>\$78,515.96</b>	<b>\$78,515.96</b>	<b>3%</b>	<b>\$2,357,785.32</b>

Proposal

FAHRNER EXCAVATING, LLC

P.O. Box 189  
IRONWOOD, MICHIGAN 49938  
CELL: 906-364-4468



Date 11-22-23

Proposal Submitted To

Work To Be Performed At

Name City of Iwd  
Street \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_  
Telephone Number Re: Snow Dumping

Street Compost Site  
City \_\_\_\_\_ State \_\_\_\_\_  
Date of Plans \_\_\_\_\_  
Ticket # \_\_\_\_\_

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

① Contractor to deposit \$500<sup>00</sup> with city by Dec 1<sup>st</sup> for the use of snow dump.

② June 1<sup>st</sup> return of \$500<sup>00</sup> deposit after city official determines the site has been cleaned up properly.

*City should provide site because of private site closures*

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

with payments to be made as follows:

1 1/2 % Per Month Charged After 30 Days

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. Once deposit has been made there are no refunds. Alternate services are available. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by \_\_\_\_\_

Respectfully submitted

Per \_\_\_\_\_

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted \_\_\_\_\_ Signature \_\_\_\_\_


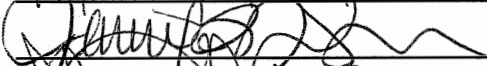
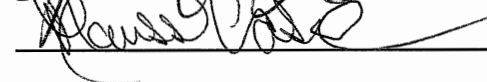
Date \_\_\_\_\_ Signature \_\_\_\_\_

Snow Dumping RFP - Compost Site 2023/2024

BID OPENING: Wednesday, Nov. 22, 2023 @ 10:00 AM

Name of Bidder				Total Amount
Fahrner Excavating LLC				\$500.00 (Deposit Only)

Witnesses to Bid Opening:

Bid Award  
Action Taken:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# GOGEBIC-ONTONAGON

Intermediate School District

*Leading, Supporting, Enriching*

## GOGEBIC-ONTONAGON INTERMEDIATE SCHOOL DISTRICT 2024 SUMMER TAX COLLECTION AGREEMENT

**THIS AGREEMENT** is made this 18th day of October, 2023, by and between the Gogebic-Ontonagon Intermediate School District and the City of Ironwood:

**WHEREAS**, the Gogebic-Ontonagon Intermediate School District has determined by resolution to impose a summer tax levy pursuant to 1976 PA 451, as amended (revised School Code), and,

**WHEREAS**, the City of Ironwood has agreed to collect the summer taxes according to the laws of the State of Michigan, and

**WHEREAS**, the parties have reached certain understandings and wish to reduce such to writing,

**NOW, THEREFORE**, the parties agree as follows:

1. The City of Ironwood shall collect the 2024 summer taxes and make payment to the Gogebic-Ontonagon Intermediate School District in accordance with Michigan statutes.
2. The Gogebic-Ontonagon Intermediate School District agrees to pay the City of Ironwood, 1% of the 2023 tax collected, for the collection of the 2024 summer taxes.
3. The City of Ironwood shall be responsible for all expenses relating to the collection of the Gogebic-Ontonagon Intermediate School District summer taxes in.
4. The agreement encompasses the entire agreement and cannot be amended in any manner whatsoever unless done so in writing by both parties.

---

Alan Tulppo, Superintendent  
Gogebic-Ontonagon Intermediate School District

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City of Ironwood

**Please return to:**  
Gogebic-Ontonagon ISD  
PO Box 20  
Ewen, MI 49925



**To:** Mayor Corcoran and City Commission

**From:** Tom Bergman, Community Development Director

**Date:** November 8, 2023

**Meeting Date:** November 13, 2023

**Re:** PC-Cases-2023-008 238 E. Ayer Street Surplus Property Purchase

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### **Background**

Up-N -Smoke BBQ has been leasing 238 E. Ayer Street (Parcel #52-22-183-040) from the City of Ironwood for the last 3 years. Their intention has always been to eventually purchase the property. Over the last several years Up-N-Smoke has developed a successful food truck business that has become a great asset for the downtown. They are looking to expand their operation, but before they make the additional investment they would like to own the property and have requested no reversionary clauses. Please see the attached purchase request. Reversionary clauses are part of the City's Surplus Property policy, so this should be discussed. This situation is complicated with this property where there is not a building being proposed. The development to a food truck lot, is partially complete, although not to the extent shown in their letter.

### **Recommendation**

Approve or deny the sale of the property located at 238 E. Ayer Street (Parcel #52-22-183-040) for an appraised value to be determined and all other closing costs. The sale has been recommended by the Planning Commission at their November 2<sup>nd</sup> Meeting.



## Lot Purchase Proposal

**Property Address:** 299 E Ayers Ironwood, MI 49938

**Proposal Description:**

Purchase of property located at 299 E Ayers St. for the purposes of operating a food truck park to service downtown Ironwood with multiple vendor options.

**Projected Open Date:** Summer 2024

**Project Description**

Up-n-Smoke BBQ and JG Development Group plan to continue their investment in 299 E Ayers and the surrounding area. Having successfully opened their first food truck, the plans are to further invest in the infrastructure and prepare for additional food trucks to lease from us.

**Requested Terms:** Purchase with no revision clause

**Other Attachments:**

- Original lot lease proposal and Site Plan formerly approved by the planning commission
- Food Park visuals outlining the long term vision site use



FOOD TRUCK PARK VISUALS





## ORIGINAL LEASE/PURCHASE PROPOSAL

**Property Description:** 299 E. Ayers Ironwood, MI 49938

**Phase One Description:**

Temporary lease and/or purchase of property located at 299 E. Ayers St. for the purposes of operating a food trailer to service downtown Ironwood and the surrounding area with quality, home cooked, southern style BBQ and other delicacies. The trailer area as outlined in the site plan will be well designed with plenty of lighting, open to the public with minimal seating and easily accessible for walk or drive up service.

**Requested Lease Term:** 12 Month

**Projected Open Date:** November 1st

**Hours of Operations:** Thurs - Sun 11am- 6pm

**Outdoor Dining Capacity:** 16

**Est. # of Employees:** 5

**# of Parking Spots:** 5-10 (including street & drive up parking)

**Other Attachments:**

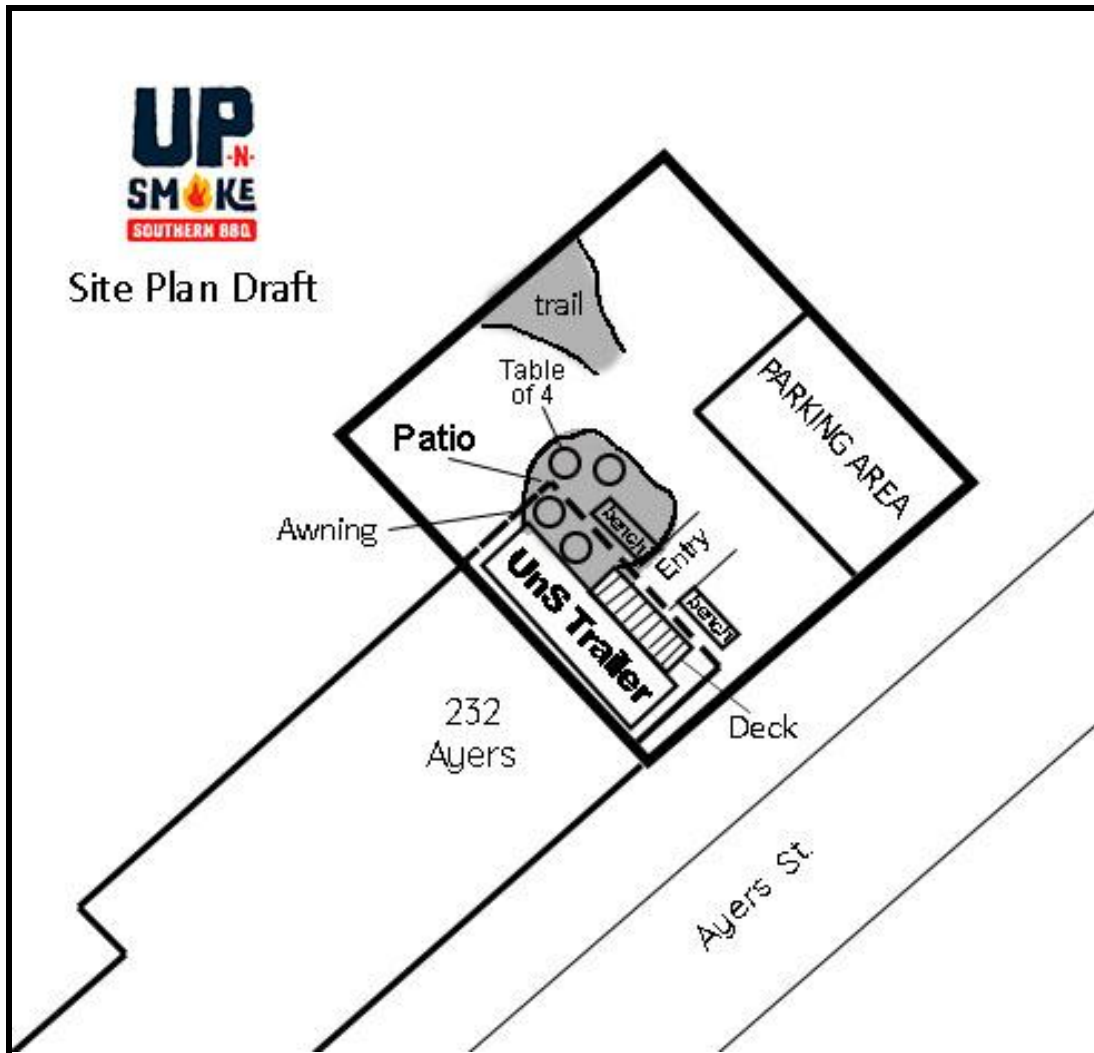
- Site Plan Draft
- Services Description
- Menu

**Owner/Operator:**

Nate Price, Pit Master and Owner/Operator of Up-n-Smoke BBQ has had his share of experience in the food industry. He grew up in Atlanta, Ga and spent many childhood gatherings in the kitchen helping with famous family recipes. After working as a district manager for Waffle House, he successfully opened and ran his first mobile food trailer prior to his move to Ironwood.

**“My Passion for making great food is what keeps me motivated to share it with the world. My mom always told me the quickest way to spread love is to thru your stomach .. “ - Nate Price**

# ORIGINAL LEASE/PURCHASE PROPOSAL





**To:** Mayor Corcoran and City Commission

**From:** Paul Anderson, City Manager

**Date:** November 20, 2023      **Meeting Date:** November 27, 2023

**Re:** Sale of City Property – 205 W. Aurora Street/old Wells Fargo Bank

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As you may be aware, the City has been in discussion with Cinnaire Solutions Corporation (Cinnaire) for several months on the purchase of 205 W. Aurora Street, the old Wells Fargo Bank, in accordance to our Surplus Property Policy. The City and Cinnaire developed the attached tentative purchase agreement, which was reviewed and approved by Tim Dean, City Attorney. The proposed sale price of \$115,500 will cover the City's costs to date and projected future costs.

Cinnaire is proposing to build a \$13 million-dollar 43-unit low to moderate income restricted rental housing complex on the property which will help with our current housing crisis. Cinnaire is applying for funding through Michigan State Housing Development Authority, which is due on 12/1/23. The Closing Date of the property will be contingent on Cinnaire's grant application being awarded. In the agreement, the Closing Date is June 5, 2024, however, because the project is contingent on successful grant funding, there are two options to extend, should Cinnaire need to apply for other funding. If the funding applications are not successful, then the property will not be sold to Cinnaire.

City Staff are recommending that the City Commission approve the sale of 205 W. Aurora Street for \$115,000 to Cinnaire for the construction of a 43-unit rental housing complex.

**OPTION TO PURCHASE  
REAL ESTATE AGREEMENT**

THIS OPTION TO PURCHASE REAL ESTATE AGREEMENT ("**Agreement**") has been made as of \_\_\_\_\_, 2023 ("**Effective Date**"), by and between CITY OF IRONWOOD, MICHIGAN, a municipal corporation ("**Seller**"), and CINNAIRE SOLUTIONS CORPORATION, a Michigan nonprofit corporation, and its successors or assigns ("**Buyer**").

**1. Grant of Option.** As of the Effective Date of this Agreement, Seller grants to Buyer the exclusive option to purchase ("**Option**"), on the terms set forth in this Agreement, all of Seller's right, title and interest in and to that certain real estate commonly known as 205 West Aurora Street, Ironwood, MI 49938 and more particularly described on **Exhibit A** attached hereto and made a part hereof, together with all improvements, fixtures, easements, rights of way, division rights, bonus division rights, redivision rights, hereditaments and other rights appurtenant thereto (collectively, "**Property**").

**2. Option Fee; Purchase Price; Duration and Exercise of Option; Default.**

(a) As the fee for the Option, Buyer shall deposit the sum of One Hundred Dollars (\$100.00) ("**Option Payment**") with the Seller upon the execution of this Agreement by both Buyer and Seller.

(b) Subject to the adjustments and prorations described herein, the total purchase price to be paid by Buyer to Seller at Closing for the Property is One Hundred Fifteen Thousand and Five Hundred Dollars (\$115,500) ("**Purchase Price**"). The Option Payment shall be applied to the Purchase Price and Buyer's Closing Costs at Closing.

(c) The term of the Option shall be from the Effective Date until 11:59 p.m. on June 5, 2024 (the "**Term**"). The Term of the Option may be extended for an additional one hundred twenty (120) days ("**First Extension**") by Buyer providing written notice to Seller of its desire to extend the Option prior to 11:59 p.m. on June 5, 2024 and depositing an additional One Hundred Dollars (\$100.00) with the Seller, which shall also be considered part of the Option Payment and applied to the Purchase Price and Buyer's Closing Costs at Closing. Buyer may further extend the Term of the Option for a second period of an additional one hundred twenty (120) days ("**Second Extension**") by Buyer providing written notice to Seller of its desire to further extend the Option prior to the end of the then-current Term, as extended by the First Extension, and depositing with the Seller an additional One Hundred Dollars (\$100.00), which shall also be considered part of the Option Payment and applied to the Purchase Price and Buyer's Closing Costs at Closing. For clarity, if the Option is extended for any additional period of time after June 5, 2024, then the "**Term**" shall be defined to mean the term of the Option as so extended.

(d) Buyer may exercise the Option at any time during the Term by providing Seller with written notice that it is exercising the Option (the "**Option Notice**"). The

Option Notice shall specify a date ("**Closing Date**") that is within ninety (90) days from the date of delivery of the Option Notice and on which the closing of the transactions contemplated by this Agreement ("**Closing**") shall take place.

(e) If, during the Term, the Buyer (i) does not receive a low-income housing tax credit award after applying two (2) consecutive times; (ii) decides not to apply for low-income housing tax credits; or (iii) does not otherwise exercise the Option during the Term, then this Agreement shall terminate, the Option Payment may be retained by Seller and neither Buyer nor Seller shall have any further obligations to the other under this Agreement except for any provisions of this Agreement that specifically survive its termination.

(f) If Seller defaults under the terms of this Agreement, then Buyer may (i) terminate this Agreement by written notice to Seller, in which case this Agreement shall terminate, the Option Payment shall promptly be returned to Buyer and neither Seller nor Buyer shall have any further liability to the other under this Agreement except for any provisions of this Agreement that specifically survive its termination; or (ii) pursue any other right or remedy available at law or in equity against Seller, including, without limitation, injunctive relief and specific performance of this Agreement. If Buyer defaults under the terms of this Agreement, then Seller may (i) terminate this Agreement by written notice to Buyer, in which case this Agreement shall terminate, the Option Payment may be retained by Seller and neither Seller nor Buyer shall have any further liability to the other under this Agreement except for any provisions of this Agreement that specifically survive its termination; or (ii), if Buyer has exercised this Option, pursue any other right or remedy available at law or in equity against Buyer, including, without limitation, injunctive relief and specific performance of this Agreement.

### **3. Title and Survey.**

(a) At Closing, Seller agrees to convey good and marketable title to the Property to Buyer by a warranty deed ("**Warranty Deed**"), subject only to the Permitted Exceptions.

(b) Within thirty (30) days of the Effective Date, Buyer may obtain, as evidence of Seller's title, at Buyer's expense, a commitment ("**Initial Title Commitment**") to issue an owner's title insurance policy insuring Buyer in the amount of the Purchase Price, without the standard printed exceptions, which shall be in a form approved by the American Land Title Association ("**ALTA**") and acceptable to the Buyer and also from a title company acceptable to Buyer ("**Title Company**"). The Title Commitment must show good and marketable title to the Property to be in Seller's name, subject only to (i) encumbrances of record that are acceptable to Buyer in its sole discretion ("**Permitted Exceptions**") and (ii) the requirements to be satisfied set forth in the Title Commitment. Buyer may update the Title Commitment at any time during the Term and at any time prior to Closing (each, an "**Updated Title Commitment**"). Buyer may order a gap endorsement at Buyer's expense. Seller agrees to execute any affidavit or undertaking required by the title insurer to provide gap coverage. Seller shall cooperate

with Buyer in obtaining the Initial Title Commitment promptly after the Effective Date and in obtaining each Updated Title Commitment.

(c) Buyer may, at its expense, obtain an ALTA/NSPS land survey of the Property ("**Survey**"), which Buyer may update, at its expense, at any time during the Term and at any time prior to Closing (each, an "**Updated Survey**").

(d) Buyer may notify Seller (i) prior to the end of the Term if the Initial Title Commitment discloses any matters not acceptable to Buyer in its sole discretion or if the Survey shows any deviation from apparent boundaries or represented acreage, violation of zoning ordinances, building or use restrictions, flood hazard area, encroachment or any condition that in Buyer's judgment could interfere with Buyer's intended use of the Property; and (ii) prior to Closing if an Updated Title Commitment or Updated Survey discloses any matters not acceptable to Buyer in its sole discretion (the matters in (i) and (ii) being individually and collectively referred to herein as a "**Defect**"). Following receipt of such a notice from Buyer, Seller shall have the option to remove such Defect or obtain affirmative title coverage thereover, each at Buyer's expense if an agreeable resolution to Buyer in its sole discretion, within fourteen (14) days after Buyer's notice of the Defect (a "**Cure**"), and the Term or Closing, as applicable, shall be delayed as necessary. If Seller fails or refuses to Cure any Defect, then Buyer may: (x) proceed to Closing, waiving the Defect at issue; (y) amend the Agreement with the consent of Seller to address the Defect at issue; or (z) terminate this Agreement by a written notice to Seller at which point this Agreement shall terminate, the Option Payment may be retained by Seller and neither Seller nor Buyer shall have any further liability to the other under this Agreement except for any provisions of this Agreement that specifically survive its termination. Notwithstanding anything else, Seller, at Seller's sole cost and expense, shall be required to cause any and all monetary liens and encumbrances ("**Monetary Liens**") to be removed from title at or prior to Closing.

**4. Inspections.** In addition to any other rights granted in this Agreement, Buyer and its agents, consultants, and designees (collectively, "**Buyer's Agents**") may, at Buyer's expense, conduct the following inspections or inquiries, each within the Term: structural, plumbing, heating, cooling, electrical, mechanical, termite, radon, asbestos, and zoning. Buyer agrees to hold harmless, indemnify, and defend Seller from any and all claims, damages, and liabilities resulting from Buyer's or Buyer's Agents' inspection of the Property and further agrees to obtain and maintain insurance covering such liabilities and to cause its consultants and contractors to also obtain and maintain such insurance. If Buyer's inspections and inquiries disclose deficiencies in the Property to which Buyer objects, in its sole discretion, then Buyer may give Seller written notice of Buyer's objections prior to the end of the Term. If Buyer gives Seller written notice of such an objection within the permitted period, then Seller may, within thirty (30) days following receipt of such notice and at Seller's sole cost and expense, cure the objection to the satisfaction of Buyer, in Buyer's sole discretion, during which time the Term shall be delayed if necessary. If Seller refuses or is unable to cure such an objection, then Buyer may proceed to Closing and take title to the Property subject to the objection, in which case the objection shall be considered to have been waived by Buyer, or Buyer, as Buyer's sole remedy, may terminate this Agreement by notice to Seller, in which case this Agreement shall terminate,

the Option Payment may be retained by Seller and neither party shall have any further liability to the other under this Agreement except for any provisions of this Agreement that specifically survive its termination. Seller shall furnish Buyer and Buyer's Agents with access to the Property at all reasonable times for the purposes of such inspections.

**5. Environmental Matters.** Without limiting the generality of the foregoing, during the Term, Buyer and Buyer's Agents may conduct an environmental assessment of the Property in one or more phases. The cost of any environmental assessment shall be borne by Buyer. Seller shall provide Buyer and Buyer's Agent's access and information to, and otherwise cooperate with, Buyer and Buyer's Agents in the environmental assessment. Buyer may interview employees and representatives of Seller, with Seller's consent (which shall not be unreasonably withheld), who have knowledge of conditions and events relevant to the operating history or environmental condition of the Property; such interviews shall be conducted during business hours and with reasonable advance notice. Buyer may, at Buyer's expense, prepare and submit to the Michigan Department Environmental Quality ("**MDEQ**") a baseline environmental assessment, pursuant to Section 26 of Part 201, MCL 324.20126 provided Buyer first provides Seller with a copy of the baseline environmental assessment for review and approval. Buyer may also, at Buyer's expense, prepare a plan ("**Due Care Plan**") to meet due care obligations at the Property imposed under MCL 324.20107a.

**6. Seller's Representations and Warranties.** Seller represents and warrants to Buyer, which representations and warranties shall also be true on the Closing Date, as follows:

(a) Seller, through the person(s) executing this Agreement, has full power and authority to enter into this Agreement and to assume and perform all of Seller's obligations under this Agreement.

(b) All necessary action to approve, execute, deliver, and perform this Agreement has been taken by Seller, and this Agreement is the valid and binding obligation of Seller, enforceable against Seller in accordance with its terms.

(c) Seller has good and marketable title to the Property.

(d) Seller knows of no legal actions, condemnation proceedings, suits or other administrative proceedings, pending or threatened against the Property, and Seller has no notice of any governmental agency or court order requiring repairs, alterations or corrections of any existing conditions on the Property.

(e) To the best of Seller's knowledge, information and belief, there are no planned or commenced public improvements which may result in special assessments or which may otherwise directly and materially affect the Property.

(f) To the best of Seller's knowledge, information and belief, no portion of the Property has been used for the generation, storage, transportation, disposal or treatment of hazardous or toxic wastes and there exists no groundwater or soil contamination upon the Property resulting from such wastes.



(g) Seller is not a "specially designated national and blocked person" on the most current list published by the U.S. Treasury Department Office of Foreign Asset Control; that Seller is not listed in the annex to, and is not otherwise subject to the provisions of, Executive Order No. 13224 (the "**Executive Order**"); and that Seller is not acting on behalf of any Person or entity that is listed in the annex to, or is otherwise subject to the provisions of the Executive Order.

**7. Contingencies.** The obligation of Buyer to close on the purchase of the Property is expressly conditioned upon the following:

(a) All representations and warranties of Seller set forth in this Agreement being true as of the Closing Date.

(b) Seller having timely performed and complied in all respects with all covenants, obligations, and agreements to be performed or complied with by Seller under this Agreement.

(c) Buyer's receipt of a low-income housing tax credit award from the Michigan State Housing Development Authority.

**8. Seller Closing Documents and Deliverables.** At Closing, Seller shall, as applicable, duly execute, notarize and deliver, or cause to be delivered, to Buyer or the Title Company the following:

(a) The Warranty Deed, in recordable form, as determined by the Title Company, conveying fee simple title to the Property to Buyer subject only to the Permitted Exceptions.

(b) A termination in a form reasonably satisfactory to Buyer of any leases, licenses, occupancies or other agreements affecting the Property which would otherwise extend beyond Closing, including a release by any tenants/licensees/counterparties thereof of any claims they may have now or in the future against the lessor/licensor/counterparty thereof.

(c) A real estate transfer tax valuation affidavit.

(d) A closing statement setting forth the Purchase Price and closing adjustments.

(e) A title/vendor's/owner's affidavit in a form satisfactory to the Title Company, suitable to permit the Title Company to delete the standard, pre-printed exceptions (identified in the Title Commitment) from the owner's policy of title insurance, and shall include "gap" indemnity language (provided, however, that Seller's obligation to have any survey-related pre-printed exceptions removed is conditioned upon Buyer obtaining the Survey and providing the same to the Title Company).

(f) A certificate of nonforeign status pursuant to Section 1445(b)(2) of the Internal Revenue Code of 1986, as amended ("**Code**").

(g) An IRS Form 1099-S Disclosure Statement (if required under the Code).

(h) Appropriate (as determined by the Title Company) authority documentation authorizing the execution, delivery and performance by Seller of this Agreement and the documents required by this Section 8.

(i) A no-change survey affidavit if requested by the Title Company with respect to the Survey procured by Buyer pursuant to this Agreement (if any).

(j) Actual physical possession of the Property, free of all tenants or other occupants.

(k) An ALTA owner's title insurance policy which shall insure Buyer's title in the form and as required by this Agreement.

(l) Such other instruments, certificates or affidavits as may be provided herein or as Buyer or Title Company may reasonably request to effectuate the transaction contemplated by this Agreement, including Seller agrees to execute and deliver a quitclaim deed (without any warranty or representation) to Buyer for any new Survey legal description of the Property, to the extent it varies from the Property legal description contained in Seller's vesting deed.

**9. Buyer Closing Documents and Deliverables.** At Closing, Buyer shall, as applicable, duly execute and deliver the following:

(a) The Purchase Price, as adjusted by the Option Payment and other prorations and charges under this Agreement.

(b) A closing statement setting forth the Purchase Price and closing adjustments.

(c) Such other instruments, certificates or affidavits as may be provided herein or as Seller or Title Company may reasonably request to effectuate the transactions contemplated by this Agreement.

**10. Closing Costs.** At Closing, Buyer shall pay all recording and filing costs in connection with Curing title to the Property (except for any Monetary Liens), the transfer taxes for the Warranty Deed, the title insurance premium for Buyer's owner's policy of title insurance and any endorsements thereto, the cost of any lender's title insurance policies and any endorsements thereto, the recording fee for the Warranty Deed, any tax clearance fee to record the Warranty Deed and any closing fee charged by the Title Company conducting the Closing (collectively, "**Buyer's Closing Costs**").

**11. Taxes and Assessments.** Real estate taxes due and payable in the year of Closing, including any real estate taxes otherwise payable during such year which may have been deferred, shall be prorated as of the Closing Date, on a calendar year basis, based upon the parties' respective period of ownership of the Property in the calendar year of Closing.

On or prior to the Closing Date, Seller shall pay all special assessments, whether or not then due, that have been levied against the Property as of the Closing Date. Buyer shall be responsible for the payment of any special assessments which are not the responsibility of Seller pursuant to this paragraph.

**12. Condemnation; Fire; Other Casualty.** Seller shall promptly notify Buyer of any impending or actual condemnation proceedings against the whole or any part of the Property of which Seller has actual notice or any fire or other casualty to the Property. If any portion of the Property is threatened to be taken or is taken as a result of condemnation proceedings or is damaged as a result of fire or other casualty prior to the Closing, Buyer may:

(a) To terminate this Agreement by a written notice to Seller within ten (10) days after receipt of notice of such proceedings or damage, at which point this Agreement shall terminate, Seller may retain the Option Fee and neither Seller nor Buyer shall have any further liability to the other under this Agreement except for any provisions of this Agreement that specifically survive its termination; or

(b) To proceed to Closing as provided in this Agreement, agreeing to take the Property in its then-current condition, in which case Buyer will be entitled to receive all of the condemnation or insurance proceeds payable as a result of such condemnation or such damage, which Seller will assign to Buyer at Closing pursuant to an assignment acceptable to Buyer in its sole discretion.

**13. Miscellaneous.**

(a) Seller and Buyer each agrees and represents to the other that no broker is or was involved in the negotiation of this Agreement who is entitled to a commission. If a broker makes a claim for remuneration in connection with the transaction described in this Agreement, Seller and Buyer each shall indemnify and hold harmless the other from any amount that the other may be required to pay to a broker that the other did not retain, including, without limitation, reasonable attorney fees expended to defend against such claim. The provisions of this paragraph shall survive the Closing.

(b) This Agreement contains the entire agreement of the parties and may not be modified except by an agreement in writing signed by both Seller and Buyer. No statement, representation, warranty, covenant or agreement of any kind not expressly set forth in this Agreement shall affect, or be used to interpret, change or restrict, the express terms and provisions of this Agreement.

(c) Each party to this Agreement acknowledges and agrees that: (i) such party and the party's counsel have reviewed and negotiated, or have had the opportunity to review and negotiate, the terms and provisions of this Agreement and have contributed to its review and revision; (ii) any rule of construction to the effect that any ambiguities are resolved against the drafting party shall not be used to interpret this Agreement; and (iii) the terms and provisions of this Agreement shall be construed fairly as to all parties to this Agreement and not in favor of or against any party, regardless of which party was generally responsible for the preparation of this Agreement.

(d) This Agreement shall bind and benefit Seller and Buyer and their respective successors and assigns. Buyer may assign this Agreement without Seller's consent.

(e) Time is of the essence of this Agreement. If the date for Closing, for the delivery of a document, or for giving of a notice falls on a Saturday, Sunday, or bank holiday, then it shall be automatically deferred to the next day that is not a Saturday, Sunday or bank holiday.

(f) All notices required or permitted to be given hereunder shall be in writing and delivered: (i) in person; (ii) by certified or registered first class prepaid US Mail, return receipt requested; (iii) prepaid by nationally-recognized overnight courier service; or (iv) via e-mail, to Seller or Buyer at their respective addresses set forth below, or at such other addresses, notice of which shall previously have been given to the other party in accordance with this paragraph. Such notices shall be deemed given when: (x) personally delivered; (y) deposited in the mail or with such courier service; or (z) sent to the receiving party via email, as applicable.

If to Seller to:

City of Ironwood, Michigan

\_\_\_\_\_

Attn: \_\_\_\_\_

E-mail: \_\_\_\_\_

If to Buyer to:

Cinnaire Solutions Corporation

10 East Doty Street, Suite 617

Madison, Wisconsin 53703

Attn: President

E-mail: CLaurent@cinnaire.com

With a Copy to:

Reinhart Boerner Van Deuren s.c.

22 East Mifflin Street, Suite 700  
Madison, WI 53703  
Attn: Joseph D. Shumow  
E-mail: JShumow@reinhardtllaw.com

(g) Nothing in this Agreement shall be construed to create any rights or obligations except between the parties to this Agreement, and no person or entity shall be regarded as a third-party beneficiary of this Agreement.

(h) The terms and provisions of this Agreement may be waived, or consent for the departure from the terms and provisions may be granted, only by written document executed by the parties. No waiver or consent shall be deemed to be or shall constitute a waiver or consent with respect to any other terms or provisions of this Agreement, whether or not similar. Each waiver or consent shall be effective only in the specific instance and for the purpose for which it was given, and shall not constitute a continuing waiver or consent.

(i) This Agreement and the rights and obligations of the parties under this Agreement shall be governed and interpreted by Michigan law.

(j) In the event that any court of competent jurisdiction shall determine that any provision, or any portion of a provision, contained in this Agreement shall be unenforceable in any respect, then the provision shall be deemed limited to the extent that the court deems it enforceable, and as so limited shall remain in full force and effect. In the event that the court shall deem any provision, or portion of any provision, wholly unenforceable, the remaining provisions of this Agreement shall nevertheless remain in full force and effect.

(k) The headings and captions of the various subdivisions of this Agreement are for convenience of reference only and shall in no way modify or affect the meaning or construction of any of the terms or provisions of this Agreement.

(l) The representations, warranties and agreements set forth in this Agreement shall survive the Closing for a period of one (1) year.

(m) Except as otherwise specifically set forth in this Agreement, each party shall pay the party's respective fees and expenses (including the fees of any attorneys, accountants, appraisers or others engaged by the party) in connection with the preparation or enforcement of, or of any requests for consents or waivers under, this Agreement, including any amendments or waivers to this Agreement.

(n) This Agreement may be signed in one or more counterparts, and by different parties to this Agreement on separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Faxed signatures, or scanned and electronically transmitted signatures, on this Agreement

or any notice delivered pursuant to this Agreement, shall be deemed to have the same legal effect as original signatures.

(o) In the event of a dispute arising out of this Agreement, the substantially prevailing party will be entitled to reasonable attorney fees and costs.

IN WITNESS WHEREOF, Seller and Buyer have executed or caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

**Seller:**

CITY OF IRONWOOD, MICHIGAN

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Buyer:**

CINNAIRE SOLUTIONS CORPORATION

By: \_\_\_\_\_

Christopher J. Laurent, President

**EXHIBIT A**

**Legal Description of the Property**

[Legal description to be confirmed by the Survey]

Parcel No. 52-22-376-040



City of Ironwood  
213 S. Marquette St.  
Ironwood, MI 49938



**IRONWOOD**  
MICHIGAN | *Find Your North*

Phone: (906) 932-5050  
Fax: (906) 932-5745  
www.ironwoodmi.gov

## MEMO

**To:** Mayor Corcoran and City Commission

**From:** Tom Bergman, Community Development Director

**Date:** November 21, 2023

**Meeting Date:** November 27, 2023

**Re:** Introduction of Ordinance Number 545, an Ordinance to adopt the Downtown Development Plan and Tax Increment Financing Plan

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### Background

Over the past year the Downtown Ironwood Development Authority has been working with McKenna out of Grand Rapids to develop a new Downtown Development Plan and TIF Plan. The Plan has gone through the public hearing process and has been recommended for adoption by the Downtown Ironwood Development Authority and the Downtown Area Citizens Council. The final version of the plan is attached to the adoption ordinance.

### Highlights of the Plan

1. What is Tax Incremental Financing (TIF)? From the Plan “Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated Development Area are “captured” and utilized by the DIDA to finance public improvements within that Development Area, which supports and encourages continued private investment.”
2. How is the money spent? The Downtown Development Plan outlines the projects that TIF dollars can be utilized for. These projects are described over multiple phases over the next 20 years. The projects identified far exceed the projections of the capture. The Plan is purposely flexible to allow the opportunity to utilize dollars to match grants when they become available or create an incentive for larger development.

### Next Steps

Motion to acknowledge the introduction of Ordinance Number 545, an Ordinance to Adopt the Ironwood Downtown Development Plan and Tax Increment Financing Plan. A special meeting will be held on Wednesday November 29<sup>th</sup> at 4:30pm to discuss and consider adoption of the Ordinance.



This Institution is an Equal Opportunity Provider, Employer and Housing Employer/Lender



**CITY OF IRONWOOD  
COUNTY OF GOGEBIC  
STATE OF MICHIGAN**

**ORDINANCE NO. 545, BOOK 5**

AN ORDINANCE TO APPROVE AND ADOPT THE 2023 DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE CITY OF IRONWOOD DOWNTOWN DEVELOPMENT DISTRICT.

WHEREAS, on November 29, 2023, the City Commission of the City of Ironwood (the “City”) adopted Ordinance No. 545 approving the Tax Increment Financing and Development Plan of the Downtown Ironwood Development Authority of the City of Ironwood (the “Authority”); and,

WHEREAS, on May 12, 2009, the City Commission adopted the Downtown Ironwood Blueprint Plan of the Authority; and

WHEREAS, the Downtown Ironwood Development Authority has prepared and recommended for approval the 2023 Development Plan and Tax Increment Financing Plan attached as Exhibit A and incorporated by reference herein for the Development Area in the Downtown district within the City; and,

WHEREAS, on March 27<sup>th</sup>, 2023, the City Commission held a public hearing on the Plan Amendments pursuant to Act 57, Public Acts of Michigan, 2018, as amended (the “Act”);

WHEREAS, the City Commission has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the City Commission and the Downtown Ironwood Development Authority and to express their views and recommendations regarding the 2023 Development Plan and Tax Increment Financing Plan (together, the “Plan”), as required by the Act; and

WHEREAS, after consideration of the Plan, the City Commission has determined to approve the Plan.

NOW, THEREFORE, THE CITY OF IRONWOOD ORDAINS:

1. Findings:

- (a) The City Commission has considered the findings and recommendations of the Development Area Citizens Council.
- (b) The Plan meets the requirements set forth in the Act.
- (c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (d) The development is reasonable and necessary to carry out the purposes of the Act.
- (e) The development plan is in reasonable accord with the master plan of the City.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (g) Any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and the City.

2. Public Purpose. The City Commission hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Commission hereby determines that it is in the best interests of the public to proceed with the Plan to prevent any deterioration of the

Downtown District while promoting economic growth, which is to the benefit of all taxing jurisdictions located within and benefitted by the Downtown District.

4. Approval and Adoption of Plan. The Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Conflict and Severability. All other ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby replaced, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

6. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

7. Publication and Effective Date.

Effective Date. The terms and provisions of this ordinance shall become effective upon publication and adoption in accordance with law.

Adopted and approved by the City Commission of the City of Ironwood, Michigan, this \_\_\_\_ day of November 2023.

Effective: November 30, 2023.

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KIM S. CORCORAN, MAYOR

ATTEST:

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JENNIFER L. JACOBSON, CITY CLERK

# 2023 Development Plan and Tax Increment Financing Plan

Downtown Ironwood Development Authority, City of Ironwood, Michigan



DRAFT – November 2023



# 2023 Development Plan and Tax Increment Financing Plan

*for the*

**City of Ironwood Downtown Ironwood Development Authority**

Downtown Ironwood Development Authority (DIDA)  
City of Ironwood  
Gogebic County, Michigan

Recommended by the Downtown Ironwood Development Authority (DIDA): **XXXX, 2023**

Approved by the Ironwood City Commission: **XXXX, 2023**

Prepared with the Assistance of:  
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## ACKNOWLEDGEMENTS

The participation and cooperation of residents, members of the business community, community stakeholders, and agency leaders in preparation of the Ironwood 2023 Downtown Development and Tax Increment Financing (TIF) Plan is greatly appreciated. We send a sincere ‘thank you’ to everyone who participated in its development.

In particular, we acknowledge the efforts of:

### DOWNTOWN IRONWOOD DEVELOPMENT AUTHORITY (DIDA)

Amy Nosal, Chairperson  
Nancy Korpela, Vice-Chairperson  
Molly Gardner  
Bruce Greenhill  
Cathryn Flory  
Robert Alexander  
Robbie Sardinha  
Kim Corcoran, Mayor

### CITY COMMISSION

Kim Corcoran, Mayor  
David Andresen  
Nancy Korpela  
Rick Semo  
Jim Mildren

This Development and TIF Plan contains the information required by Sections 125.4214 and 125.4217 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act.

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# Executive Summary

The City of Ironwood DIDA was formed as a response to the ongoing need for upkeep, maintenance, enhancement, and preservation of Ironwood's emerging downtown area. Over the years, the City of Ironwood DIDA has accomplished many exciting projects and programs for the enhancement of Downtown Ironwood. This purpose of this Plan is to celebrate the DIDA's success, and also outline a plan for the future of Downtown Ironwood, by means of project Implementation and financing.

Overall, the key components of this Plan can be summarized into the following overarching goals:

- Foster strategic redevelopment partnerships with transparent development processes, business assistance programs, and strategic acquisitions.
- Utilize DIDA resources to improve and enhance the unique character and charm of Downtown Ironwood.
- Promote and market Downtown Ironwood as a regional destination for fun, recreation, and culture.
- Partner with public and private investment institutions in and around Downtown to build community connections and ensure a sustainable economy.

Further, through a robust public engagement program as a component to this Plan, the Downtown Ironwood residents, business owners, and stakeholders identified several areas that which the DIDA should focus throughout the duration of this Plan including (but not limited to):

- Enhancing economic development initiatives, such as creating jobs and building businesses
- Focusing on physical improvements such as façade updates, plantings, streetscape improvements, and others
- Developing housing, such as more housing and attainable housing alternatives
- Creating more recreation in terms of parks, playgrounds, and open space
- Enhancing transportation alternatives, such as a robust and connected bike network, traffic calming measures, installing crosswalks, and enhancing public transit
- Creating identity, by using public art and establishing a wayfinding system

## INTRODUCTION

The purpose of this Development Plan and Tax Increment Financing (TIF) Plan is to provide for the acquisition, construction, and financing of the necessary street, sidewalk, lighting, streetscaping, parking, leisure, recreational and other facilities in Ironwood’s Downtown District. The 2023 Development Plan and TIF Plan are anticipated to carry out the objectives of the Downtown Ironwood Development Authority (DIDA) so as to prevent any deterioration of the Downtown District while promoting economic growth, which is to the benefit of all taxing jurisdictions located within and benefitted by the Downtown District.

Public Act 197 of 1975, the Downtown Ironwood Development Authority Act, has been one of the most successful tools to facilitate reinvestment and the boom in popularity of downtowns. With over 40 years of success, 100s of DIDAs in Michigan have been established to revive declining downtowns. While Public Act 57 of 2018 replaced the DIDA Act, the entity along with its powers and duties remains. All the powers and duties are given by P.A. 57 of 2018 and are excerpted below:

An ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.

The DIDA wishes to attract and stimulate additional investment in the development area as well as maintain and nurture existing businesses and partnerships. As such, this Plan includes marketing, recreation, economic development, organizational, and planning and design projects to stimulate investment in the District.

As required by P.A. 57 of 2018, the Ironwood Downtown Ironwood Development Authority has prepared this Development and Tax Increment Financing Plan to guide the continued development of the Downtown District. It is the purpose of this Development and TIF Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with P.A. 57 of 2018, for the purpose of stimulating and encouraging private investment.



## OVERVIEW OF IRONWOOD'S DIDA

According to the City of Ironwood:

*“The Downtown Ironwood Development Authority (DIDA) is charged with creating an environment in Downtown Ironwood that is inviting and welcoming to residents, visitors, and the business community. Utilizing placemaking concepts; the Authority is working to implement its Downtown Blueprint Plan as part of the city-wide Comprehensive Plan. The DIDA is a City Authority whose membership includes business representatives, city officials, and city residents. Together they meet monthly to develop strategies and event plans to improve the downtown environment.*”

*Downtown Ironwood is the location for The Historic Ironwood Theatre, the Ironwood Depot, the Memorial Building, Carnegie Library, and a diverse number of stores and restaurants.”*

Downtown Ironwood is generally comprised of parcels located within the downtown core and immediately adjacent neighborhoods. The northernmost boundary is located at Pewabic Street, traversing along the rail line to Frederick Street. The southernmost boundary runs along McLeod Avenue and Suffolk Street. The westernmost boundary includes the river, and the easternmost boundary includes Curry Street.

Not only is the DIDA responsible for the general aesthetic upkeep and maintenance of the downtown, but the group also spearheads multiple efforts for business assistance, business attraction, and business retention. The DIDA provides information pertaining to available business space readily available to the public and to potential developers, and also offers business-friendly programs such as the restaurant revitalization program, local grant opportunities, partnerships with State economic development agencies, and more!

## A Brief History of Ironwood

The City of Ironwood, is located in Gogebic County, in Michigan's Upper Peninsula on the Michigan-Wisconsin border. Because of this, the City of Ironwood is considered the westernmost City in Michigan. The City is situated in a prime geographic location, being within close proximity to Lake Superior, the Porcupine Mountains, the Iron Belle Trail, extensive cross-country ski and snowmobile trails, and much more. These aspects of the City make Ironwood an excellent place to live, work, and recreate.

Ironwood's roots date all the way back to 1885, when the first settlers arrived. The town was first established as a village in 1887 and later became a City in 1889. During that time, it was discovered that the area was rich in iron ore and quickly became a mining town.

Ironwood is also rich in cultural heritage and history. The City boasts two popular theatrical venues, Theatre North and the Ironwood theatre. Further, the City includes a two well-known dance companies, and has the oldest operating Carnegie Library in the State of Michigan. Ironwood is also home to Hiawatha, the world's largest Native American statue.

Today, many people visit the City of Ironwood to experience a little bit of everything; a small, charming downtown, scenic views, and exciting community events held all year-round. The City has been a long-time popular winter destination for winter sports and scenic “up north” views. But has quickly gained regional recognition also as a great destination for visiting during the warmer summer months.

The fabric of Downtown Ironwood is comprised of a historic building stock with traditional downtown infrastructure such as brick buildings, mixed uses, sidewalks, decorative streetscape elements, and more.

## **Vision Statement**

The Downtown Ironwood Development Authority (DIDA) is charged with creating an environment in Downtown Ironwood that is inviting and welcoming to residents, visitors, and the business community.

## DIDA GOALS AND OBJECTIVES

Goals are general in nature and are statements of ideals. Goals represent the values and environment that the community views as important to protect. Objectives, in contrast, are more specific and are intended to provide a strategy for achieving the goals.

Together, the goals and objectives provide the foundation for the DIDA's Development Plan and framework for implementation.

# Goal 01: Building Business.

Foster strategic redevelopment partnerships with transparent development processes, business assistance programs, and strategic acquisitions.

### OBJECTIVES:

- **Business Assistance.** Provide resources and guidance to businesses on how best to interact with the public realm to ensure consistency, equity, and uniformity in the district.
- **Business Attraction.** Continue to develop and deploy economic development, marketing, and regional outreach strategies to secure Ironwood's spot as the premier Gogebic County Downtown for prospective businesses to site and grow entrepreneurial vision.
- **Development Assistance.** Advance programs and partnerships that foster redevelopment of underperforming sites, adaptive reuse of structures, and strategic upgrades to within Downtown and surrounding neighborhoods.



## Goal 02: Creating Spaces

Utilize DIDA resources to improve and enhance the unique character and charm of Downtown Ironwood.

### OBJECTIVES:

- **Amenities and Culture.** Foster the growing spirit of Ironwood's cultural presence through support of the arts, creation of public space, and sponsorship of public events.
- **Diversity, Equity, and Inclusion.** Ensure the Downtown community welcomes all people and promotes the spirit of diversity through elevating young voices and creating opportunities for people of all races, ages, abilities, and cultures to visit, live, and start a business in Downtown Ironwood.
- **Public Programming.** Ensure that the public infrastructure and utilities are provided to support community growth through both parks system needs assessments and even resources, like stages, shelters, bathrooms, power, and storage for movable equipment in the Downtown area.
- **Outdoor Recreation.** Support the growth and development of Downtown Ironwood as a regional destination for year-round outdoor recreation activities.
- **Mobility Improvements.** Invest in new mobility infrastructure, bike system improvements, and pedestrian enhancements that connect Ironwood residents to Downtown and other City resources such as parks, cultural institutions, and businesses.



## Goal 03: Establishing Presence

Promote and market Downtown Ironwood as a regional destination for fun, recreation, and culture.

### OBJECTIVES:

- **Marketing and Promotion.** Develop strategies to promote and advertise Downtown Ironwood as a means to attract year-round businesses, residents, and customers.
- **Promotion Strategies.** Continue partnerships with local, State, and regional agencies to market and promote Ironwood.
- **Marketing Professionals.** Consider the assistance of a professional marketing firm, as needed, to spread the word about Ironwood, including a robust media presence.





## Goal 04: Promoting Partnerships.

Partner with public and private investment institutions in and around Downtown to build community connections and ensure a sustainable economy.

### OBJECTIVES:

- **Technical Assistance.** Continue to provide businesses and community members with technical assistance to build capacity and resources available to Ironwood businesses and residents.
- **Supporting Collaboration.** Continue to support and encourage working partnerships between City Departments and applicable committees/organizations to realize a common vision for Downtown Ironwood.
- **Enhanced Partnerships.** Continue to support and search for new public and private partnerships that will help to further build community connections and support project implementation.
- **Streetscape Improvements.** Work to update, reimagine, and reinvest the streetscape within the Development Area to create a cohesive transition to and from the Downtown Core.





# Ironwood Development Plan



## **DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(A)*

A Development Area encapsulates a geographic area, within the Downtown District established by the DIDA, for proposed future development that will be guided by a development plan and financed through tax increment financing.

In general, Ironwood's Development Area encompasses parcels located within the downtown core and immediately adjacent neighborhoods. The northernmost boundary is located at Pewabic Street, traversing along the rail line to Frederick Street. The southernmost boundary runs along McLeod Avenue and Suffolk Street. The westernmost boundary includes the river, and the easternmost boundary includes Curry Street.

Map 1: Development Area shows the boundaries of the DIDA District.

## **LEGAL DESCRIPTION OF THE DEVELOPMENT AREA**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)*

The legal description of the Development Area boundary is contained in Appendix A, as provided by the City of Ironwood.

## LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; AND THE LOCATION, CHARACTER AND EXTENT OF EXISTING PUBLIC AND PRIVATE LAND USES

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)*

Existing land uses in the Development Area are shown on Map 2: Existing Land Use, and are classified based on City, County and Google Earth data.

The Existing Land Uses within the DIDA Boundary are largely commercial in nature, with a variety of retail, entertainment, and restaurant establishments in mixed-use and single-use buildings. Further, within the DIDA Boundary, there is a notable amount of public/semi-public land uses. The DIDA Boundary also encompasses residential land uses as well as office and recreation land uses.

Within the DIDA Boundary, a breakdown of the existing land uses is included in the table below.

Table 1: Existing Land Use Within the Development Area

Existing Land Use Type
Residential (single-family and multi-family homes and/or units)
Commercial (includes downtown mixed use, single-use retail, restaurant, and office buildings)
Industrial
Vacant

### RESIDENTIAL USES

Residential uses are categorized by three (3) different housing typologies:

1. **Single Family Residential.** This classification includes parcels with one-family, detached homes.
2. **Two Family Residential.** This classification includes improved single land parcels with attached, single-family structures. These are typically single-family homes that have been converted into rental units and are randomly located within single family neighborhoods.
3. **Multiple Family Housing.** Multiple family uses consist primarily of apartment buildings, however, there are several areas in the community where single-family homes have been transformed into multiple family units.

### COMMERCIAL USES

Ironwood's Development Area includes a variety of commercial businesses that can be subclassified into multiple commercial uses including:

1. **Single-Use Retail.** This classification includes all retail businesses within the Development Area in which retail is the only dedicated use located on the site. Primarily, the single-use retail



classification includes single-story retail businesses located within the Downtown Core.

2. **Single-Use Restaurant/Entertainment.** This classification within the commercial designation includes sites in which a bar, restaurant, or theatre is the sole dedicated use on site.
3. **Single-Use Office.** The single-use office classification includes all office buildings that are the sole land uses located on the site.

## MIXED-USES

Ironwood's Development Area also includes a variety of mixed-use development located primarily within the Downtown Core on Aurora Street. The mixed-use land uses greatly contribute to the Development Area's downtown historic charm and context. For the purposes of this analysis, the mixed-use classification is subclassified into several different types of mixed-uses:

1. **Mixed-Use Retail/Commercial.** This subclassification includes all the sites within the Development Area, particularly within the Downtown Core, that include ground floor retail or other similar type commercial businesses with upper floor residential dwelling units or offices. Most of the sites classified as mixed-use fall within this subclassification.
2. **Mixed-Use Office.** Within the Development Area, several sites are subclassified as mixed-use office. These lots are located within the Downtown Core and include businesses with ground floor office space with upper floor residential dwelling units, or other commercial space.
3. **Mixed-Use Restaurant/Entertainment.** The Development Area consists of mixed-use developments with ground floor bars or restaurants and upper floor residential dwelling units or office space. This land use subclassification is primarily located within the Downtown Core.

## PUBLIC / SEMI-PUBLIC USES

Public and semi-public land uses include government and municipal buildings, parks, parking lots, and other similar type uses. Generally, public/semi-public uses are those parcels and corresponding land uses that are owned by the City of Ironwood, or City-designated entity.

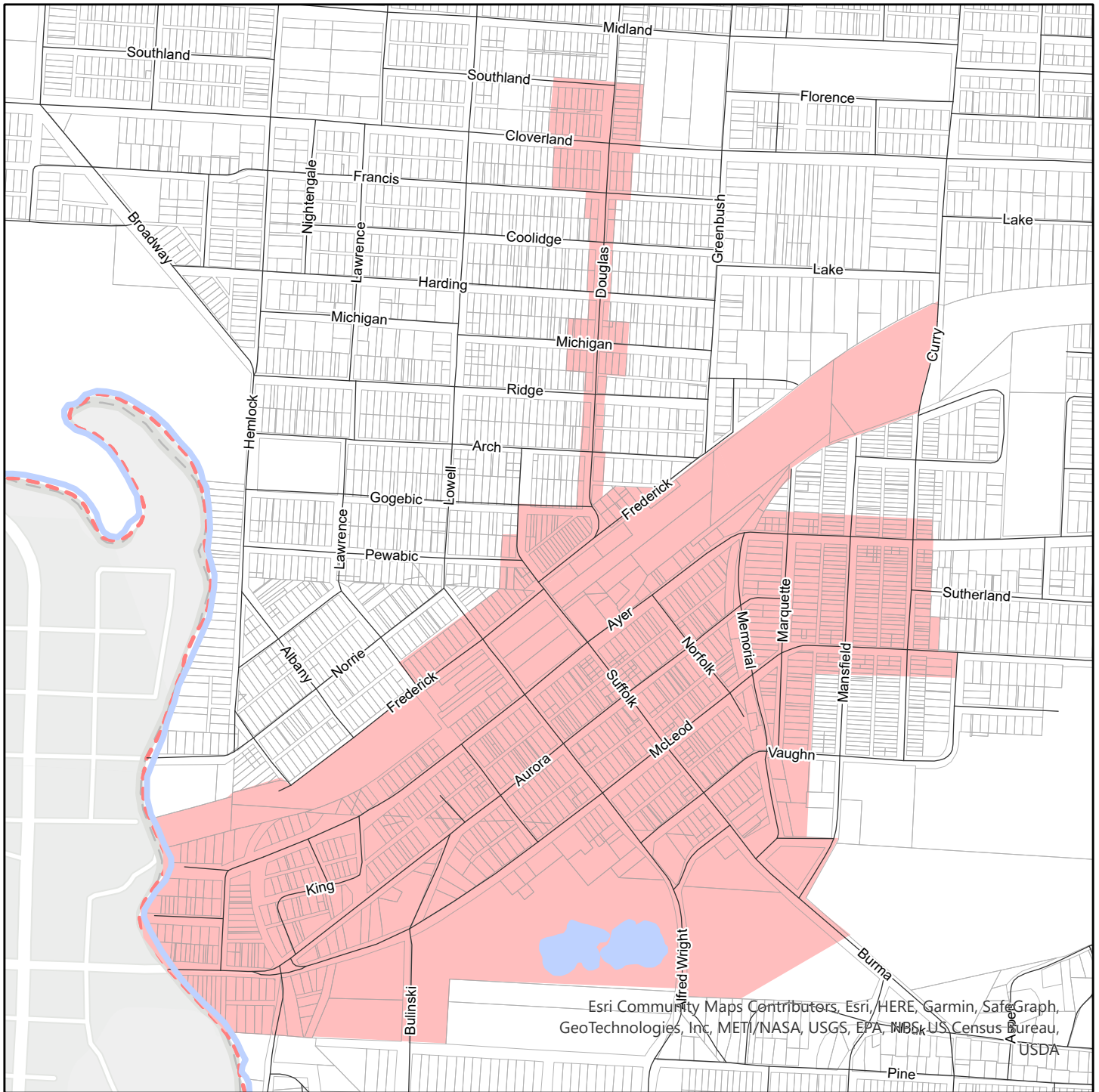
## **STREETS AND OTHER PUBLIC FACILITIES**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)*

There are no parcels dedicated to the railroad right-of-way within the Development Area, in addition to street right-of-way, alleys or easements.

Public streets within the Development Area include portions of the following:

- Frederick Street
- Lowell Street
- Ayer Street
- Lawrence Street
- Aurora Street
- Suffolk Street
- Norfolk Street
- McLeod Avenue
- Silver Street
- Vaughn Street
- Ashland Court
- Curry Street



# Development Area Boundary

City of Ironwood, Michigan

October 5, 2022

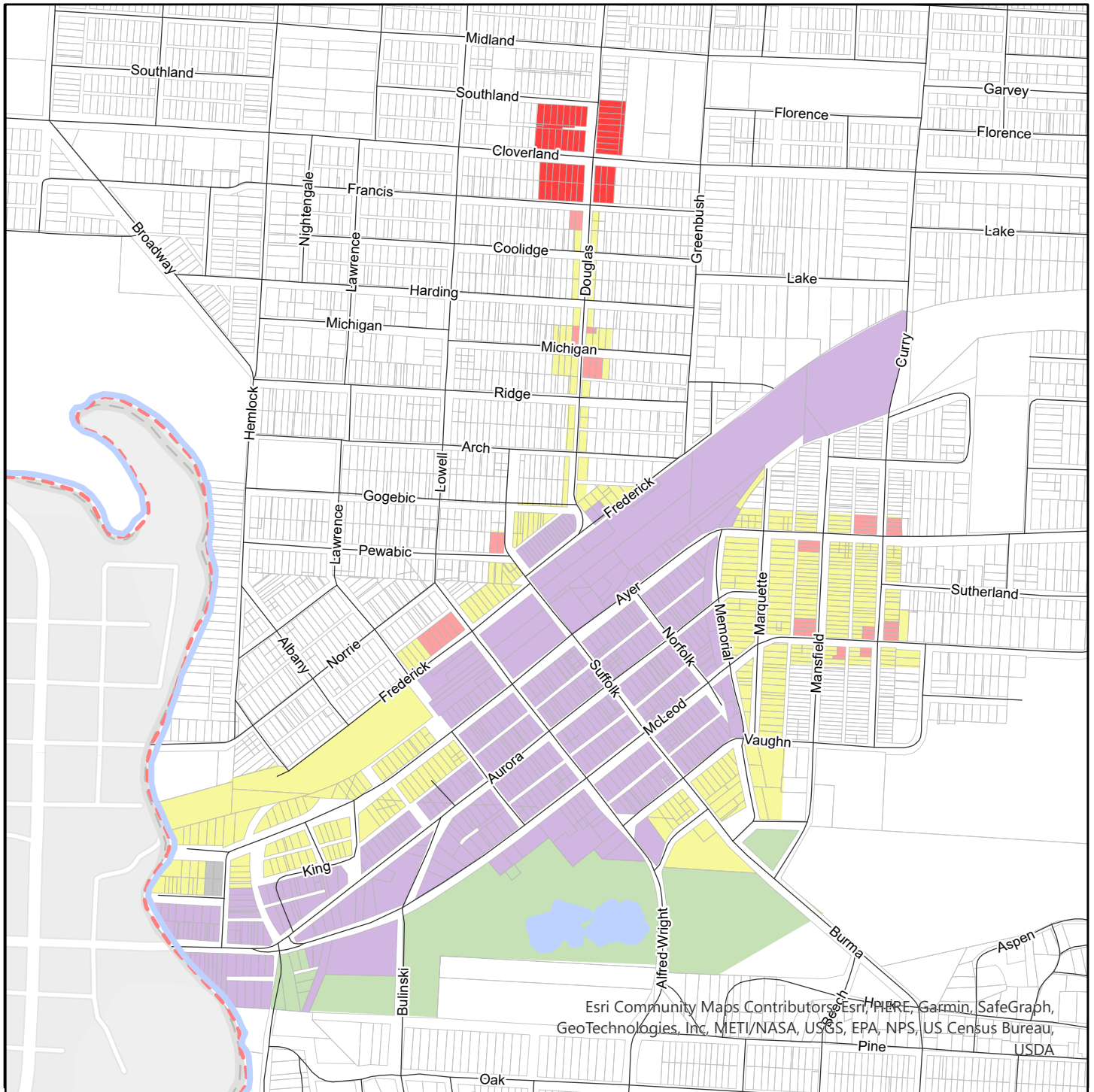
## LEGEND

- Proposed Development Area Boundary
- Bodies of Water
- City of Ironwood Boundary



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Ironwood 2022. McKenna 2022.





Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

# Existing Land Use

City of Ironwood, Michigan

October 5, 2022

## LEGEND

- Residential
- Downtown Commercial
- Commercial
- Highway Commercial
- Industrial
- Vacant



Basemap Source: Michigan Center for Geographic Information, v. 17a.  
Data Source: Ironwood 2022. McKenna 2022.





## LOCATION AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)*

Existing and proposed land uses for the Development Area are generally consistent with those in the City Comprehensive Plan. Mixed-use developments, entertainment opportunities, public spaces (especially along the riverfront and lakefront), and contemporary upgrades to make the downtown a more desirable, walkable, attractive district are envisioned.

It is the intent of this Plan that all potential land use changes are contingent upon agreement between the property owner, DIDA, City of Ironwood, and the Ironwood Planning Commission. Redevelopment must also be considered within the context of the City's Comprehensive Plan and zoning regulations to further the DIDA's adopted goals.

## EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED OR ALTERED, AND TIME REQUIRED FOR COMPLETION

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(C)*

The implementation projects detailed in Table 2 are anticipated to be accomplished over the next 20 years and further the priorities of the DIDA.

Public improvements, as identified in Table 2, offers a plethora of possible improvement projects. The DIDA may assist with renovation, alteration, and repair of existing public improvements such as public roads and utility facilities within the Development Area boundaries; assistance with construction of public infrastructure, utilities, and drainage improvements; landscaping, lighting, sidewalks, open space, and streetscape enhancements; installation of public art; construction of new improvements such as the addition of sidewalks and bike paths; repair/upgrading and installation of street lights; and public transportation facilities. Improvements will be located throughout the Development Area, along the road corridors, at intersections and gateways, or on publicly owned or controlled sites.

The full extent of demolition, repair, or alternation of existing improvements has not been determined as of yet, however design plans remain in draft format for the various projects. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure is likely as part of the various projects, including sidewalks, curbing, pavement, above and below-ground utilities, decorative walls, fencing, and others. Replacement of landscaping, public signs, lighting and other projects may require demolition, removal, repair or alteration to the existing conditions. Further, redevelopment of privately owned sites may be assisted, on a case-by-case basis, consistent with the priorities and procedures in this Plan, and only as permitted under PA 57 of 2018.

The projects listed in Table 2 below have been identified as a result of a robust public engagement process that includes:

- Strategic working sessions with the DIDA Board and City Staff
- Online survey publicly advertised and administered to the public
- Three (3) public roundtable discussions with Development Area stakeholders
- Establishing a Development Area Citizens Council (DACC) and holding one public meeting

## LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF IMPROVEMENTS AND STAGES OF CONSTRUCTION PLANNED

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(E)*

The Ironwood DIDA plans a variety of projects over the next 20 years that will help make the Downtown District into a more special and distinctive place. These proposals include: improving public infrastructure, enhancing streetscapes; placing special emphasis on public gathering spaces and other amenities; implementing projects that more directly lead to new private business investment and tax base increase. Facilitation of development to increase the Development Area's tax base is a high priority.

The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the Development Area and an estimate of the time required for completion are listed in Table 2: Planned Projects within the Development Area. Generally, the projects described in Table 2 will be undertaken over a period of one (1) to 20 years and are proposed to remain flexible to permit the DIDA to respond to private interest when said interest is expressed and as funding and land opportunities become available. The sequence of timing for implementing the recommendations of this Plan are also flexible to allow the DIDA to take advantage of funding and other opportunities which may arise.

As anticipated, the implementation projects in Table 2 are grouped into the following three (3) phases:

- **Phase I: 2023 – 2026**
- **Phase 2: 2027 – 2031**
- **Phase 3: 2032 – 2043**

This phasing is based on several factors, including input from the DIDA Board members, expected timing of tax increment revenues, City of Ironwood Capital Improvements Program (CIP), opportunities to promote jobs and economic development, the availability of other related investments and funding, the relative speed with which various projects are likely to be accomplished, and potential collaboration and partnerships, along with the benefits and value of each to the community. It should be noted that while each project is assigned a phase and estimated timing for budget and planning purposes, the projects in Phase 1 may be expedited in Phase 1, may continue into Phases 2 or 3, may not begin until Phase 2 or 3, and those in Phase 2 or 3 may begin sooner. Overall, the projects within each phase are not mutually exclusive to one phase or another.

Cost estimates for projects in Table 2 are very preliminary as the extent of these projects is not yet known, construction/engineering drawings have not been completed, and therefore costs are presented as general budget estimates or with costs to be determined and in current 2023 dollars. Actual costs may increase or decrease based on changes, opportunities to maximize return, or factors that are unknown today. Specific plans and refined cost estimates will be completed and approved prior to the initiation of each project.

Funding will be obtained from a variety of sources. The amount of tax increment revenues generated will be low for the first several years but will increase as property values increase due to development and reinvestment. Important outside funding sources may include federal and state grants (which may include but are not limited to HUD, CDBG, MDOT, Michigan Economic Development Corporation, Michigan State Housing Development Authority); private donations; City funds; and additional sources consistent with PA 57 of 2018, and to be determined. The DIDA intends to leverage its TIF dollars with other funding sources to the maximum extent practicable to achieve its goals.

Table 2: Planned Projects within the Development Area

Phase I: 2023-2026

Goal	Objective	Project Name	Brief Project Details	Estimated Cost
<b>Phase I: 2023-2026</b>				
<b>Creating Spaces</b>	Development Assistance	<b>Downtown Blueprint Plan</b>	<ul style="list-style-type: none"> <li>•Continue partnerships with City leadership and organizations to update the Downtown Blueprint Plan</li> <li>•Develop an implementation schedule within the Blueprint Plan to realize the future vision for Downtown</li> </ul>	\$25,000
		<b>Façade Improvement Program (\$15,000/year)</b>	<ul style="list-style-type: none"> <li>•Develop a set checklist and guidelines for the administration of the DDA's façade improvement program.</li> <li>•Administer the Façade Improvement Program and streamline the application review process.</li> </ul>	\$60,000
	Mobility Improvements	<b>Sidewalk Connections</b>	<ul style="list-style-type: none"> <li>•Determine primary sidewalk routes that connect the Downtown Core with connecting secondary residential streets</li> <li>•Enhance walking conditions on these routes to provide a visible transition from Downtown Core to adjacent areas - continued community character</li> </ul>	\$100,000
	Amenities and Culture	<b>Public Art</b>	•Continue efforts to encourage public art within the Development Area such as murals, installations, electrical box paintings, and others	\$15,000
	Public Programming	<b>Pocket Parks</b>	<ul style="list-style-type: none"> <li>•Assess small spaces of underutilized area to establish as pocket parks</li> <li>•Establish a funding mechanism to implement pocket parks equipped with benches, lighting, trash receptacles, public art, and other elements</li> </ul>	\$15,000
		<b>Public Restrooms</b>	<ul style="list-style-type: none"> <li>•Determine the best locations for new public restroom facilities</li> <li>•Develop a long-term cleaning and maintenance schedule for restroom facilities</li> </ul>	\$50,000
		<b>Snow Removal Services</b>	•Establish a partnership with a local snow removal company to ensure that all roads and sidewalks are safe and clear during snow cover months	\$100,000
<b>Building Business</b>	Business Assistance	<b>Outdoor Seating &amp; Dining</b>	<ul style="list-style-type: none"> <li>•Assess the City's need for a Downtown Social Zone</li> <li>•Determine primary locations in the Development Area for outdoor dining equipment</li> <li>•Assist business owners in renting or purchasing outdoor dining equipment (as needed)</li> </ul>	\$60,000
	Business Attraction	<b>Downtown Hotels &amp; Lodging</b>	<ul style="list-style-type: none"> <li>•Select/acquire the desired parcel (or several parcel options) that would be the most ideal for a new hotel establishment</li> <li>•Advertise the parcel to local (or regional) developers with the desired vision</li> <li>•Establish a partnership with a developer to secure funding and implement the hotel business</li> </ul>	\$750,000
<b>Promoting Partnerships</b>	Streetscape Improvements	<b>Sidewalk Improvements</b>	<ul style="list-style-type: none"> <li>•Assess current walking conditions in the Development Area</li> <li>•Develop a list of priority enhancement segments or corridors</li> <li>•Secure funding for sidewalk enhancements and construct</li> </ul>	\$100,000
<b>Establishing Presence</b>	Marketing Professionals	<b>Robust Marketing Campaign</b>	<ul style="list-style-type: none"> <li>•Hire a local or regional marketing firm to develop/continue a robust marketing campaign to advertise Ironwood as a place for year-round fun and recreation</li> <li>•Maintain Ironwood's digital presence, upkeep social media accounts, and analyze upcoming trends in social media</li> <li>•Continue partnerships with local, regional, and State agencies to market Ironwood as a great place to live and visit</li> </ul>	\$400,000
Other projects consistent with this Plan				TBD
<b>TOTAL for Phase I</b>				<b>\$1,675,000</b>

**PHASE II: 2027-2031**

Phase II: 2027-2031				
<b>Creating Spaces</b>	Streetscape Improvements	<b>Enhanced Landscaping</b>	<ul style="list-style-type: none"> <li>•Develop a maintenance plan and schedule for planter boxes, parking lot landscaping, and street trees.</li> <li>•Routinely trim and maintain the street trees so patrons can see store names and building facades.</li> </ul>	\$15,000
		<b>Corridor Beautification</b>	<ul style="list-style-type: none"> <li>•Create and maintain aesthetic enhancements in the Development Area such as hanging baskets, holiday/seasonal decorations, planters, and others</li> <li>•Target specific corridors in the Development Area for beautification and connectivity, such as the western portion of Downtown</li> </ul>	\$100,000
	Mobility Improvements	<b>Bike Racks</b>	<ul style="list-style-type: none"> <li>•Determine the best locations for new bike rack facilities, such near popular Downtown destinations, near and within parks and public spaces, near mixed-use buildings, and others.</li> <li>•Place new bike rack facilities in strategic locations within the Development Area</li> </ul>	\$5,000
	Development Assistance	<b>Façade Improvement Program (\$15,000/year)</b>	<ul style="list-style-type: none"> <li>•Develop a set checklist and guidelines for the administration of the DDA's façade improvement program.</li> <li>•Administer the Façade Improvement Program and streamline the application review process.</li> </ul>	\$60,000
	Public Programming	<b>Youth Center/Indoor Recreation Facility</b>	<ul style="list-style-type: none"> <li>•Develop a plan for activity programming for a new indoor recreation center</li> <li>•Plan for land acquisition within the Development Area for the placement of a new indoor recreation center</li> <li>•Work alongside City leadership to establish a funding mechanism to implement an indoor recreation center</li> </ul>	\$2,000,000
<b>Foster Business</b>	Business Assistance	<b>Alleyway Facades</b>	<ul style="list-style-type: none"> <li>•Develop a schedule for alleyway façade improvements</li> <li>•Assist property owners in alleyway facade improvements, including screening or enclosures for dumpsters, rear façade renovations, infrastructure repairs, and others</li> </ul>	\$750,000
	Business Attraction	<b>Business Incubators</b>	<ul style="list-style-type: none"> <li>•Host several business incubator events within the Development Area</li> </ul>	\$50,000
Other projects consistent with this Plan				TBD
<b>Total for Phase II</b>				<b>\$2,980,000</b>

PHASE III: 2032 - 2043

Phase III: 2032-2043				
<b>Creating Spaces</b>	Development Assistance	<b>Façade Improvement Program (\$15,000/year)</b>	<ul style="list-style-type: none"> <li>•Develop a set checklist and guidelines for the administration of the DDA's façade improvement program.</li> <li>•Administer the Façade Improvement Program and streamline the application review process.</li> </ul>	\$60,000
	Public Programming	<b>Parking Lot Improvements</b>	<ul style="list-style-type: none"> <li>•Repave and maintain public parking lots and develop a schedule for maintenance or improvements</li> </ul>	\$1,000,000
	Outdoor Recreation	<b>Water Trail</b>	<ul style="list-style-type: none"> <li>•Establish partnerships with the necessary State Departments for design and implementation</li> <li>•Create a designated water trail on the Montreal River (and applicable connections)</li> </ul>	\$300,000
	Amenities and Culture	<b>Wayfinding Signage</b>	<ul style="list-style-type: none"> <li>•Develop a plan for wayfinding/interpretive signage in the Development Area</li> <li>•Showcase Ironwood's rich history in mining to develop a unique signage brand for wayfinding</li> </ul>	\$100,000
<b>Foster Business</b>	Business Attraction	<b>Business Diversity</b>	<ul style="list-style-type: none"> <li>•Partner with a marketing firm or economic development agency to identify market gaps within the Development Area, such as restaurants and shops</li> <li>•Research and target specific businesses identified in the market study</li> <li>•Establish relationships with targeted businesses to establish a presence or open new stores in the Development Area</li> </ul>	\$300,000
Other projects consistent with this Plan				TBD
<b>Total for Phase III</b>				<b>\$1,760,000</b>

**ONGOING: 2023 – 2043**

Ongoing: 2023 - 2042				
<b>Creating Spaces</b>	Public Programming	<b>Sustainability</b>	<ul style="list-style-type: none"> <li>Incorporate best practices in sustainability and environmental resiliency whenever feasible (such as permeable pavement, rain gardens, bioswales, etc.)</li> </ul>	\$100,000
		<b>Housing Development</b>	<ul style="list-style-type: none"> <li>Determine the best locations for additional housing units within the Development Area</li> <li>Partner with any applicable local or regional housing agencies to construct more housing, especially for local students</li> <li>Assist in the growth and development of the housing market in Ironwood, acquiring property as needed for the marketing of new housing development</li> </ul>	\$750,000
	Amenities and Culture	<b>Public Festivals/Events</b>	<ul style="list-style-type: none"> <li>Plan and host more public events and festivals for all seasons, including opportunities for live music events</li> </ul>	\$25,000
	Outdoor Recreation	<b>Year-Round Outdoor Recreation</b>	<ul style="list-style-type: none"> <li>Evaluate the City's existing opportunities for outdoor recreation</li> <li>Determine opportunities for additional outdoor recreation activities such as fishing, bird watching, and hiking</li> </ul>	\$300,000
	Mobility Improvements	<b>Non-Motorized Transportation</b>	<ul style="list-style-type: none"> <li>Determine bike routes that are best suited for new infrastructure to connect to a larger Citywide or regional bike network, especially providing connections to Miners Park.</li> <li>Improve pedestrian access, mobility, and safety with the Downtown. Begin by completing a walkability audit to identify unsafe intersections or road segments.</li> <li>Plan for all modes of transportation in Downtown (multi-modal crossings, bike parking, maintain sidewalks, etc.)</li> </ul>	\$100,000
	Mobility Improvements	<b>Public Road / Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>Partner with applicable organizations to assist in the planning, design, repair, or replacement of roads, alleys, public rights-of-way and other infrastructure.</li> </ul>	\$1,000,000
	Amenities and Culture	<b>Cultural Amenities</b>	<ul style="list-style-type: none"> <li>Attract new development proposals to address universal design by utilizing principles such as walkability, welcoming facades, ADA compliancy, and flexibility of uses.</li> </ul>	\$10,000
<b>Establishing Presence</b>	Enhanced Partnerships	<b>Marketing and Promotion</b>	<ul style="list-style-type: none"> <li>Create and maintain a robust online presence to market Downtown Ironwood by utilizing available resources such as social media, press releases, and website enhancements</li> <li>Utilize regional resources to market Ironwood (such as Pure Michigan, MEDC, MDNR, and other groups as applicable)</li> </ul>	\$1,000,000
<b>Building Business</b>	Business Assistance	<b>Redevelopment Loans</b>	<ul style="list-style-type: none"> <li>Continue to provide property owners in the Development Area assistance with redevelopment loans</li> </ul>	\$1,000,000
		<b>Downtown Vacancies</b>	<ul style="list-style-type: none"> <li>Continue to work with local businesses, developers, City organizations, and other entities to address commercial and residential vacancies within the Development Area</li> <li>Support the revitalization of underutilized downtown buildings.</li> </ul>	\$500,000
		<b>Strategic Land Acquisitions</b>	<ul style="list-style-type: none"> <li>Provide assistance for improvements to public roads, utilities and other infrastructure to further the goals of this Development Plan.</li> <li>Plan for strategic land acquisitions (where most appropriate) in targeted areas, such as along the Montreal Riverfront and along Lawrence and Aurora Streets</li> </ul>	\$5,000,000
	Development Assistance	<b>Façade Improvement Program (\$15,000/year)</b>	<ul style="list-style-type: none"> <li>Develop a set checklist and guidelines for the administration of the DDA's façade improvement program.</li> <li>Administer the Façade Improvement Program and streamline the application review process.</li> </ul>	\$60,000

	Business Attraction	Innovative Approaches	<ul style="list-style-type: none"> <li>•Continue to provide business attraction programs and initiatives in Ironwood</li> <li>•Continue partnerships to assist with economic development activities</li> <li>•Develop a creative approach to business development such as encouraging business incubators, business showcase events, and others</li> </ul>	\$300,000
<b>Promoting Partnerships</b>	Enhanced Partnerships	Public/Private Partnerships	<ul style="list-style-type: none"> <li>•Continue to seek out and support efforts to establish key public/private partnerships to assist with funding and project implementation</li> </ul>	\$750,000
Other projects consistent with this Plan				TBD
<b>Total for Ongoing Projects</b>				<b>\$10,895,000</b>
<b>TOTAL for all projects 2023 - 2042</b>				<b>\$17,310,000</b>

*Footnotes to Table 2:*

1. *Costs estimated for the projects are preliminary and are budget guides only; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project. Funding is expected to come from a combination of sources to be evaluated and optimized by the DIDA, including but not limited to grants, loans, TIF revenues, donations, etc. Expenditures will not exceed available funds. Estimates consider design, construction and associated costs.*
2. *Other projects that arise and are consistent with the objectives and priorities of the DIDA – as outlined in this Plan – may be funded consistent with the financing methods described in the Tax Increment Financing Plan.*

## PROJECT DESCRIPTIONS

The following public improvements, activities, and projects are proposed for implementation in the City of Ironwood Development Plan and TIF Plan through 2043, the life of this Plan. Please note that not every project listed in Table 2 above is described in detail below.

### PHASE I: 2023 – 2026

The following priority projects are proposed to be implemented over the next five years.

**Downtown Blueprint Plan.** Downtown Ironwood has operated with a Downtown Blueprint Plan for a number of years. The Downtown Blueprint Plan serves as a visionary guiding policy document, similar to a master plan or comprehensive plan. The Blueprint Plan was last updated in 2009, making the Plan approximately 13 years old. This Plan should be updated to reflect the community's needs and desires for the Downtown projecting 20-30 years into the future.

**Sidewalk Improvements and connections.** Enhancing the pedestrian experience is an imperative component to enhancing the Development Area. Measures may be taken to analyze current sidewalk infrastructure and other pedestrian facilities to determine priority segments in need of improvements or enhancements. Consideration will also be given to ensure that sidewalks are located on both sides of the street not only within the Downtown Core, but also connecting to adjacent residential areas located on the fringes of the Development Area. The primary goal is to maintain a consistent, fluid, and walkable environment to transition from the Downtown Core to adjacent areas.

**Public Art.** The DIDA will continue to work and form partnerships with local artists and art advocacy groups to implement public art within the Development Area. Some forms of public art may include sculptures, installations, murals, electrical box paintings, and other similar projects.

**Outdoor Dining.** The DIDA may work alongside Downtown business owners to evaluate, plan, and implement outdoor seating and dining opportunities. The DIDA may utilize its financial resources to assist with the purchasing of outdoor seating and dining equipment (including winterized/winterizing equipment).

**Downtown Hotel and Lodging.** Because Ironwood is a popular year-round travel destination, it is important to also accommodate for visitors. A Downtown hotel or additional lodging accommodations would serve as a great amenity to the Downtown business stock. Further, this would help other Downtown businesses to thrive while hotel guests would likely search for shopping, dining, entertainment, recreation, and other activities to do in the area during their stay.

**Façade Improvement Program.** The Façade Improvement Program will continue to encourage owners, developers, and tenants to upgrade their properties, thus adding to the overall value of the area. The DIDA may offer small loans or forgivable grants for the architectural design of building façades and for the construction of such improvements, subject to design guidelines and criteria to be adopted by the DIDA. Additional activities that could be considered under such a program include parking lot enhancements, replacement of nonconforming signs, and other exterior improvements that impact the public, consistent with the requirements of PA 57 of 2018.

**Robust Marketing Campaign.** Working with a marketing company can substantially elevate Ironwood's place in Northern Michigan as a destination to live, work, and recreate. The City already has a growing reputation as a great place to visit. Establishing a robust marketing campaign is a great way to advertise for new development opportunities, seek new businesses, and gain new residents.



## PHASE II: 2027 – 2031

The projects anticipated for Phase 2 all focus on improving the business climate for the City, public amenities, appearance, and tax base to spur reinvestment in Ironwood.

**Enhanced Landscaping.** The DIDA may work alongside applicable City Departments or other organizations to develop a landscaping maintenance schedule for the Development Area. A landscaping maintenance schedule will include upkeep of planters, planter boxes, hanging baskets, street trees, and other items.

**Corridor Beautification.** To maintain and enhance all streetscapes in the Development Area, the DIDA may allocate funding to the purchase and maintenance of hanging baskets, holiday/seasonal decorations, planters, and other aesthetic elements.

**Youth Center/Indoor Recreation Facility.** To offer additional year-round recreational facilities for the community, the DIDA can focus efforts on the program design, targeted land acquisition, and development of a new indoor recreation facility in the Development Area. This can also be accomplished by creating public/private partnerships to assist with project funding and implementation.

**Enhance Alleyway Building Facades.** The DIDA may work alongside property owners, applicable City Departments, and other necessary organizations to enhance and improve alleyway building facades within the Development Area. Improvement tasks may include enhancements to dumpster screening and/or enclosures, reviving building materials, replacing windows, and other similar tasks. The DIDA may assist Downtown property owners in the improvement and beautification of alleyway building faces to ensure the safety and contiguous architecture throughout the Development Area.

**Business Incubators.** As a means to support and encourage the growth and development of businesses in the Development Area, the DIDA may develop a program to host event(s) for artisan business booths. Business incubator events are intended to support and assist small business operations in Ironwood and the surrounding area.

**Façade Improvement Program.** Continue efforts from Phase I.

## PHASE III: 2032 – 2043

The following long-term projects are intended to foster regional marketing efforts and support high quality development in the Development Area.

**Parking Lot Improvements.** The DIDA will allocate resources as necessary and applicable to repave, restripe, or complete other improvement tasks to public parking lots within the Development Area.

**Public Restrooms.** The DIDA can focus efforts on developing public restrooms in the Development Area to accommodate visitors.

**Snow Removal Services.** To ensure that all customers and business owners have adequate access to businesses in the Development Area, the DIDA can partner with a local snow removal company to enhance snow removal services during winter months. This includes adequate snow removal of all roads, sidewalks, bike infrastructure, and parking lots.

**Water Trail.** In order to support the Montreal River as a regional outdoor recreation destination, the DIDA may establish partnerships with applicable local, regional, and State organizations to design and implement a waterway interpretive plan. Over time, the Montreal River may become a designated Water Trail.



**Wayfinding Signage.** The DIDA may hire a marketing firm to develop a design and branding specific to Downtown Ironwood. The updated design and branding materials can be used to develop wayfinding signage to guide visitors to Downtown businesses, parking areas, parks and trails, municipal offices, and other popular destinations. Defining specific locations for wayfinding signage will be determined.

**Business Diversity.** Building partnerships with a local or regional marketing company to design a robust marketing plan can greatly impact the business diversity in Downtown Ironwood. This can be accomplished by hiring a firm to conduct a market study to identify the retail, restaurant, entertainment, essential services, or other gaps that may exist in the Development Area. Once the study is complete, the DIDA can focus efforts on working with local or State agencies to attract businesses into Ironwood to expand business diversity.

**Façade Improvement Program.** Continue efforts from Phase 2.

## ONGOING: 2023 – 2043

The following projects are anticipated to continue throughout the life of this Plan, as funding permits.

**Sustainability.** Ironwood is in a prime position for growth and development. As the City's population continues to grow, the DIDA will assist with incorporating elements related to sustainability and resiliency in the City. Some of these elements may include rain gardens, bioswales, permeable pavement, best practices in LEED design, and others.

**Housing Development.** Throughout the duration of this Development Plan, the DIDA may establish partnerships with private housing development companies or agencies to target additional housing opportunities in the Development Area. New housing opportunities should be attainable and support newcomers into the City, while encouraging current residents to age in place.

**Public Events / Festivals.** As a means to attract more residents and visitors to Ironwood, the DIDA may plan and host additional public events and festivals, especially events related to entertainment and live music.

**Year-Round Outdoor Recreation.** Downtown Ironwood is situated in a prime geographic location to support year-round outdoor recreation opportunities. Throughout the duration of this Development Plan, the DIDA should focus support and efforts to enhance outdoor recreation experiences during all seasons, and work to accommodate recreation users. This can include prioritizing connections to local trails, providing incentives for cyclists, cross-country skiers, snowmobilers, etc. to engage in Downtown activities and businesses, assessing opportunities for additional outdoor recreation activities, and others.

**Non-Motorized Transportation.** The DIDA may engage in the repair, replacement, and construction of sidewalks, crosswalks, multi-use pathways, bicycle infrastructure, and ADA improvements for improved access, mobility and safety throughout the district and to create a pedestrian friendly community. Assistance with new sidewalks, multi-use pathways and other non-motorized elements may all be needed in conjunction with the enhancements of the streetscape within the Development Area. Elements of non-motorized improvements may include, but are not limited to:

- Acquisition of property, right-of-way, and easements.
- Removal of plant material, bituminous material, sidewalk, curb, and gutter, and filling, grading, and site preparation.
- Installation of curb, gutter, sidewalks, and other paving.
- Construction of non-motorized, multi-use pathways and bike lanes.

- Landscape improvements and site amenities including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of pedestrian amenities such as benches, trash receptacles, lighting, signage, banners, tree grates, bike racks, bike repair stations, trail heads, etc.
- Acquisition of equipment and improvements for those with disabilities.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the DIDA Board determines to be desirable in connection with this project.

**Public Road / Infrastructure Improvements.** The DIDA may partner with and assist the City and other jurisdictions with authority on the planning, design, construction, repair, or replacement of roads, alleys, other public right-of-way, and other public infrastructure. This may include the realignment, modification, or improvement of utilities (i.e., water and sewer, storm sewers, and stormwater management facilities) and other improvements that the DIDA may determine as necessary to further the goals of this Development Plan and maintain the values of properties in the Development Area.

Public road and infrastructure improvements may include, but are not limited to:

- Acquisition of land, right-of-way, and easements.
- Studying existing infrastructure.
- Grading, erosion control, drainage, and site preparation.
- Installation of the roadbed and paving.
- Installation of new utility mains and lines, lift stations, and associated infrastructures.
- Related energy management and efficiency improvements.
- Improvements for advanced traffic management and autonomous driving or electric vehicles.
- Installation of road lighting, signage and traffic signals and control devices.
- Vacating and closing streets, alleys, and right-of-way, removal of the street, and remediation and landscaping, the construction of access roads and the elimination of curb cuts.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the DIDA determines to be desirable in connection with this project.

**Cultural Amenities.** Throughout the duration of this Plan, the DIDA may partner with local artists, production companies, and other cultural groups to enhance opportunities for cultural amenities within Downtown Ironwood. Cultural amenities can include art galleries, local theatre, a Downtown movie theatre, artisan events, and more. The DIDA may work to assist in funding cultural events as well as new culturally-related businesses.

**Marketing and Promotion.** Promotion and advertising for Downtown Ironwood is a means of promoting revitalization and attracting businesses, residents and customers. The DIDA may engage in marketing and public relations efforts to reinforce that Downtown Ironwood is a great place to do business.

Maintaining Downtown Ironwood's strong online presence and marketing collateral such as professionally prepared brochure(s), targeted advertising, marketing of special events, promotion of available business sites and real estate marketing, property tours, use of site consultants, and promotion of the general assets of the Development Area are all elements of a robust marketing program. Collaborative efforts may be pursued with adjacent communities.



**Redevelopment Loans and Vibrancy Micro-Grants.** The Ironwood DIDA can allocate resources to assist property owners in obtaining redevelopment loans and vibrancy-micro grants to enhance properties within the Development Area.

**Business Retention / Attraction.** The DIDA may engage in community business outreach to stimulate new economic investment, create an expanded tax base, provide public improvement incentives to attract desirable new business and investment, and to retain existing businesses.

A business recruitment and retention program may involve actions such as hiring staff or consultant(s) to assist, adopting standards for public/private partnerships, identifying financial, infrastructure and other possible incentives, and specifying the criteria for those incentives. A focus will be to ensure that the incentives are only those necessary to make the targeted private investment happen, and to maximize the public return on investment.

One business retention activity the DIDA may implement early on is to provide the City with assistance in reviewing procedures to encourage business investment in the Development Area. This will involve a review of current policies for zoning, permitting, and regulatory needs. Additionally, this review process may also include clarifying application procedures, consolidating approvals, and implementing other efficiencies to simplify and expedite the development process.



## **PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND CONTEMPLATED FUTURE USE**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(F)*

Various park and open space projects may be undertaken pursuant to the DIDA's established listing of Planned Projects within the Development Area. These improvements are designed to enhance the walkability and livability of downtown Ironwood, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

## **PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(G)*

Further, the DIDA has no plans to sell, donate, exchange, or lease to or from the City any land or building in the Development Area. If opportunities arise consistent with the goals and purposes of this Plan, land and/or building purchases may be considered and terms would be determined at that time.

Additional right-of-way and/or easements may be required to accomplish the planned streetscape, connections, utilities, and other public improvements. While it is not the intent of the DIDA to purchase either right-of-way or easements since considerable benefits will accrue to the abutting parcels from the public improvements, purchase may be required. Any road right-of-way acquired will be transferred to the road agency with jurisdiction.

## **DESIRED ZONING, STREETS, INTERSECTIONS AND UTILITY CHANGES**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(H)*

No zoning changes are currently proposed as part of this Plan. Zoning changes on parcels in the Development Area will be coordinated between the DIDA, the Planning Commission, and the City Commission according to State enabling acts and the adopted procedures of the City. Any change will occur in a manner that ensures appropriate future land uses within the district.

## **AN ESTIMATE OF THE COST OF THE DEVELOPMENT, PROPOSED METHOD OF FINANCING AND ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(I)*

During the 20-year term of this Development Plan and TIF Plan, the estimated cost of the public improvements to be undertaken by the DIDA is approximately **\$17,310,000**. These costs include the cost of associated administration, engineering, planning, and design.

It is anticipated that the proposed projects will be paid for, in part with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area, in accordance with this Development and TIF Plan. Particularly in the early years of this Plan, it is expected that the tax increment revenues will be low, and will have to be supplemented with developer contributions, grant dollars, donations, and other funds as may become available. Projects will not be initiated until such time as sufficient funds have been identified and secured to pay for the project or debt service for project financing. Matching funds, contributions from other funding entities, grants, donations, bonding, special assessments, and other sources available to the DIDA pursuant to PA 57 of 2018 may be utilized, consistent with the goals and objectives of this Plan.

It is anticipated that most projects will be financed on a “pay-as-you-go” basis using funds on-hand or accumulated from prior years’ captures. However, the DIDA may determine that there is a need to sell bonds, obtain loan funds or grants, or receive contributions from any of the other sources permitted under PA 57 of 2018, to facilitate completion of one or more of the improvement projects. Per PA 57 of 2018, City Commission approval is required for bonding and other financings.

## **DESIGNATION OF PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(J)*

All public improvement projects undertaken as part of this plan will remain in public ownership for the public benefit. The DIDA may participate in and/or facilitate a purchase of other land for use or redevelopment in accordance with the City Comprehensive Plan, Downtown Blueprint Plan, and the goals of this Development Plan. The Authority may convey any such property to another entity, yet unknown. Further, the Authority may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.



**THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESSED OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(K)*

In the event the DIDA purchases, receives a donation of, or otherwise comes to own property in the Development Area, it will conform with any bidding or land disposition process adopted by the City or, in the absence of such procedures, the DIDA will adopt suitable procedures to govern the management and disposition of property in conformance with all applicable Federal, State, and local regulations. The DIDA currently has no express or implied agreement between the DIDA and any persons, natural or corporate, that all or a portion of the development area will be leased, sold, or conveyed to those persons.

**ESTIMATE OF THE NUMBER OF PERSON RESIDING IN THE DEVELOPMENT AREA**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(L)*

No families or individuals are planned to be displaced and no occupied residences are designated for acquisition and clearance by this Plan. Since it is estimated that approximately 100 people reside in the Development Area, the City Commission has appointed a Development Area Citizens Council (DACC) as required by the DIDA Act. The DACC has met and will review and make its recommendation on this Plan as required by law.

**PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED AND PROVISION FOR COSTS OF RELOCATION OF DISPLACED PERSONS**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(M)*

Not applicable. The DIDA does not intend to acquire any residential property in conjunction with this Plan. Any residential properties that are redeveloped under this Plan are intended to be acquired by the private sector for private development and ownership. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the DIDA will submit to the City Commission an acquisition and relocation plan, consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. As dictated by that Act, provision for the costs of relocation of displaced persons, including financial assistance and reimbursement of expenses will be made.



## **COMPLIANCE WITH ACT 227 OF THE PUBLIC ACTS OF 1972, SECTIONS 213.321 - 213.332 OF THE MICHIGAN COMPILED LAWS**

*REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(O)*

The DIDA does not intend to condemn property in conjunction with this plan. However, in the future if the condemnation of property is necessary to meet the objective of this plan, the DIDA will submit to the City Commission a plan and will comply with Act No. 227 of the Public Acts of 1972, as amended, Sections 213.321 to 213.332 of the Michigan Compiled Laws.



# Tax Increment Financing Plan

## INTRODUCTION

The TIF Plan includes the preceding Development Plan, along with a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DIDA.

## EXPLANATION OF THE TAX INCREMENT PROCEDURE

### *REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)*

As provided in Public Act 57 of 2018, tax increment financing is a tool that can be used to assist redevelopment within a DIDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated Development Area are “captured” and utilized by the DIDA to finance public improvements within that Development Area, which supports and encourages continued private investment.

To utilize tax increment financing, the DIDA must prepare and adopt a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the City Commission, are subject to public hearing, and City Commission must approve the plans by ordinance. The plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DIDA, subject to approval by Council. All amendments must follow the procedures of PA 57 of 2018.

Captured assessed value is defined in PA 57 of 2018 as the amount, in any one year, by which the current assessed value of the Development Area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the tax increment financing (TIF) plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. Tax increment revenue is generated when the current assessed value of all properties within a Development Area in each year subsequent to the adoption of the TIF Plan, exceeds the initial assessed value of those properties.

Such funds transmitted to the DIDA are termed “tax increment revenues”. Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax, local or intermediate school districts, and several other entities specifically exempted under PA 57 of 2018, upon the captured assessed value of real and personal property in the Development Area.

## INITIAL ASSESSED VALUE AND APPLIABLE MILLAGE

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The initial assessed value under this 2023 Plan is established as the total taxable value for all real property in the Development Area as of September 2023 which is the most recent assessment roll of the City for which equalization has been completed at the time of adoption of this Plan. The initial assessed value of the Development Area is \$11,404,343.

The applicable tax levy for tax increment purposes in the Development Area will be the total millage levied by the eligible taxing jurisdictions. A list of the taxing jurisdictions and the current millage subject to capture (rates per \$1,000 of taxable value) is shown below Table 3, and totals 35.3236 mills.

Table 3: Applicable Millage Summary

Applicable Millage Source	Projected Captured Millage Rate
City Operating	19.20000
Gogebic County Operating	6.6419
Public Safety Pension	6.5000
Civic Center (expires 2024)	0.9939
Roads (expires 2024)	1.9878
<b>TOTAL APPLICABLE MILLAGE</b>	<b>35.3236</b>

Source: City of Ironwood, 2023

## ESTIMATE OF TAX INCREMENT REVENUES

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

Under this TIF Plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DIDA. The tax increment revenues will be expended in the manner set forth in this Plan. Estimates of the projected growth in taxable value and projected captured revenue for the duration of this Plan are in Table 4. Real property assessments are included in the taxable value projections.

The projected annual growth in taxable value is estimated at the current equalized value for FY 2023, the Assessor's estimated taxable value for FY 2023, and thereafter at 1% increase per year.

The following millages expire in year 2024:

- Civic Center operating: 0.9939 mills
- Street improvements: 1.9878 mills

As such, the TIF projects provided in this Plan reflect a decline when those millages expire. Over the life of this 20-year Plan, the total tax increment revenue captured is estimated at \$1,193,571.



The actual tax increment revenue to be transmitted to the DIDA will likely vary from the estimates herein based upon the actual tax levies of the taxing jurisdictions and the actual taxable value in the Development Area over the duration of the Plan. Additional increases in the assessed valuation for the Development Area and resultant tax increment revenues may occur from new other construction, expansion, rehabilitation, appreciation of property values, or other factors. Such increases are beyond those projected in this Plan, but if increases occur, the tax increment revenues will be spent according to this Plan to accelerate the implementation of the public improvement program. It is the intention of the DIDA to use the entire captured assessed value in the Development Area for the purposes defined in the Development Plan and period hereinafter set forth, and to not exclude assessed value growth in property resulting solely from inflation.

## **ESTIMATED IMPACT ON TAXING JURISDICTIONS**

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)*

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is the taxable value upon which taxes are now levied will remain constant over the life of the Plan. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Table 5.

It is anticipated that the public improvements proposed for the Development Area in this Plan and the private improvements they induce will provide long-term stability and growth in the Development Area and the City as a whole. This will benefit all taxing jurisdictions. Benefits will result from increases in property values surrounding the Development Area, increased property values in the Development Area at the time the TIF Plan is completed, and from increases in property values throughout the entire community which are, to some degree dependent upon the well-being of the downtown district for stability and growth. All taxing jurisdictions will benefit substantially from a tax base that has been stabilized and enhanced as a result of the public improvement program.

Table 4: Future Capture Projections

Fiscal Year	Millages	Total Taxable Value	Total Captured Value	Total Tax Increment Revenue
2023		\$11,404,343		
2024	35.3236	\$11,518,386	\$114,043	\$4,003
2025	32.3419	\$11,633,570	\$229,227	\$7,363
2026	32.3419	\$11,749,906	\$345,563	\$11,099
2027	32.3419	\$11,867,405	\$463,062	\$14,873
2028	32.3419	\$11,986,079	\$581,736	\$18,685
2029	32.3419	\$12,105,940	\$701,597	\$22,535
2030	32.3419	\$12,226,999	\$822,656	\$26,423
2031	32.3419	\$12,349,269	\$944,926	\$30,350
2032	32.3419	\$12,472,762	\$1,068,419	\$34,317
2033	32.3419	\$12,597,490	\$1,193,147	\$38,323
2034	32.3419	\$12,723,464	\$1,319,121	\$42,369
2035	32.3419	\$12,850,699	\$1,446,356	\$46,456
2036	32.3419	\$12,979,206	\$1,574,863	\$50,583
2037	32.3419	\$13,108,998	\$1,704,655	\$54,752
2038	32.3419	\$13,240,088	\$1,835,745	\$58,962
2039	32.3419	\$13,372,489	\$1,968,146	\$63,215
2040	32.3419	\$13,506,214	\$2,101,871	\$67,510
2041	32.3419	\$13,641,276	\$2,236,933	\$71,848
2042	32.3419	\$13,777,689	\$2,373,346	\$76,229
2043	32.3419	\$13,915,466	\$2,511,123	\$80,655
2044	32.3419	\$14,054,620	\$2,650,277	\$85,124
2045	32.3419	\$14,195,167	\$2,790,824	\$89,638
				<b>\$995,311</b>

Source: City of Ironwood, November 2023

**Footnotes to Table 4:**

- a. Annual increase in taxable value estimated at 1% (the average increase over a 20-year period provided by City Assessor)
- b. Millage rate source: City of Ironwood, 2023
- c. Civic Center and Roads millage end in 2024

Table 5: Estimated Capture by Applicable Millage

Fiscal Year	Total Taxable Value	Total Captured Value	City Operating 19.20000 Mills	County Operating 6.6419 Mills	Public Safety Pension 6.5000 Mills	Civic Center 0.9939 Mills	Roads 1.9878 Mills	Total Tax Increment Revenue
2023	\$11,404,343		0.0192000	0.0064190	0.0065000	0.0009939	0.0019878	
2024	\$11,518,386	\$114,043	\$2,190	\$732	\$741	\$113	\$227	\$4,003
2025	\$11,633,570	\$229,227	\$4,401	\$1,471	\$1,490	\$0	\$0	\$7,363
2026	\$11,749,906	\$345,563	\$6,635	\$2,218	\$2,246	\$0	\$0	\$11,099
2027	\$11,867,405	\$463,062	\$8,891	\$2,972	\$3,010	\$0	\$0	\$14,873
2028	\$11,986,079	\$581,736	\$11,169	\$3,734	\$3,781	\$0	\$0	\$18,685
2029	\$12,105,940	\$701,597	\$13,471	\$4,504	\$4,560	\$0	\$0	\$22,535
2030	\$12,226,999	\$822,656	\$15,795	\$5,281	\$5,347	\$0	\$0	\$26,423
2031	\$12,349,269	\$944,926	\$18,143	\$6,065	\$6,142	\$0	\$0	\$30,350
2032	\$12,472,762	\$1,068,419	\$20,514	\$6,858	\$6,945	\$0	\$0	\$34,317
2033	\$12,597,490	\$1,193,147	\$22,908	\$7,659	\$7,755	\$0	\$0	\$38,323
2034	\$12,723,464	\$1,319,121	\$25,327	\$8,467	\$8,574	\$0	\$0	\$42,369
2035	\$12,850,699	\$1,446,356	\$27,770	\$9,284	\$9,401	\$0	\$0	\$46,456
2036	\$12,979,206	\$1,574,863	\$30,237	\$10,109	\$10,237	\$0	\$0	\$50,583
2037	\$13,108,998	\$1,704,655	\$32,729	\$10,942	\$11,080	\$0	\$0	\$54,752
2038	\$13,240,088	\$1,835,745	\$35,246	\$11,784	\$11,932	\$0	\$0	\$58,962
2039	\$13,372,489	\$1,968,146	\$37,788	\$12,634	\$12,793	\$0	\$0	\$63,215
2040	\$13,506,214	\$2,101,871	\$40,356	\$13,492	\$13,662	\$0	\$0	\$67,510
2041	\$13,641,276	\$2,236,933	\$42,949	\$14,359	\$14,540	\$0	\$0	\$71,848
2042	\$13,777,689	\$2,373,346	\$45,568	\$15,235	\$15,427	\$0	\$0	\$76,229
2043	\$13,915,466	\$2,511,123	\$48,214	\$16,119	\$16,322	\$0	\$0	\$80,655
2044	\$14,054,620	\$2,650,277	\$50,885	\$17,012	\$17,227	\$0	\$0	\$85,124
2045	\$14,195,167	\$2,790,824	\$53,584	\$17,914	\$18,140	\$0	\$0	\$89,638
			<b>\$594,771</b>	<b>\$198,845</b>	<b>\$201,355</b>	<b>\$113</b>	<b>\$227</b>	<b>\$995,311</b>

Source: City of Ironwood, November 2023

**Footnotes to Table 5:**

- a. Annual increase in taxable value estimated at 1% (the average increase over a 20-year period provided by City Assessor)
- b. Millage rate source: City of Ironwood, 2023
- c. Civic Center and Roads Millage expire in 2024

## EXPENDITURE OF TAX INCREMENT REVENUES

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214 (1)*

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area is outlined in Table 1 of the Development Plan. As described elsewhere, the cost estimates in Table 1 are approximations and very preliminary. These cost estimates are based solely upon concepts and have not been developed from construction drawings. Specific plans and refined cost estimates for the Development Area improvements will be completed upon initiation of each project.

As can be seen from the projections, the amount of TIF revenues will be very limited until such time as one or more of the larger redevelopments occur. Leveraging of funds will be very important for success. It is intended that outside grants and other sources of funding will be pursued, as permitted under PA 57 of 2018. Other private funds, in kind contributions, public-private partnerships, and non-tax increment sources will also be considered to maximize the success of this Development and TIF Plan.

Any additional tax increment revenues beyond those projected in this Plan will:

- be used to further the implementation of the public improvement program, projects, priorities, and objectives of this Plan, or
- be used to expedite any debt service to the extent possible

If the tax increment revenues are less than projected, the DIDA may choose to:

- Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.
- Implement public improvement projects based upon the ability to match existing funds with expenditures, while seeking out additional funding sources.
- Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

The DIDA shall annually review its proposed increment expenditures and revenues to prioritize the use of any additional funds, or to reduce expenditures if necessary. Other projects that arise and are consistent with the objectives and priorities of the Plan may also be funded consistent with the financing methods described in this Plan.



## **DURATION OF THE PROGRAM**

*REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)*

The DIDA may utilize a reasonable portion of the annual TIF revenues for maintenance and administration, as demonstrated in the Development Plan. Additionally, architectural and rehabilitation assistance for facades, blight improvements to commercial buildings, signs, and interior landscaping may be funded by a portion of annual TIF revenues.

TIF revenues may be used on an as-needed basis for development projects that cannot yet be estimated for budgeting purposes, such as parcel assemblage and the acquisition of blighted parcels. Other examples of as-needed projects include right-of-way acquisition for greenways/non-motorized improvements, marketing, public/private opportunities, or other similar projects.

Annually and in accordance with Public Act 57 of 2018, the DIDA shall submit to the City Commission and the State Tax Commission a report on the status of the tax increment financing account. The report shall be published annually in the official City newspaper, or other paper, as available.

## **MAXIMUM AMOUNT OF BONDED INDEBTEDNESS**

*REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)*

The DIDA has no bonded indebtedness. Most of the DIDA's proposed improvements are planned to be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the DIDA, or as may be accumulated over more than one year and held in reserve to allocate for projects. However, bonded indebtedness may be undertaken if the DIDA determines, subject to City Commission approval, that it would be advantageous to completing all or portions of the improvement program.

Alternately, or in combination with bond proceeds, with the approval of City Commission, the DIDA may borrow funds from other sources as permitted under PA 57 of 2018. Loans from other sources may be used, depending upon the favorability of terms, availability of other funds, and suitability for the size and type of project involved.

The maximum amount of bonded indebtedness to be incurred under this TIF Plan shall be \$10 million. Bonds issued under this TIF Plan may be issued in any form authorized under PA 57 of 2018.



# Appendix

## APPENDIX A: LEGAL DESCRIPTION

The boundaries of the Downtown Ironwood Development Authority (DIDA) District are described as follows:

STARTING AT THE EAST BANK OF THE MONTREAL RIVER AT THE NORTH ROW LINE OF THE IRON BELL TRAIL; THENCE ALONG TRAIL N R.O.W. TO THE EAST R.O.W. LINE OF LAWRENCE STREET EXTENDED; THENCE NW ALONG E R.O.W. LINE OF LAWRENCE ST TO SOUTHEAST R.O.W. LINE OF ALLEY BETWEEN NORRIE ST AND FREDERICK ST; THENCE E ALONG ALLEY R.O.W. LINE TO THE SOUTH EAST CORNER OF LOT 4, BLK 6 ORIGINAL PLAT; THENCE ALONG EAST LINE OF LOT 6 EXTENDED TO NE CORNER OF LOT 39, BLK 8 CASE AND LONGYEAR ADD; THENCE EAST TO EAST R.O.W. LINE OF SUFFOLK ST; THENCE N TO S R.O.W. OF GOGEBIC ST; THENCE ALONG S R.O.W. LINE OF GOGEBIC ST TO NE CORNER OF LOT 17, BLK 8 CASE AND LONGYEAR ADD; THENCE N TO SW CORNER OF LOT 19, BLK7 CASE AND LONGYEAR ADD; THENCE N TO A POINT 40 FT WEST OF NE CONRER OF LOT 19, BLK3 ASSESSORS PLAT #2; THENCE WEST 80 FT; THENCE N TO NW CORNER OF LOT 36, BLK 7 MEGAN AND KOENIGS ADD; THENCE EAST TO THE SW CORNER OF LOT 16, BLK 7 MEGAN AND KOENIGS ADD; THENCE N TO A POINT 40 FT WEST OF NE CORNER OF LOT 38, BLK3 MEGAN AND KOENIGS ADD; THENCE WEST 120 FT TO SW CORNER OF LOT 35, BLK 3 MEGAN AND KOENIGS ADD; THENCE WEST ALONG S R.O.W. LINE OF FRANCIS ST TO LOT 32 WEST LINE EXTENDED OF LOT 32; THENCE N TO NW CORNER OF LOT 32 BLK2 MEGAN AND KOENIGS ADD; THENCE EAST 40 FT; THENCE NORTH TO S R.O.W. OF SOUTHLAND AVE; THENCE EAST TO THE EAST LINE OF LOT 9 BLK 6 SUNNYSIDE ADD; THENCE S ALONG EAST LINE TO THE S R.O.W LINE OF FRANCIS ST; THENCE WEST TO NE CORNER OF LOT 14, BLK 4 MEGAN AND KOENIGS ADD; THENCE S TO NE CORNER OF LOT 17 BLK8 MEGAN AND KOENIGS ADD; THENCE EAST 40 FT TO NE CORNER OF LOT 18 BLK 8 MEGAN AND KOENIGS ADD; THENCE S TO SE CORNER OF LOT 13, BLK 9 MEGAN AND KOENIGS ADD; THENCE WEST 100 FT; THENCE S TO SOUTH R.O.W. LINE OF ALLEY RUNNING E & W IN BLOCK 3 GERRYS ADD; THENCE EAST ALONG ALLEY S R.O.W. LINE TO EASTERN R.O.W. LINE OF FREDERICK ST; THENCE NE ALONG WIS. CENTRAL RR N R.O.W. LINE APPROX. 291 FT; THENCE N89DEG 32'-15"E 45.26'; THENCE N49DEG 06'-36" E 420.21 FT; THENCE N54DEG 11'-46"E 126.56 FT; THENCE N50DEG 46'-08"E 360.41FT; THENCE N55DEG 02'-24"E 346.01FT; THENCE N59DEG 47'-36"E 249.91 FT; THENCE S00DEG 32'-16"E 389.77 FT; THENCE S67DEG 56'-57"W 702.07 FT; THENCE S49DEG 04'-02"W 275.94 FT; THENCE S32DEG 07'-04"W 239.91 FT; THENCE S20 DEG 51'-59"W TO NW CORNER OF LOT 6 BLK 19 ORIGINAL PLAT; THENCE E TO THE EAST LOT LINE OF LOT 105, BLK 5 ASSESSORS PLAT 3; THENCE SOUTH TO SW CORNER OF LOT 136 BLK6 ASSESSORS PLAT 3; THENCE E TO NE CORNER OF LOT 2 BLK 1, CURRY ADD; THENCE S TO SOUTH R.O.W.LINE OF MCLEOD AVE; THENCE E TO NE CORNER OF LOT 1, BLK2 CURRY ADD; THENCE SOUTH ALONG W R.O.W. LINE OF DAY ST TO SE CORNER OF LOT 3, BLK2 CURRY ADD; THENCE W TO EAST R.O.W. OF ALLEY RUNNING NORTH AND SOUTH IN BLK 3 AYER AND LONGYEAR ADD; THENCE SOUTH TO NORTH R,O,W, LINE OF GRANT ST; THENCE EAST TO WEST R.O.W. OF MANSFIELD ST; THENCE SOUTHWEST ALONG WEST R.O.W. OF MANSFIELD ST TO THE EAST R.O.W. LINE OF BURMA ROAD; THENCE SE ALONG EAST R.O.W. 400 FT; THENCE SW TO NE CORNER OF LOT 47 OF UNRECORDED PLAT OF NORRIE LANDS; THENCE WEST TO A POINT 250 FT EAST OF EAST R.O.W. LINE OF BULINSKI BLVD; THENCE S TO SOUTH SECTION LINE OF SECTION 22; THENCE WEST TO EAST BANK OF THE MONTREAL RIVER; THENCE N LONG THE EAST BANK OF THE MONTREAL RIVER TO P.O.B.

## APPENDIX B: LIST OF PARCELS WITHIN THE DOWNTOWN DEVELOPMENT AREA

The following real properties are located within the City of Ironwood DIDA Development Area and are eligible for TIF capture:

2752-15-380-060	2752-22-127-050	2752-22-134-180	2752-22-182-040
2752-15-381-030	2752-22-127-120	2752-22-134-190	2752-22-182-050
2752-15-381-070	2752-22-128-010	2752-22-134-200	2752-22-182-060
2752-15-381-080	2752-22-128-020	2752-22-135-010	2752-22-182-110
2752-15-381-090	2752-22-128-030	2752-22-135-020	2752-22-182-120
2752-15-381-100	2752-22-128-040	2752-22-135-190	2752-22-182-130
2752-15-382-050	2752-22-128-210	2752-22-176-080	2752-22-182-140
2752-15-382-060	2752-22-129-150	2752-22-176-090	2752-22-183-010
2752-15-382-070	2752-22-129-160	2752-22-176-100	2752-22-183-020
2752-15-382-110	2752-22-130-140	2752-22-177-010	2752-22-183-021
2752-21-000-100	2752-22-130-150	2752-22-177-020	2752-22-183-030
2752-21-476-020	2752-22-131-010	2752-22-177-030	2752-22-183-040
2752-21-477-010	2752-22-131-020	2752-22-178-010	2752-22-183-050
2752-21-478-010	2752-22-131-030	2752-22-178-020	2752-22-183-060
2752-21-478-020	2752-22-132-010	2752-22-178-050	2752-22-183-070
2752-21-478-030	2752-22-132-020	2752-22-178-080	2752-22-183-080
2752-21-478-040	2752-22-132-030	2752-22-178-160	2752-22-183-090
2752-21-478-050	2752-22-132-040	2752-22-179-020	2752-22-183-100
2752-21-478-060	2752-22-132-050	2752-22-179-030	2752-22-183-110
2752-21-478-070	2752-22-132-060	2752-22-179-040	2752-22-183-120
2752-21-479-020	2752-22-132-240	2752-22-179-050	2752-22-183-130
2752-21-479-030	2752-22-132-250	2752-22-179-060	2752-22-183-140
2752-21-479-040	2752-22-133-120	2752-22-179-070	2752-22-183-150
2752-21-479-050	2752-22-133-130	2752-22-179-080	2752-22-183-160
2752-21-479-060	2752-22-133-140	2752-22-179-090	2752-22-183-170
2752-21-480-010	2752-22-133-150	2752-22-179-100	2752-22-183-180
2752-21-480-020	2752-22-133-160	2752-22-179-110	2752-22-202-090
2752-21-480-030	2752-22-133-170	2752-22-180-040	2752-22-253-080
2752-21-480-041	2752-22-133-180	2752-22-181-090	2752-22-254-130
2752-22-000-200	2752-22-133-190	2752-22-181-100	2752-22-254-150
2752-22-000-500	2752-22-133-200	2752-22-181-110	2752-22-254-161
2752-22-000-600	2752-22-134-130	2752-22-181-120	2752-22-254-250
2752-22-000-700	2752-22-134-150	2752-22-182-010	2752-22-255-080
2752-22-126-080	2752-22-134-160	2752-22-182-020	2752-22-255-090
2752-22-126-150	2752-22-134-170	2752-22-182-030	2752-22-255-100

2752-22-255-110	2752-22-259-130	2752-22-260-360	2752-22-312-020
2752-22-255-140	2752-22-259-140	2752-22-260-370	2752-22-312-030
2752-22-255-150	2752-22-259-150	2752-22-261-010	2752-22-312-040
2752-22-255-240	2752-22-259-160	2752-22-261-020	2752-22-312-050
2752-22-256-010	2752-22-259-170	2752-22-262-010	2752-22-312-060
2752-22-256-020	2752-22-259-180	2752-22-262-020	2752-22-312-070
2752-22-256-030	2752-22-260-010	2752-22-262-030	2752-22-312-080
2752-22-256-040	2752-22-260-020	2752-22-262-040	2752-22-312-090
2752-22-256-050	2752-22-260-030	2752-22-262-060	2752-22-313-030
2752-22-256-060	2752-22-260-040	2752-22-262-070	2752-22-313-040
2752-22-256-070	2752-22-260-050	2752-22-262-080	2752-22-313-050
2752-22-256-080	2752-22-260-060	2752-22-262-090	2752-22-313-060
2752-22-256-090	2752-22-260-070	2752-22-280-080	2752-22-313-070
2752-22-257-010	2752-22-260-080	2752-22-280-100	2752-22-313-080
2752-22-257-020	2752-22-260-090	2752-22-281-010	2752-22-313-090
2752-22-257-030	2752-22-260-110	2752-22-281-020	2752-22-314-010
2752-22-257-040	2752-22-260-120	2752-22-281-050	2752-22-314-040
2752-22-257-050	2752-22-260-130	2752-22-281-070	2752-22-314-050
2752-22-257-070	2752-22-260-140	2752-22-281-230	2752-22-314-060
2752-22-257-080	2752-22-260-150	2752-22-281-240	2752-22-314-070
2752-22-257-090	2752-22-260-160	2752-22-281-260	2752-22-314-080
2752-22-257-100	2752-22-260-170	2752-22-281-270	2752-22-314-090
2752-22-257-110	2752-22-260-180	2752-22-284-010	2752-22-314-100
2752-22-257-170	2752-22-260-190	2752-22-284-020	2752-22-314-110
2752-22-257-180	2752-22-260-200	2752-22-284-030	2752-22-314-120
2752-22-257-190	2752-22-260-210	2752-22-284-040	2752-22-314-130
2752-22-257-200	2752-22-260-220	2752-22-284-060	2752-22-314-140
2752-22-257-210	2752-22-260-230	2752-22-284-070	2752-22-314-180
2752-22-257-240	2752-22-260-240	2752-22-284-080	2752-22-314-190
2752-22-257-250	2752-22-260-250	2752-22-284-090	2752-22-314-200
2752-22-258-010	2752-22-260-260	2752-22-284-100	2752-22-314-210
2752-22-258-020	2752-22-260-270	2752-22-284-320	2752-22-326-040
2752-22-258-030	2752-22-260-280	2752-22-284-330	2752-22-326-050
2752-22-259-010	2752-22-260-290	2752-22-303-020	2752-22-326-060
2752-22-259-020	2752-22-260-300	2752-22-303-030	2752-22-326-070
2752-22-259-040	2752-22-260-310	2752-22-303-040	2752-22-326-080
2752-22-259-050	2752-22-260-320	2752-22-303-060	2752-22-326-090
2752-22-259-100	2752-22-260-330	2752-22-310-030	2752-22-326-100
2752-22-259-110	2752-22-260-340	2752-22-311-020	2752-22-327-010
2752-22-259-120	2752-22-260-350	2752-22-312-010	2752-22-327-020

2752-22-327-030	2752-22-330-130	2752-22-332-140	2752-22-335-080
2752-22-327-040	2752-22-330-140	2752-22-332-150	2752-22-335-090
2752-22-327-050	2752-22-330-150	2752-22-333-010	2752-22-335-100
2752-22-327-060	2752-22-330-160	2752-22-333-020	2752-22-335-110
2752-22-327-070	2752-22-330-170	2752-22-333-030	2752-22-335-140
2752-22-327-090	2752-22-330-180	2752-22-333-040	2752-22-351-010
2752-22-328-010	2752-22-330-190	2752-22-333-050	2752-22-351-020
2752-22-328-020	2752-22-330-200	2752-22-333-060	2752-22-351-030
2752-22-329-010	2752-22-330-210	2752-22-333-070	2752-22-351-070
2752-22-329-020	2752-22-330-220	2752-22-333-080	2752-22-351-080
2752-22-329-030	2752-22-330-230	2752-22-333-090	2752-22-351-090
2752-22-329-040	2752-22-330-240	2752-22-333-100	2752-22-351-100
2752-22-329-050	2752-22-330-250	2752-22-333-120	2752-22-351-110
2752-22-329-060	2752-22-331-010	2752-22-333-130	2752-22-352-010
2752-22-329-070	2752-22-331-020	2752-22-333-140	2752-22-352-020
2752-22-329-080	2752-22-331-030	2752-22-334-010	2752-22-352-030
2752-22-329-090	2752-22-331-040	2752-22-334-020	2752-22-352-050
2752-22-329-110	2752-22-331-050	2752-22-334-030	2752-22-352-060
2752-22-329-120	2752-22-331-060	2752-22-334-031	2752-22-352-070
2752-22-329-130	2752-22-331-070	2752-22-334-040	2752-22-353-010
2752-22-329-140	2752-22-331-080	2752-22-334-050	2752-22-353-020
2752-22-329-150	2752-22-331-090	2752-22-334-060	2752-22-353-030
2752-22-329-160	2752-22-331-100	2752-22-334-080	2752-22-353-040
2752-22-329-170	2752-22-331-110	2752-22-334-090	2752-22-353-050
2752-22-329-180	2752-22-331-120	2752-22-334-110	2752-22-353-060
2752-22-329-190	2752-22-331-130	2752-22-334-130	2752-22-353-070
2752-22-329-200	2752-22-331-140	2752-22-334-140	2752-22-354-010
2752-22-329-210	2752-22-331-150	2752-22-334-150	2752-22-354-040
2752-22-330-010	2752-22-331-160	2752-22-334-160	2752-22-354-050
2752-22-330-020	2752-22-331-170	2752-22-334-170	2752-22-354-060
2752-22-330-030	2752-22-331-190	2752-22-334-180	2752-22-354-070
2752-22-330-040	2752-22-332-030	2752-22-334-190	2752-22-354-080
2752-22-330-050	2752-22-332-040	2752-22-334-200	2752-22-354-090
2752-22-330-060	2752-22-332-050	2752-22-334-210	2752-22-355-020
2752-22-330-070	2752-22-332-060	2752-22-335-010	2752-22-355-030
2752-22-330-080	2752-22-332-070	2752-22-335-020	2752-22-355-040
2752-22-330-090	2752-22-332-100	2752-22-335-030	2752-22-355-050
2752-22-330-100	2752-22-332-110	2752-22-335-050	2752-22-355-060
2752-22-330-110	2752-22-332-120	2752-22-335-060	2752-22-355-070
2752-22-330-120	2752-22-332-130	2752-22-335-070	2752-22-356-010

2752-22-356-020	2752-22-401-140	2752-22-407-070
2752-22-356-030	2752-22-401-150	2752-22-408-020
2752-22-356-040	2752-22-401-160	2752-22-408-030
2752-22-356-090	2752-22-401-170	2752-22-408-040
2752-22-356-100	2752-22-401-180	2752-22-408-050
2752-22-356-110	2752-22-402-010	2752-22-408-060
2752-22-356-120	2752-22-402-030	2752-22-408-070
2752-22-356-130	2752-22-402-040	2752-22-408-080
2752-22-357-010	2752-22-403-010	2752-22-408-090
2752-22-357-011	2752-22-403-020	2752-22-408-100
2752-22-357-020	2752-22-403-030	2752-22-409-010
2752-22-358-010	2752-22-403-040	2752-22-409-040
2752-22-358-011	2752-22-403-050	2752-22-409-050
2752-22-358-020	2752-22-403-060	2752-22-409-060
2752-22-358-030	2752-22-404-010	2752-22-409-070
2752-22-358-050	2752-22-404-020	2752-22-409-080
2752-22-359-020	2752-22-404-030	2752-22-409-081
2752-22-359-030	2752-22-404-050	2752-22-409-090
2752-22-359-040	2752-22-404-060	2752-22-426-010
2752-22-376-010	2752-22-404-070	2752-22-426-020
2752-22-376-020	2752-22-404-080	2752-22-426-030
2752-22-376-030	2752-22-404-100	2752-22-426-040
2752-22-376-040	2752-22-404-110	2752-22-426-220
2752-22-377-010	2752-22-404-190	2752-22-452-010
2752-22-377-020	2752-22-404-200	2752-22-453-020
2752-22-377-030	2752-22-404-230	2752-27-102-010
2752-22-377-040	2752-22-405-010	
2752-22-377-050	2752-22-405-030	
2752-22-377-060	2752-22-405-360	
2752-22-377-070	2752-22-405-370	
2752-22-377-080	2752-22-405-380	
2752-22-377-090	2752-22-405-390	
2752-22-377-100	2752-22-405-400	
2752-22-377-110	2752-22-405-410	
2752-22-377-140	2752-22-405-420	
2752-22-377-150	2752-22-407-010	
2752-22-401-010	2752-22-407-020	
2752-22-401-020	2752-22-407-030	
2752-22-401-030	2752-22-407-050	
2752-22-401-040	2752-22-407-061	

## **APPENDIX C: ADOPTION DOCUMENTS**

Insert: Development and TIF Resolutions, Notices and Adopting Ordinance

## APPENDIX D: SURVEY RESULTS

The City of Ironwood surveyed residents to inform the Downtown Development Plan and Tax-Increment Financing Plan. The online survey received 193 total responses. Further, the City conducted three (3) stakeholder roundtables, which were virtual video meetings held to discuss more ideas for the Plan. Below is a summary of the responses gathered from the online survey.

Survey respondents were asked about their relationship to Ironwood and were given the option to check all that apply. Out of 190 responses, 60% said they were residents in the City, another 31% said that they were business/property owner in the City, and 25% said they work in the City. There were 53 respondents (28%) who answer “other”. When asked how often they visit Downtown Ironwood, most respondents (47%) said once a week. Another 32% said they visit Downtown Ironwood every day and just 14% said they visit about once a month. Respondents were then asked what they typically visit Downtown Ironwood for and overwhelmingly (74%) they said restaurants and bars. Others mentioned going to Downtown Ironwood for events (62%), retail shopping (55%), parks and greenspaces (41%), and work (18%).

Participants were then asked to share their big idea for downtown Ironwood. There were 149 responses to this question. Of those surveyed, most felt that having family events or concerts in the City Park would be a great idea. The park could host games and activities in the summer months and ice skating in cold months. Many participants mentioned wanting to see the city be cleaned up. They specifically mentioned things like storefront improvements and fixing broken windows in vacant buildings. Many respondents suggested having more options for youth and young adults like a splash pad, or a Boy’s and Girl’s Club. Other popular responses are listed below:

- More festivals and events.
- Cleaning up the current infrastructure -weeding sidewalks, vacant buildings, façade improvements
- Embracing short-term rentals
- More spaces geared toward youth and young adults – indoor play space, laser tag, arcade
- Better infrastructure to encourage business – public restrooms, signage.
- More retail options – women’s clothing store, Aldi, Target, grocery store
- Reduce the noxious smells from marijuana grow operations.
- Adding or converting buildings to apartments or condos.

Next, respondents were asked to rank the importance of the following community goals in Ironwood from 1-5 with 1 being the most important: building business, creating spaces, establishing presence, promoting partnerships. Participants felt that building business (44%) was the most important community goal in Ironwood, followed by creating spaces (24%), establishing presence (20%), and promoting partnerships (13%).

Respondents were then asked what they liked most about Downtown Ironwood and walkability (76%) was the largest choice, followed by historic architecture and building character (65%), shopping and dining opportunities (63%), open/green space for gathering and recreation, and tourism opportunities (27%). When asked to rank the things that need to be improved in Downtown Ironwood, respondents answered economic development (40%), physical improvements (25%), housing improvements (17%), recreation improvements (11%), transportation improvements (7%), and identity improvements (5%).





Survey respondents were then asked what they think needs to be created in Downtown Ironwood. Of the 187 respondents, the most popular response was outdoor seating and dining (64%), followed by community events and programs (57%), entertainment opportunities (56%), housing (44%), bike trails and bike lanes (24%), public parking lots (24%), wayfinding signs (24%), parks and open spaces (24%), office space (15%), and crosswalks and sidewalks (15%).

Respondents were then asked how long it typically takes to find parking in Downtown Ironwood. The largest answer was “immediately/first place I look” (40%), followed by “often have to look for a second parking option” (33%), and “often have to circle several times to find a spot” (10%), and “I don’t need a parking spot, I typically walk, bike or get dropped off” (3%). It’s clear from the responses to this question that Ironwood residents feel that there is enough parking to meet their level of need. Respondents were then asked to share the average length of time they park on a typical visit to Downtown Ironwood. The largest response group was 30 minutes to 1 hour (48%), followed by 2-3 hours (31%), and less than 30 minutes (18%).

Respondents were then asked to share what they believe should be the City’s biggest priority for enhancing Downtown Ironwood. Several respondents mentioned having family friendly events, or something to do for the kids as their top priority. This includes many respondents mentioning adding or upgrading play structures and other play infrastructure. Others prioritized things like cross walks, street signage, and cleaning up vacant buildings downtown as their highest priority items. Others mentioned adding new businesses like bars and restaurants, parking, and housing as their top priorities for Ironwood.

Next, respondents were asked to name the programs, services, or events they would suggest the DIDA offer. The majority of responses mentioned activities like art and craft fairs, concerts, music festivals, places to swim inside, holding clean up days for downtown, a gift card for downtown Ironwood businesses, and places for youth to gather.

Participants were then asked to share what they would love to see in Downtown Ironwood that isn’t currently there. The majority of responses suggested that Downtown Ironwood should add restaurants and dining options of all kinds—specifically late-night and outdoor eating options. Others suggested a youth activity center, a bookstore, and other commercial options. One respondent suggested adding outdoor pickleball courts. Another participant suggested offering walking history tours of the area.

Another question was aimed at business and property owners and asked what would be most helpful to them. Out of the 142 responses to this question, downtown beautification (54%) was the largest response followed by grand programs for signage and facades (49%), marketing of the downtown /region (45%), special events and activities (42%), adding parking (23%), shared waste removal (23%), and workshops and technical assistance (13%).

Lastly, respondents were given a chance to include any other thoughts regarding Downtown Ironwood. Of the 100 responses to this question, several said adding places for youth and young adults is a top priority. In addition, respondents mentioned wanting to see more music and arts in the downtown, a business incubator to encourage new businesses, and doing façade and streetscape improvements in downtown.





## MEMO

**To:** Mayor Corcoran and City Commission

**From:** Andrew DiGiorgio, Public Safety Director

**Date:** November 22, 2023

**Meeting Date:** November 27, 2023

**Re:** 5-Year Agreement with Axon for Body Cameras

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## Background

Ironwood Public Safety has an Agreement with Axon for Body Cameras that expires December 15, 2023. The Agreement covers the hardware, software, cloud storage, warranties, product replacement, and technical support for the body cameras.

For the past five years, the annual cost was \$12,182.40 with a total cost over the five years being \$60,912. The renewal cost decreased to \$8,990.84 per year for a total cost of \$44,952 over the five-year period.

I recommend that the Commission approve the attached 5-year Agreement, from 2023-2027 with Axon at an \$8,990.84 annual cost, which is a budgeted expense.





**Axon Enterprise, Inc.**  
 17800 N 85th St.  
 Scottsdale, Arizona 85255  
 United States  
 VAT: 86-0741227  
 Domestic: (800) 978-2737  
 International:  
 +1.800.978.2737

**Q-523136-45251.836CK**

Issued: 11/21/2023

Quote Expiration: 11/30/2023

Estimated Contract Start Date:  
 12/15/2023

Account Number: 411279

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Delivery;Invoice-123 W McLeod Ave 123 W McLeod Ave Ironwood, MI 49938-2525 USA	Ironwood Dept of Public Safety - MI 123 W McLeod Ave Ironwood MI 49938-2525 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Charles Kamps Phone: (480) 930-4327 Email: ckamps@axon.com Fax:	Matthew Sterbenz Phone: 906-285-0391 Email: sterbenz@ironwoodmi.gov Fax: (906) 932-4808

### Quote Summary

Program Length	60 Months
<b>TOTAL COST</b>	<b>\$44,954.20</b>
<b>ESTIMATED TOTAL W/ TAX</b>	<b>\$44,954.20</b>

### Discount Summary

Average Savings Per Year	\$5,834.24
<b>TOTAL SAVINGS</b>	<b>\$29,171.20</b>

### Payment Summary

Date	Subtotal	Tax	Total
Nov 2023	\$8,990.84	\$0.00	\$8,990.84
Nov 2024	\$8,990.84	\$0.00	\$8,990.84
Nov 2025	\$8,990.84	\$0.00	\$8,990.84
Nov 2026	\$8,990.84	\$0.00	\$8,990.84
Nov 2027	\$8,990.84	\$0.00	\$8,990.84

# Payment Summary

Date	Subtotal	Tax	Total
Total	\$44,954.20	\$0.00	\$44,954.20

Quote Unbundled Price:	\$74,125.40
Quote List Price:	\$81,775.40
Quote Subtotal:	\$44,954.20

## Pricing

*All deliverables are detailed in Delivery Schedules section lower in proposal*

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
<b>Program</b>									
BWCamTAP	Body Worn Camera TAP Bundle	13	60	\$21.82	\$32.50	\$18.72	\$14,601.60	\$0.00	\$14,601.60
BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	2	60	\$40.33	\$34.66	\$19.83	\$2,379.60	\$0.00	\$2,379.60
<b>A la Carte Hardware</b>									
AB3C	AB3 Camera Bundle	12	60		\$749.00	\$0.00	\$0.00	\$0.00	\$0.00
AB3MBD	AB3 Multi Bay Dock Bundle	2	60		\$1,638.90	\$0.73	\$87.80	\$0.00	\$87.80
AB3C	AB3 Camera Bundle	1	60		\$749.00	\$12.48	\$749.00	\$0.00	\$749.00
<b>A la Carte Software</b>									
73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	60		\$26.04	\$10.54	\$8,221.20	\$0.00	\$8,221.20
ProLicense	Pro License Bundle	4	60		\$42.31	\$42.25	\$10,140.00	\$0.00	\$10,140.00
BasicLicense	Basic License Bundle	9	60		\$16.27	\$16.25	\$8,775.00	\$0.00	\$8,775.00
<b>Total</b>							<b>\$44,954.20</b>	<b>\$0.00</b>	<b>\$44,954.20</b>

## Delivery Schedule

### Hardware

Bundle	Item	Description	QT Y	Estimated Delivery Date
AB3 Camera Bundle	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2	14	11/15/2023
AB3 Camera Bundle	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2	2	11/15/2023
AB3 Camera Bundle	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK	12	11/15/2023
AB3 Camera Bundle	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK	1	11/15/2023
AB3 Camera Bundle	74028	WING CLIP MOUNT, AXON RAPIDLOCK	14	11/15/2023
AB3 Camera Bundle	74028	WING CLIP MOUNT, AXON RAPIDLOCK	2	11/15/2023
AB3 Multi Bay Dock Bundle	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	2	11/15/2023
AB3 Multi Bay Dock Bundle	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	2	11/15/2023
AB3 Multi Bay Dock Bundle	74210	AXON BODY 3 - 8 BAY DOCK	2	11/15/2023
Body Worn Camera Multi-Bay Dock TAP Bundle	73689	MULTI-BAY BWC DOCK 1ST REFRESH	2	11/15/2028
Body Worn Camera TAP Bundle	73309	AXON CAMERA REFRESH ONE	13	11/15/2028

### Software

Bundle	Item	Description	QT Y	Estimated Start Date	Estimated End Date
Basic License Bundle	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	9	12/15/2023	12/14/2028
Basic License Bundle	73840	EVIDENCE.COM BASIC ACCESS LICENSE	9	12/15/2023	12/14/2028
Pro License Bundle	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE	12	12/15/2023	12/14/2028
Pro License Bundle	73746	PROFESSIONAL EVIDENCE.COM LICENSE	4	12/15/2023	12/14/2028
A la Carte	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	12/15/2023	12/14/2028

### Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Body Worn Camera Multi-Bay Dock TAP Bundle	80465	EXT WARRANTY, MULTI-BAY DOCK (TAP)	2	11/15/2024	12/14/2028
Body Worn Camera TAP Bundle	80464	EXT WARRANTY, CAMERA (TAP)	13	11/15/2024	12/14/2028

## Payment Details

<b>Nov 2023</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 1	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	\$1,644.24	\$0.00	\$1,644.24
Year 1	AB3C	AB3 Camera Bundle	12	\$0.00	\$0.00	\$0.00
Year 1	AB3C	AB3 Camera Bundle	1	\$149.80	\$0.00	\$149.80
Year 1	AB3MBD	AB3 Multi Bay Dock Bundle	2	\$17.56	\$0.00	\$17.56
Year 1	BasicLicense	Basic License Bundle	9	\$1,755.00	\$0.00	\$1,755.00
Year 1	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	2	\$475.92	\$0.00	\$475.92
Year 1	BWCamTAP	Body Worn Camera TAP Bundle	13	\$2,920.32	\$0.00	\$2,920.32
Year 1	ProLicense	Pro License Bundle	4	\$2,028.00	\$0.00	\$2,028.00
<b>Total</b>				<b>\$8,990.84</b>	<b>\$0.00</b>	<b>\$8,990.84</b>

<b>Nov 2024</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 2	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	\$1,644.24	\$0.00	\$1,644.24
Year 2	AB3C	AB3 Camera Bundle	12	\$0.00	\$0.00	\$0.00
Year 2	AB3C	AB3 Camera Bundle	1	\$149.80	\$0.00	\$149.80
Year 2	AB3MBD	AB3 Multi Bay Dock Bundle	2	\$17.56	\$0.00	\$17.56
Year 2	BasicLicense	Basic License Bundle	9	\$1,755.00	\$0.00	\$1,755.00
Year 2	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	2	\$475.92	\$0.00	\$475.92
Year 2	BWCamTAP	Body Worn Camera TAP Bundle	13	\$2,920.32	\$0.00	\$2,920.32
Year 2	ProLicense	Pro License Bundle	4	\$2,028.00	\$0.00	\$2,028.00
<b>Total</b>				<b>\$8,990.84</b>	<b>\$0.00</b>	<b>\$8,990.84</b>

<b>Nov 2025</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 3	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	\$1,644.24	\$0.00	\$1,644.24
Year 3	AB3C	AB3 Camera Bundle	12	\$0.00	\$0.00	\$0.00
Year 3	AB3C	AB3 Camera Bundle	1	\$149.80	\$0.00	\$149.80
Year 3	AB3MBD	AB3 Multi Bay Dock Bundle	2	\$17.56	\$0.00	\$17.56
Year 3	BasicLicense	Basic License Bundle	9	\$1,755.00	\$0.00	\$1,755.00
Year 3	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	2	\$475.92	\$0.00	\$475.92
Year 3	BWCamTAP	Body Worn Camera TAP Bundle	13	\$2,920.32	\$0.00	\$2,920.32
Year 3	ProLicense	Pro License Bundle	4	\$2,028.00	\$0.00	\$2,028.00
<b>Total</b>				<b>\$8,990.84</b>	<b>\$0.00</b>	<b>\$8,990.84</b>

<b>Nov 2026</b>						
<b>Invoice Plan</b>	<b>Item</b>	<b>Description</b>	<b>Qty</b>	<b>Subtotal</b>	<b>Tax</b>	<b>Total</b>
Year 4	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	\$1,644.24	\$0.00	\$1,644.24



**Nov 2026**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	AB3C	AB3 Camera Bundle	12	\$0.00	\$0.00	\$0.00
Year 4	AB3C	AB3 Camera Bundle	1	\$149.80	\$0.00	\$149.80
Year 4	AB3MBD	AB3 Multi Bay Dock Bundle	2	\$17.56	\$0.00	\$17.56
Year 4	BasicLicense	Basic License Bundle	9	\$1,755.00	\$0.00	\$1,755.00
Year 4	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	2	\$475.92	\$0.00	\$475.92
Year 4	BWCamTAP	Body Worn Camera TAP Bundle	13	\$2,920.32	\$0.00	\$2,920.32
Year 4	ProLicense	Pro License Bundle	4	\$2,028.00	\$0.00	\$2,028.00
<b>Total</b>				<b>\$8,990.84</b>	<b>\$0.00</b>	<b>\$8,990.84</b>

**Nov 2027**

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE	13	\$1,644.24	\$0.00	\$1,644.24
Year 5	AB3C	AB3 Camera Bundle	12	\$0.00	\$0.00	\$0.00
Year 5	AB3C	AB3 Camera Bundle	1	\$149.80	\$0.00	\$149.80
Year 5	AB3MBD	AB3 Multi Bay Dock Bundle	2	\$17.56	\$0.00	\$17.56
Year 5	BasicLicense	Basic License Bundle	9	\$1,755.00	\$0.00	\$1,755.00
Year 5	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	2	\$475.92	\$0.00	\$475.92
Year 5	BWCamTAP	Body Worn Camera TAP Bundle	13	\$2,920.32	\$0.00	\$2,920.32
Year 5	ProLicense	Pro License Bundle	4	\$2,028.00	\$0.00	\$2,028.00
<b>Total</b>				<b>\$8,990.84</b>	<b>\$0.00</b>	<b>\$8,990.84</b>

**Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.**

## Standard Terms and Conditions

### Axon Enterprise Inc. Sales Terms and Conditions

#### Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at [www.axon.com/legal/sales-terms-and-conditions](http://www.axon.com/legal/sales-terms-and-conditions)), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

#### ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at [www.axon.com/legal/sales-terms-and-conditions](http://www.axon.com/legal/sales-terms-and-conditions)), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

#### Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

## Exceptions to Standard Terms and Conditions

Agency has existing contract #19419 (originated via Q-188445) from 12/15/2018 - 12/14/2023 and is terminating this contract effective 12/14/23. Termination of aforementioned contract(s) will be accepted when an executed copy of this agreement is received.

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Signature

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Date Signed

11/21/2023



**SECTION B - OFFER AND SCHEDULE OF ITEMS  
BASE BID**

Basis of Award: Each item will be awarded to the highest bidder separately.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Title: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_  
 Email: \_\_\_\_\_ Telephone No. \_\_\_\_\_

Item #	DESCRIPTION OF EQUIPMENT	Minimum Bid Amount	Hours/Miles	Purchase Price used or new	
1	1979 Oshkosh 2-Man Plow truck w/wing	\$3,000	18,643 miles 1895 hours	\$22,000 Used 2006	\$
2 *	2007 Sterling Vactor truck	\$30,000*	16,261 miles	\$272,000 New	\$
3	2002 Case 580 Super M Backhoe	\$12,000	6,720 hours	\$56,000 New	\$
4	Everady walk behind saw	\$50	NA	\$	\$
5	Almar power roller	\$50	NA	\$	\$
6	MB walk behind powered broom	\$1200	NA	\$	\$
7	Ground Pounder GP4000 Compactor Honda Engine	\$50	NA	\$	\$
8	Ground Pounder Compactor Subaru Engine	\$50	NA	\$	\$
9	QTY:3 Homelite 3" trash pumps	\$50 each	NA	\$	\$
10	CHE 3" diaphragm pump	\$50	NA	\$	\$

\*Commission declared as Surplus Equipment and established Minimum Bid at the 8/28/2023 meeting.