



213 S. Marquette St. Ironwood, MI 49938  
Memorial Building, Conference Room #1, 2<sup>nd</sup> Floor

### ***Downtown Ironwood Development Authority Meeting Agenda***

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1. Call to Order
2. Recording of the Roll
3. Approval of the December 20, 2012 Meeting Minutes
4. Approval of the Agenda
5. Citizens wishing to address the Board on Items on the Agenda (Three-Minute Limit)
6. Citizens wishing to address the Board on Items not on the Agenda (Three-Minute Limit)
7. Financial Report
8. Items for Discussion and Consideration
  - a. Blueprint Report
  - b. Flower Basket Options
  - c. Flower Basket Donation Letter
  - d. Project Drivers for Goals
  - e. Facebook
  - f. Artificial Wreaths
  - g. Light at Ironwood Entrance Sign
  - h. Downtown Workshop – March 27, 2013
  - i. Steve Lahti Letter received 02/26/2013
9. Other Business
10. Next Meeting: March 28, 2013
11. Adjournment



**Proceedings of the Downtown Ironwood Development Authority  
Thursday December 20, 2012**

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A regular meeting of the Downtown Ironwood Development Authority was held on Thursday, December 20, 2012 at 8:00 A.M. in Conference Room #1, 2<sup>nd</sup> Floor, Memorial Building, Ironwood, Michigan.

1. Call to Order:

Chair Williams called the meeting to order at 8:00 A.M.

2. Recording of the Roll:

MEMBER	PRESENT		EXCUSED	NOT EXCUSED
	YES	NO		
Williams, Tom, Chair	X			
Corcoran, Kim	X			
Garske, Lea-ann	X			
Johnston, Gail	X			
Peterson, Larry	X			
Schwartz, Becky	X			
Smith-Furgason, Eva	X			
Tippett, Rick		X		X
Vacancy	-	-	-	-

Also present: Community Development Director Michael J. D. Brown.

3. Approval of Minutes:

The meeting minutes from November 29, 2012 were presented for approval.

Motion by Schwartz to accept the meeting minutes from the Special Meeting on November 20, 2012 and the Regular Meeting on November 29, 2012. Second by Johnson. Motion Carried 7 - 0.

4. Approval of the Agenda:

Motion by Garske to approve the Agenda. Second by Corcoran. Motion carried 7 - 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-Minutes Limit):

None

7. Financial Report:

Paul Linn presented the financial reports for the month. The DIDA is in good financial condition.

Note: Eva Furgason-Smith arrived at 8:09 a.m.

8. Items for Discussion and Consideration:

- a. Review Goals for 2013:

Project drivers may be needed.

- b. Flower Baskets:

Last year, 45 baskets were ordered.

The City has 61 total lights in the downtown area.

Garske will begin to send out the letters for donations for the baskets.

Motion by Garske to order 61 baskets and then send fundraising letter explaining we have raised the number of baskets to 61. The basket price will be \$35.00. Second by Schwartz. Motion carried 7 - 0.

Director Brown will prepare a letter to Lakes Nursery for the 61 baskets. The DIDA will look at the letter and the costs associated with ordering the additional baskets at next meeting.

- c. Pocket Park Clock:

Director Brown will remind the Master Gardeners that all costs need to be approved by the DIDA before an item is purchased. Director Brown to put this item on the Agenda for January 2013.

- d. Facebook:

Director Brown stated that he has inquired about social media and his findings that the group needs to be aware of. (1) Social Media could be seen as an open meetings violation. (2) Freedom of information Act.

Furgason-Smith commented that Facebook has a timeline feature and that as the administrator she can set for "like" and "dislike" comments only. She sees this as being a great way to promote on-goings in the community. She believes that upkeep on the Facebook page should be updated twice a week.

Furgason-Smith would like to see a social media policy be drawn up exacting as to what can and cannot be posted.

Furgason-Smith also would like a yearly events calendar, showing items such as the SISU and Jack Frost events.

Note: Mr. Peterson left at 8:36 a.m.

Garske would like to see that more than one person has administrative privileges to the page. She and Director Brown will work on this together.

9. Project Updates:

Grant due December 22, 2012, and we should know by mid-March whether or not the City will receive this grant.

10. Other Business:

Corcoran will be absent at the next meeting in January.

Corcoran stated the wreaths that are in Downtown look nice; however, could DIDA look at artificial ones for next year.

Corcoran stated there is a Community Excellence Award conference coming up in April 2013. She would like to put the Depot Park project up for presentation. This conference is usually held in Lansing in the spring for presentation, and announcement in Detroit, Michigan in the fall. The DIDA will discuss this more in January 2013.

Smith-Furgason commented that the bike rack placement plan is not working well. She wanted to know where the bike racks were to be placed and commented that the placement of the racks need to please all businesses as well as users of the racks. The DIDA will discuss this more at the January 2013 meeting.

Smith-Furgason also commented on the Superior Education Building. Bricks are falling off of the building causing possible injuries. Director Brown will talk to Mr. Hewett and ascertain the status of the building.

11. Next Meeting:

January 24, 2013.

12. Adjournment at 8:59 a.m.

Respectfully Submitted

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Thomas Williams, Chair

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Kim M. Coon, Community Development Assistant

**COMPARATIVE BALANCE SHEET**

JANUARY

Page: 1

2/21/2013

9:15 am

City Of Ironwood

As of: 1/31/2013

	CY Balances	PY Balances	Year-Over-Year
<b>Fund Type: 21 Enterprise Funds</b>			
<b>Fund: 899 - DOWNTOWN DEVELOPMENT AUTHORITY</b>			
<b>Assets</b>			
002.000 CASH IN BANK	10,708.96	10,301.25	407.71
020.000 TAXES RECEIVABLE-REAL-CURRENT	3,282.62	3,391.36	-108.74
028.000 TAXES RECEIVABLE-DQ PER PROP	524.11	366.26	157.85
<b>Total Assets</b>	<b>14,515.69</b>	<b>14,058.87</b>	<b>456.82</b>
<b>Liabilities</b>			
279.000 DEFERRED REVENUE	4,922.73	4,814.00	108.73
<b>Total Liabilities</b>	<b>4,922.73</b>	<b>4,814.00</b>	<b>108.73</b>
<b>Reserves/Balances</b>			
390.000 Fund Balance	9,632.71	8,470.82	1,161.89
398.000 CHANGE IN FUND BALANCE	-39.75	692.16	-731.91
<b>Total Reserves/Balances</b>	<b>9,592.96</b>	<b>9,162.98</b>	<b>429.98</b>
<b>Total Liabilities &amp; Balances</b>	<b>14,515.69</b>	<b>13,976.98</b>	<b>538.71</b>

**INCOME STATEMENT**

JANUARY

Page: 1

2/21/2013

9:04 am

City Of Ironwood

YEAR: THROUGH JANUARY

YTD Amd. Bud.

YTD Actual

Fund: 899 - DOWNTOWN DEVELOPMENT AUTHORITY		
Revenues		
Dept: 000.000		
403.000 CURRENT PROPERTY TAXES	11,500.00	6,891.78
675.000 CONTRIBUTIONS AND DONATION	500.00	470.00
Dept: 000.000	<u>12,000.00</u>	<u>7,361.78</u>
Revenues	<u>12,000.00</u>	<u>7,361.78</u>
Expenditures		
Dept: 735.000 DOWNTOWN DEVELOPMENT		
702.000 SALARIES AND WAGES	1,600.00	0.00
715.000 SOCIAL SECURITY	130.00	0.00
718.000 RETIREMENT	320.00	0.00
727.000 OFFICE SUPPLIES	100.00	0.00
728.000 OPERATING SUPPLIES	2,000.00	1,921.58
730.000 POSTAGE	200.00	0.00
801.000 CONTRACTUAL SERVICES	4,000.00	3,600.00
802.000 PROFESSIONAL SERVICES	100.00	0.00
851.000 ADVERTISING AND PROMOTION	270.00	0.00
910.000 INSURANCE AND BONDS	3,000.00	1,860.60
917.000 WORKERS COMPENSATION	30.00	15.05
940.000 RENTALS OTHER	250.00	4.30
DOWNTOWN DEVELOPMENT	<u>12,000.00</u>	<u>7,401.53</u>
Expenditures	<u>12,000.00</u>	<u>7,401.53</u>
Net Effect for Fund DOWNTOWN DEVELOPMENT AUTHORITY	<u>0.00</u>	<u>-39.75</u>
Grand Total Net Effect:	0.00	-39.75

\* Skipped Unbudgeted \$0 Balance Accounts

REVENUE/EXPENDITURE REPORT  
JANUARY

City Of Ironwood  
For the Period: 1/1/2013 to 1/31/2013

Page: 1  
2/21/2013  
9:16 am

	Original Bud.	Amended Bud.	MTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 899 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept: 000.000							
403.000 CURRENT PROPERTY TAXES							
01/28/2013 GJ RECORD MONTHLY DEFERRED TAXES			984.54				REJE01
CURRENT PROPERTY TAXES	0.00	0.00	984.54	984.54	0.00	-984.54	0.0
Dept: 000.000	0.00	0.00	984.54	984.54	0.00	-984.54	0.0
Revenues	0.00	0.00	984.54	984.54	0.00	-984.54	0.0
Expenditures							
Dept: 735.000 DOWNTOWN DEVELOPMENT							
728.000 OPERATING SUPPLIES							
01/31/2013 AP RIVER VALLEY STATE BANK CREDIT CARD PAYMENT			17.04	INV#:			62286
OPERATING SUPPLIES	0.00	0.00	17.04	17.04	0.00	-17.04	0.0
910.000 INSURANCE AND BONDS							
01/28/2013 GJ REC MONTHLY LIABILITY INSURANCE			265.80				
INSURANCE AND BONDS	0.00	0.00	265.80	265.80	0.00	-265.80	0.0
917.000 WORKERS COMPENSATION							
01/28/2013 GJ REC MONTHLY WORKERS COMP INS			2.15				REJE43
WORKERS COMPENSATION	0.00	0.00	2.15	2.15	0.00	-2.15	0.0
DOWNTOWN DEVELOPMENT	0.00	0.00	284.99	284.99	0.00	-284.99	0.0
Expenditures	0.00	0.00	284.99	284.99	0.00	-284.99	0.0
Net Effect for DOWNTOWN DEVELOPMENT AUTHORITY	0.00	0.00	699.55	699.55	0.00	-699.55	
Change in Fund Balance:			699.55				



**CITY OF IRONWOOD  
DOWNTOWN IRONWOOD DEVELOPMENT AUTHORITY (DIDA)  
IRONWOOD DOWNTOWN BLUEPRINT 2009**

**2012 BENCHMARK REPORT\***

- 1. Total taxable value of property in the Downtown:** \$5,452,880
- 2. Number of new jobs created:** 9 new jobs were created between January 2012 and December 2012. 11 jobs were lost during this period for a net loss of 2 jobs.
- 3. Dollar amount of new private investment:** \$223,170
- 4. Public improvements & their costs:**  
  
Downtown CDBG & MDOT Enhancement Project ~ \$798,243  
MDNR Trust Fund and CDBG Depot Park Pavilion Project ~ \$133,270  
Rental Rehab Program ~ \$162,703  
Home Housing Grant ~ \$172,634
- 5. Economic development tools utilized:** CDBG Rental Rehab Grant, Northern Initiatives Loan Fund, Housing Rehab Funds, City of Ironwood Business Assistance Webpage.
- 6. List of business openings:** Please see attached table.
- 7. List of business closings:** Please see attached table.
- 8. Total number of businesses in Downtown District:** Please see attached table.
- 9. Total number of housing units:** Please see attached table.
- 10. Occupied retail space:** Because the Retail and Office categories do not fully capture the diversity of Downtown business, we've created a more detailed set of categories. Please see attached table.
- 11. Vacant retail space:** Please see attached table.
- 12. Occupied office space:** Please see attached table.
- 13. Vacant office space:** Please see attached table.
- 14. Occupied residential space:** Please see attached table.
- 15. Vacant residential space:** Please see attached table.
- 16. Progress Report ~ Ironwood Downtown Blueprint 2009:** in January 2013, as part of developing a DIDA Work Plan for 2013, members reviewed progress to-date on all Downtown Blueprint implementation items.

<b>Work Items &amp; Projects</b>	<b>Done**</b>	<b>Partially Done</b>	<b>Still to Do</b>
DIDA adopts Downtown Blueprint as enhancement guide	✓		
DIDA assume lead role in Downtown Blueprint implementation	✓		
City formally adopts Blueprint as Downtown plan	✓		
City's Community Development Director staffs DIDA	✓		
Downtown Merchants Association formed; plays marketing role		✓	
Seek volunteers from Next Generation organization			✓
Recreate the Downtown TIF District			✓
Document results via Benchmarks & provide to MSHDA	✓		
Remove Downtown litter	✓		
Augment way finding system	✓		
Enhance downtown entrances – lighting, signage		✓	
Expand Depot Park		✓	
Erect on-street parking signs	✓		
Erect directional signs to public parking lots	✓		
Mark spaces in public parking lots	✓		
Plan for public art placements	✓		
Prepare/Promote Incentive Toolkit for new "Top List" businesses	✓		
Enforce codes in the Downtown more diligently		✓	
Encourage/Assist more Downtown housing		✓	
Promote City's pro-business role		✓	
Maintain friendly police presence in the Downtown	✓		
Create incentives and support for existing businesses – signs, hours		✓	
Create/Seek Top List businesses in Downtown Blueprint			✓
Enhance snow removal efforts (per Blueprint)		✓	
Conduct story placement initiatives (per Blueprint)			✓
Target cultural and eco-tourists		✓	
Create Downtown lure brochure & distribute	✓		
Help create new Downtown events		✓	
Enhance Downtown's presence on the Internet		✓	
Provide input on specific implementation items of Phase 1-4 grants and complete construction	✓		
Establish consistent sign design theme in the Downtown			✓
Fill every storefront in the Focus Block			✓
Revamp flowers, plantings		✓	

\*Submitted to the Michigan State Housing Development Authority in line with reporting requirements of Downtown Blueprint adoption.

\*\*Can mean that work on this item is complete or that there is a viable program in place to address.



Downtown Ironwood Development Authority		TABLE 2				
Downtown Blueprint Benchmarks						
Windshield Survey_Final Results_December 2012						
By Number of Properties by Type of Use						
		Occupied		Vacant		
Type of Business Activity on 1st Floor*	Number	Percent	Number	Percent	Totals	
Forestry, fishing, hunting & mining		0%		0%		
Construction		0%		0%		
Manufacturing	2	2%	1	3%		
Wholesale trade	1	1%		0%		
Retail trade	27	25%	3	8%		
Transportation, warehousing, storage & utilities	5	5%		0%		
Information services or technology	2	2%		0%		
Finance & insurance, real estate, rental & leasing	8	8%		0%		
Professional, scientific, & management	3	3%	2	5%		
Educational, non-profit, health & social services	12	11%		0%		
Arts, entertainment, recreation, lodging & food services	17	16%	1	3%		
Other services, except public admin	25	24%	3	8%		
Public administration & programs	4	4%				
Former Business Use**			28	74%		
	<b>Totals</b>	<b>106</b>	<b>100%</b>	<b>38</b>	<b>100%</b>	<b>144</b>
Housing	Number	Percent	Number	Percent		
Residential - Single Family or Duplex	26	22%	4	7%		
Residential - Apartment Units***	93	78%	51	93%		
	<b>Totals</b>	<b>119</b>	<b>100%</b>	<b>55</b>	<b>100%</b>	<b>174</b>
NOTES:						
*In the few instances where business uses are present above the 1st floor, those uses are counted in this section.					<b>Total # of Properties</b>	<b>318</b>
**Where a business use was clearly present in past just not clear what it was or will be.						
***Includes 2nd and 3rd floor apartments by # of dwelling units. For some properties the # of apts had to be estimated.						

**TABLE 3**

<b>Downtown Blueprint Benchmarks</b>					
<b>Windshield Survey_Preliminary Results_December 2012</b>					
<b>By Square Feet By Type of Use</b>					
<b>Type of Business Activity on 1st Floor*</b>	<b>Occupied</b>		<b>Vacant</b>		<b>Totals</b>
	<b>Sq Ft</b>	<b>Percent</b>	<b>Sq Ft</b>	<b>Percent</b>	
Forestry, fishing, hunting & mining		0%		0%	
Construction		0%		0%	
Manufacturing	13,776	3%	5,033	4%	
Wholesale trade	1,484	0%		0%	
Retail trade	137,498	33%	10,231	8%	
Transportation, warehousing, storage & utilities	16,468	4%	26,000	21%	
Information services or technology	17,619	4%		0%	
Finance & insurance, real estate, rental & leasing	24,262	6%		0%	
Professional, scientific, & management	8,007	2%	2,012	2%	
Educational, non-profit, health & social services	39,566	9%		0%	
Arts, entertainment, recreation, lodging & food services	44,165	11%	8,400	7%	
Other services, except public admin	93,999	23%	3,553	3%	
Public administration & programs	19,812	5%			
Former Business Use**		0%	66,867	55%	
<b>Totals</b>	<b>416,656</b>	<b>100%</b>	<b>122,096</b>	<b>100%</b>	<b>538,752</b>
<b>Housing</b>	<b>Occupied</b>		<b>Vacant</b>		<b>Totals</b>
	<b>Sq Ft</b>	<b>Percent</b>	<b>Sq Ft</b>	<b>Percent</b>	
Residential - Single Family or Duplex	51,435	31%	8,016	11%	
Residential - Apartment Units***	114,209	69%	66,400	89%	
<b>Totals</b>	<b>165,644</b>	<b>100%</b>	<b>74,416</b>	<b>100%</b>	<b>240,060</b>
<b>NOTES:</b>					<b>Total Square Footage</b>
*In the few instances where business uses are present above the 1st floor, those uses are counted in this section, unless part of business on the 1st floor.					<b>778,812</b>
**Where a business use was clearly present in past just not clear what it was or will be.					
***Includes 2nd and 3rd floor apartments.					



## MEMO

**To:** Chair Williams and DIDA Members

**From:** Michael J. D. Brown, Community Development Director

**Date:** February 21, 2013

**Re:** Flower Basket Options

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In December of 2012 the DIDA voted to purchase 61 hanging flower baskets at \$35 each. Since then I have been in contact with Mandy Lake regarding basket options. Last year a coco liner basket was used. Ms. Lake informed me after the DIDA voted that she didn't have 61 coco liner baskets. She contacted the company where the coco liner baskets were purchased and indicated she is able to purchase the additional 21 coco liner baskets that would be needed to be consistent with the existing coco liner baskets the City already has. However, there is an additional cost to purchase the additional 21 coco liner baskets. I have provided the options below for your consideration.

Option 1: \$2,135.00 for 61 green baskets (originally voted for in December 2012)

Option 2: \$2,335.00 for 61 coco liner baskets (need to purchase 21 additional coco liner baskets). If this option is chosen, this would increase the cost per basket to \$38.28. A vote should be taken to decide what amount to ask for with the donation letter.

April XX, 2013

FirstName LastName

StreetName

City, State, ZipCode

RE: 2013 Hanging Flower Basket Project

Dear Friends and Area Business Owners:

It is that time of year again to get the 2013 Hanging Flower Basket Beautification Project underway. The Downtown Ironwood Development Authority (DIDA) is looking for your support to help defray the cost of planting 61, 16" flower baskets to be located in the downtown and depot area. The donation request is again \$35.00 and the funds collected if they exceed the cost of the baskets will be used for watering of the plants and equipment maintenance.

If you can help, please submit your check payable to the Downtown Ironwood Development Authority, Attn: Kim M. Coon, Community Development Assistant, 213 S. Marquette Street, Ironwood, MI 49938. If you cannot afford a donation of \$35.00 at this time, any amount would be greatly appreciated.

Thank you for your consideration and continued support.

Sincerely,

Thomas Williams, Chairperson  
Downtown Ironwood Development Authority

## **DOWNTOWN IRONWOOD DEVELOPMENT AUTHORITY**

### **GOALS – 2013**

- 1. Expand on existing work in Downtown infrastructure (6 votes)**
- 2. Depot Park Completion (6 votes)**
- 3. Marketing of Downtown; better communication with/other organizations (ie., Chamber/brochure. (6 votes)**
- 4. Business tool box. (3 votes)**
- 5. Expand / add Downtown events. (1 vote)**
- 6. Work with Owners regarding unsafe structures and buildings. (1 vote)**
- 7. Signage on highway entrance. (1 vote)**
- 8. Funds to renovate Depot Building**
- 9. Walking tour.**
- 10. Working with property owners with regards to blight (garbage and weeds).**
- 11. List of new businesses and out of business businesses.**
- 12. Tax Increment Finance (TIF)**
- 13. Promotional video**





*We just love our Candle Wreaths!  
They have held up in the worst weather  
and they look great every year.*  
— Sandy, City Clerk, Iowa

60" Candle Wreath  
LED bulbs    60 C-7's + 3 F-15's  
24.6 total watts    **\$518**

50" Candle Wreath  
LED bulbs    50 C-7's + 3 F-15's  
20.6 total watts    **\$429**

*A beautiful candle or bow wreath is  
the traditional holiday decoration.*

*Always awe inspiring, always beautiful!*

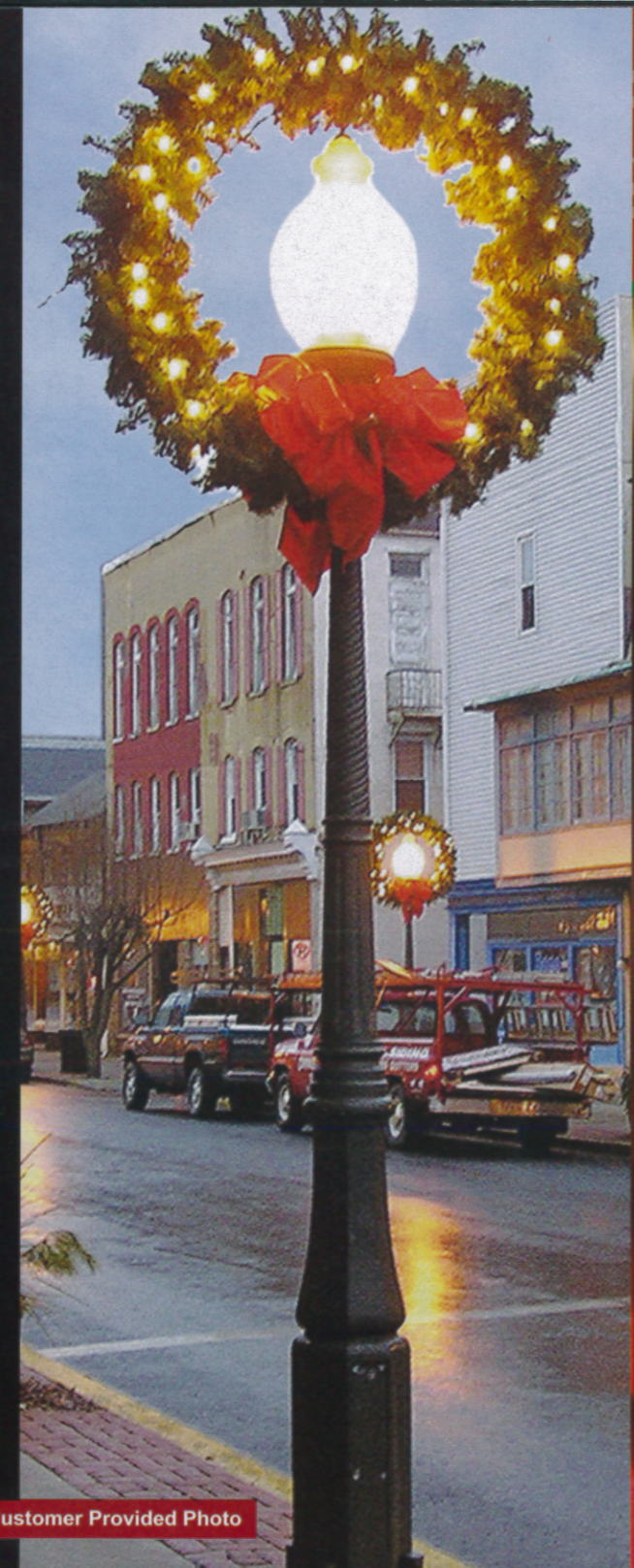
*We now offer more lights, six sets of large,  
snow tipped pine cones and two bows.*



**a** 50" Bow Wreath  
C-7 LED    50 bulbs  
20 watts    **\$379**

50" Bow Wreath Unlit    **\$249**

Customer Provided Photo



**b** 60" Postover Wreath  
C-7 LED    60 bulbs  
24 watts    **\$489**



*The black hardware for these small wreaths is inconspicuous on your decorative poles.*

© 2012-2013 Display Sales. All rights reserved.

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**a**

40" Bow Wreath  
C-7 LED  
40 bulbs  
16 watts

\$279

**b**

40" Bow Wreath Center Mount  
C-7 LED  
40 bulbs  
16 watts

\$279

40" Bow Wreath  
Unlit

\$194

40" Bow Wreath Center Mount  
Unlit

\$194

*Specially designed for your shorter, decorative poles.*

*All bow wreaths are double sided with two bows and all hardware included.*

**a**

32" Wreath  
LED Wide Angle Mini lights  
No Bows on this wreath  
70 mini lights  
3.8 watts

\$193

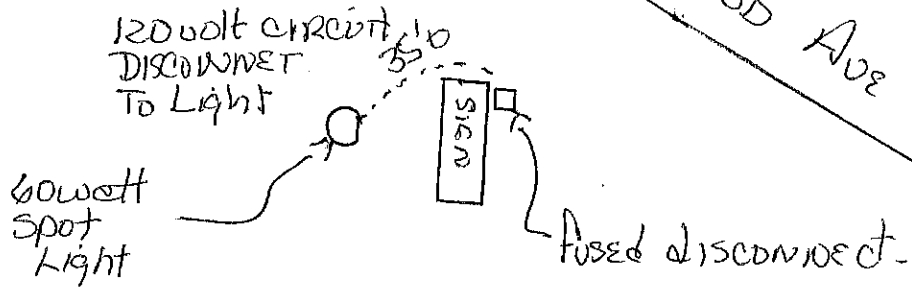
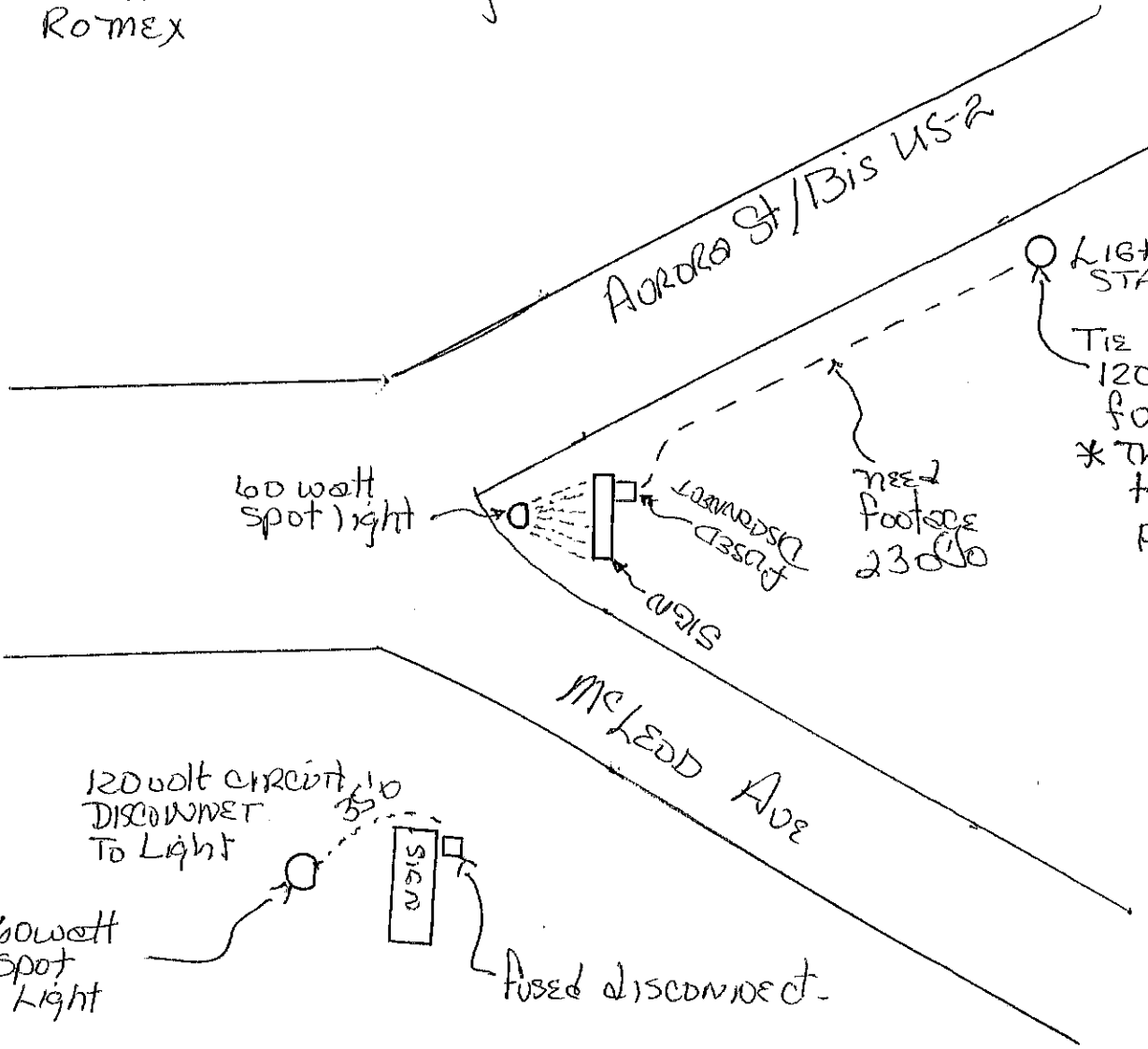
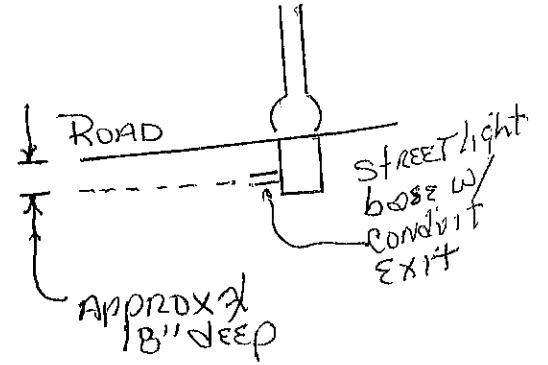
**b**

32" Bow Wreath  
C-7 LED  
30 bulbs  
12 watts

\$214

*32" wreaths by customers request, for small sidewalk poles in parks, shopping malls, and all areas that require a smaller wreath.*

- How permit needed?
- Footage from sign to light?
- Direct buried underground Romex



License No: 6100619-Michigan

Page No. 1 of 1

Expires: 12/31/2015

**Lindquist Electric, Inc**  
**500 E Cloverland Drive**  
**PO Box 177**  
**Ironwood, MI 49938**

**PROPOSAL**

PROPOSAL SUBMITTED TO City of Ironwood		TODAY'S DATE January 29, 2013	DATE OF PLANS/PAGE #'S
PHONE NUMBER	FAX NUMBER	JOB NAME entry sign	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION Y on Business US 2 from Hurley	

We propose hereby to furnish material and labor necessary for the completion of:

**Installation of: 2- LED flood lights from top side of sign.**

**1- receptacle**

**2 circuit electric feed from new street light control near Kaufman's power disconnect at sign**

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:  
three thousand four hundred five dollars ( \$ 3405.00 )

Payment as follows: upon completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. 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. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Accounts overdue beyond 30 days of billing will be charged at an interest rate of \_\_\_\_\_ per annum. Customer is also liable for an additional \_\_\_\_\_ of unpaid balance plus incidental collections costs, including attorney fees. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized Signature** 

Note: this proposal may be withdrawn by us if not accepted within 90 days.

**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.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

**STEVE LAHTI**  
**100 W. AURORA ST.**  
**IRONWOOD, MI 49938**  
**906 285 3724**

Feb 26, 2013

To City of Ironwood:

IRONWOOD, MI 49938

I am interested in selling my property on the corner of Aurora St. and Lowell St. directly across from my business at 100 W. Aurora.. Since we are no longer a new car dealer, we do not need the property and the expenses that go along with it.

It would be very beneficial for the City of Ironwood to acquire this as it is Very close for theatre parking and quite necessary for certain events.

In the past, I have allowed parking on my lot at no cost, but because of expenses, insurance issues, and other events, I will no longer allow that to happen.

This particular property is 3 city lots , approximately 120 feet on Aurora St. and going to the alley. It is a paved surface.

The selling price is \$24000.00, and there are no liens on it at this time.

I also have property located directly in front of the police station that would be available for \$9500.00. This property is 4 1/2 gravel lots. Both parcels together will be \$30000.00

I would be willing to lease it for \$400.00 per month ( this is what I had to pay before I purchased the property. I would need a 5 year lease...and this would only be for the blacktop lot.

I feel that the prices are fair as there are no structures that need to be removed, and they are useable immediately..

Perhaps, a caring citizen could purchase the property and donate it to the theatre, or the City of Ironwood. We have let it be used at no cost to the community for over 20 years and with taxes and snow removal it has become more than we can handle...

As far as future productions and parking, we will be towing all unauthorized vehicles at owners expense...

Please let me know if you are interested.

Thank you..



Steve R. Lahti 906 285 3724