City of Ironwood
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Ironwood, MI 49938

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AGENDA
REGULAR IRONWOOD CITY COMMISSION MEETING
OCTOBER 13, 2025

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 or the notice posted at the Memorial Building for Zoom Webinar login instructions.)

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 September 22, 2025.
- b. Special City Commission Meeting Minutes of October 6, 2025.

*2) Review and Place on File:
- a. Downtown Ironwood Development Authority Meeting Minutes of July 24, and August 28, 2025.
- b. Pat O'Donnell Civic Center Meeting Minutes of September 2, 2025.
- c. Pat O'Donnell Civic Center Special Meeting Minutes of September 2, 2025.
- d. Ironwood Carnegie Library Meeting Minutes of August 19, 2025.

D. Approval of the Agenda.

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

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

G. Presentations: 1) Certificates of Appreciation to Commissioner's Semo and Andresen for their dedicated years of service on the Ironwood City Commission.
2) Informational update on MI Neighborhood Grant for Housing Rehabilitation Project

UNFINISHED BUSINESS

H. Discuss and consider adopting Ordinance 557, an Ordinance to rezone 226 N. Lake Street, Ironwood, Michigan, from R-1B to C-1 Neighborhood Commercial.

I. Discuss and consider authorizing the City to request proposals for the redevelopment of 205 W. Aurora Street.

J. Discuss and consider adopting Resolution #025-020-C, clean-up costs associated with the abatement of 125 May Street.

K. Discuss and consider adopting Resolution #025-021-C, a Resolution authorizing clean-up costs associated with the abatement of 129 May Street.

L. Discuss and consider adopting Resolution #025-022-C, a Resolution authorizing clean-up costs associated with the abatement of 141 May Street.

M. Discuss and consider adopting Resolution #025-028-C, a Resolution authorizing clean-up costs associated with the abatement of 601 Kennedy Street.

N. Discuss and consider adopting Resolution #025-042-C, a Resolution authorizing clean-up costs associated with the abatement of 150 Rowe Street.

O. Discuss and consider adopting Resolution #025-043-C, a Resolution authorizing clean-up costs associated with the abatement of 216 Kennedy Street.

P. Discuss and consider adopting Resolution #025-049, a Resolution authorizing Emergency clean-up costs associated with the abatement of 209 W. Ridge Street.

Q. Discuss and consider adopting Resolution #025-050, a Resolution approving an internal Loan Agreement between the City's General Fund and the Civic Center Fund.

NEW BUSINESS

R. Discuss and consider approval of a $8,632 funding request to the Gogebic County Council of Veteran Affairs.

S. Discuss and consider a $300 funding request to the Human Relations and Equity Committee for Native American Heritage Month posters for November 2025.

T. Discuss and consider approving the submittal of Small Urban Grant funding applications to the Michigan Department of Transportation for Douglas Boulevard Sidewalks as the 2027 project, Alfred Wright Boulevard as the 2029 project and McLeod Avenue as the Illustrative project.

U. Discuss and consider authorizing payment of a $65,500 invoice from Jake's Excavating and Landscaping, LLC., for additional Water Main Improvements on Hedin Street outside of the Lead Service Line Replacement Project.

V. Discuss and consider contracting with Xcel Energy for sidewalk installation on Greenbush Street.

W. Manager's Report.

X. Other Matters.

Y. Consider going into closed session pursuant to MCL 15.268(a), personnel evaluation of the City Clerk.

Z. Return to Open Session.

AA. Discuss and consider salary adjustment for the City Clerk.

BB. Adjournment.

Proceedings of the Ironwood City Commission Meeting

A Regular Meeting of the Ironwood City Commission was held on September 22, 2025, at 5:30 P.M. in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. Mayor Corcoran called the Regular Meeting to Order at 5:30 P.M.

B. Recording of the Roll.
PRESENT: Commissioners Andresen, Korpi, Mildren, and Mayor Corcoran
ABSENT: Commissioner Semo (excused)

C. Approval of the Consent Agenda.
1) Approval of Minutes:
a. Regular City Commission Meeting Minutes of September 8, 2025.

2) Review and Place on File:
a. Ironwood Housing Commission Meeting Minutes of August 12, 2025.
b. Department of Public Works Updates.

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

D. Approval of the Agenda.

***Motion** was made by Mildren, seconded by Korpi, and carried, to amend the Agenda to add Unfinished Business, item V., Discuss and consider approving Change Order #4, for Jake's Excavating, LLC., which is an increase of $88,736.28 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.*

E. Review and Place on File:
1. Revenue & Expenditure Report.
2. Cash and Investment Summary Report.

***Motion** was made by Mildren, seconded by Andresen, and carried, to receive and place on file the Statement of Revenue & Expenditures Report for the month ending August 2025, and the Cash and Investment Summary Report for August 2025.*

F. Approval of Monthly Check Register Report.

***Motion** was made by Korpi, seconded by Andresen, to approve the Check Register Report for August 2025 as presented. Unanimously passed by roll call vote.*

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).
Carol Saari addressed the Commission asking for infrastructure project updates by Coolidge Avenue.

H. Citizens wishing to address the Commission on Items not on the Agenda. (Three Minute Limit).
There were none.

I. Presentation: Certificate of Appreciation to Timothy Dean, retired City Attorney.
Mayor Kim Corcoran and City Manager Paul Anderson noted their positive experiences working with City Attorney Tim Dean over the years and extended their best wishes to him on his retirement after many years of legal service.

UNFINISHED BUSINESS

J. Discuss and consider adopting Resolution #025-048, a Resolution amending the Marihuana Grower License requirements for existing Marihuana Retail License holders.

***Motion** was made by Mildren, seconded by Korpi, to adopt Resolution #025-048, a Resolution amending the Marihuana Grower License requirements for existing Marihuana Retail License holders. Unanimously passed by roll call vote.*

K. Discuss and consider approving Payment #7, for Jake's Excavating and Landscaping, LLC., in the amount of $14,207.25 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Andresen, seconded by Korpi, to approve Payment #7, for Jake's Excavating and Landscaping, LLC., in the amount of $14,207.25 for the TMF Water Service Exploration Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

L. Discuss and consider approving Change Order #19, for Jake's Excavating and Landscaping, LLC., which is a decrease of $26,489.00 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Change Order #19, for Jake's Excavating and Landscaping, LLC., which is a decrease of $26,489.00 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

M. Discuss and consider approving Payment #20, for Jake's Excavating and Landscaping, LLC., in the amount of $54,700.28 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Andresen, seconded by Korpi, to approve Payment #20, for Jake's Excavating and Landscaping, LLC., in the amount of $54,700.28 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

N. Discuss and consider approving Payment #7, for Jake's Excavating and Landscaping, LLC., in the amount of $141,682.22 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Andresen, to approve Payment #7, for Jake's Excavating and Landscaping, LLC., in the amount of $141,682.22 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

O. Discuss and consider approving Payment #3, for Jake's Excavating and Landscaping, LLC., in the amount of $838,095.23 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Andresen, to approve Payment #3, for Jake's Excavating and Landscaping, LLC., in the amount of $838,095.23 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

P. Discuss and consider approving Payment #4, for Jake's Excavating, in the amount of $210,180.14 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Andresen, to approve Payment #4, for Jake's Excavating, in the amount of $210,180.14 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

Q. Discuss and consider approving an agreement with Northern Consultants, Inc., not to exceed $28,880.00, as the Certified Grant Administrator related to the Water Related Infrastructure Old County Road project.

***Motion** was made by Mildren, seconded by Andresen, to approve an agreement with Northern Consultants, Inc., not to exceed $28,880.00, as the Certified Grant Administrator related to the Water Related Infrastructure Old County Road project. Unanimously passed by roll call vote.*

R. Discuss and consider approving contract with Stratford Sign Company for the Downtown Entrance Sign project at US2 & BR2 intersection.

***Motion** was made by Mildren, seconded by Andresen, to approve an agreement with Northern Consultants, Inc., not to exceed $28,880.00, as the Certified Grant Administrator related to the Water Related Infrastructure Old County Road project. Unanimously passed by roll call vote.*

S. Discuss and consider awarding the bid for 2,000 tons of Winter Street Sand to Jake's Excavating and Landscaping, LLC., in the amount of $21,500.00.

***Motion** was made by Andresen, seconded by Korpi, to award the bid for 2,000 tons of Winter Street Sand to Jake's Excavating and Landscaping, LLC., in the amount of $21,500.00. Unanimously passed by roll call vote.*

T. Discuss and consider awarding the bid for 1,000 yards of 22A Road Gravel to Jake's Excavating and Landscaping, LLC., in the amount of $16,350.00.

***Motion** was made by Mildren, seconded by Korpi, to award the bid for 1,000 yards of 22A Road Gravel to Jake's Excavating and Landscaping, LLC., in the amount of $16,350.00. Unanimously passed by roll call vote.*

U. Discuss and consider the sale of non-buildable Industrial Park Property to Hope Animal Shelter and John and Emmy Tuzee for $2,000 per acre.

***Motion** was made by Mildren, seconded by Andresen, to authorize the sale of non-buildable Industrial Park Property to Hope Animal Shelter and John and Emmy Tuzee for $2,000 per acre. Unanimously passed by roll call vote.*

V. Discuss and consider approving Change Order #4, for Jake's Excavating and Landscaping, LLC., which is an increase of $88,736.28 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Change Order #4, for Jake's Excavating and Landscaping, LLC., which is an increase of $88,736.28 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

NEW BUSINESS

W. Discuss and acknowledge the introduction of Ordinance Number 557, an Ordinance to rezone 226 N. Lake Street, Ironwood, Michigan, from R-1B to C-1 Neighborhood Commercial, and schedule a Public Hearing for the October 13, 2025 meeting at 5:25 P.M.

Motion *was made by Mildren, seconded by Andresen, and carried, to acknowledge the introduction of Ordinance Number 557, an Ordinance to rezone 226 N. Lake Street, Ironwood, Michigan, from R-1B to C-1 Neighborhood Commercial, noting no public hearing is necessary due to a Public Hearing previously taking place on this matter.*

X. Manager's Report.

City Manager Paul Anderson provided the following verbal updates:

Engineering Projects
- *$33MIL Wastewater Plant Project for GIWA: Underground work on the electrical duck bank has been completed. Both primary digester covers have been rehabilitated. Secondary clarify number one is nearing completion of its rebuild. Septic receiving building has been completed. The project is about 35% complete. The project is updating many electrical and mechanical systems within the 40-year-old wastewater plant which treats water for Ironwood, Hurley, and Ironwood Township. Project is currently on schedule. Jeff Wasley has set his retirement date of 1/8/26. Jon Wilson will be coming out of the union this fall for final training and to assume the Plant Manager duties.*
- *$11MIL Phase 1 of the water plant project continues with CD Smith Construction. We are working on spending the last of the contingency money by completing some well rehab work and asphalt paving of the driveway around the water plant. Asphalt paving work will be completed 10/1/25 and 1 of the 4 wells has been rehabilitated so far (out of the 6 total wells that we have). Binz Brothers is continuing well rehab work for the remaining 3 wells.*
- *$11MIL Phase 2 of the water treatment plant continues. The floor is poured for the 250,000-gallon clear well. CD Smith is continuing with the garage walls this week and possibly some work in the filter room prepping for the final concrete inside. August Winters might start some piping in the filter room late this week and Snow Country is expected on-site next week for underground piping work. Phase 2 work will generally be complete by January 2026 and start up commissioning of the treatment process is expected to be complete by spring 2026.*
- *Phase 5A $1.6MIL water system project. Completed August 2025.*
- *Phase 5B $3.8MIL water and sewer project –consists of water and sewer work on Coolidge, Harding, Michigan, Ridge and Arch. Phase 5C $1.8MIL water project for reconstructing portions of Coolidge, Harding and Lowell St from US2 to Harding.*
- *Jakes plans on having all of Coolidge, Harding and Michigan Ave done this summer/fall. Ridge and Arch will be in 2026. A small section of Ridge just east of Lowell street needed to be done this fall due to the deep sanitary sewer line and needing to get an old undersize main completed.*

Week of 9/22:

- *Michigan St (Lowell St to Douglas Blvd): Continue water and sewer services; the road will remain closed for the entire week.*
- *Lowell St: Road restoration from Arch St to Ridge St.*
- *Harding St: Concrete work begins, starting with curb and gutter installation at Hemlock.*
- *Coolidge St: Complete remaining concrete work from Greenbush St to Nightingale St.*
- *Midweek, fine grading will begin in preparation for pavement.*
- *E Michigan (Greenbush St to Douglas Blvd): Water and sewer mains will be installed.*
- *West Michigan: Road width will be widened with gravel.*

- *Xcel Energy and Q3 contracting are completing Arch and Ridge the remainder of this fall. They will also be moving the gas line around Old County Road for our WRI project.*
- *The $3MIL lead service line replacement project with Jakes Excavating: There is roughly $800K remaining in budget for this job. They are going to be working on this work much more starting later this week now that the pipe work on Phase 5 is coming to an end.*
- *The $598,000 TMF grant work continues by Jakes Excavating. Roughly $100K budget remaining on this job. Project currently on hold waiting for more unknowns to come up.*
- *2025 Small Urban Grant Project Update: $375K grant will be split between these two projects:*
- *Project 1: Superior street paving first lift was completed Friday and second lift will go down soon: still waiting on schedule from Contractor. Curry St mill and overlay is complete.*
- *Project 2 – Chip seal work by Fahrner Asphalt is complete.*
- *Library Community Spaces Grant Project: Ruotsala Construction has installed the new wall penetration from the new building to the old building. Outside they are starting on the block and brick work this week. The construction project will continue through fall 2025 with completion in the spring of 2026.*
- *Newport Heights water future project: We missed the EGLE funding list by a couple of spots. We will likely get an offer from them if others turn down the offers they were provided due to relatively low grant to loan percentage. The USDA Rural Development application finally got the State Historic Preservation Office clearance back late last week. We are hoping to get final RD items resolved over the next month and be looking at seeing an offer in later October. Signs are that RD has grant money available, so we are anxious to finalize the process.*
- *Phase 6 preliminary engineering report is in the early phases with work just beginning in August 2025.*
- *Our 24 sanitary sewer flow meters are installed, and we are waiting for our vendor to analyze results.*
- *Mud Creek Builders has been hired by the Civic Center to do some drainage improvements and build a covered entry on the east door on the "front" of the Civic Center. Work is in progress and nearing completion.*
- *Longyear Park playground equipment has been completed. We are tentatively scheduling a ribbon cutting for Thursday afternoon this week.*
- *Civic Center Ice Making Plant Project – B32 has been hired to create a performance specification and then the City will put out a bid package and get that out to bid this fall once approved by the MDNR.*
- *All 15 private property owners have now disconnected their roof drains as required by the City. The City is doing dye testing later this week to verify the disconnection.*
- *WRI grant application: we are working through the steps with the State of Michigan Community Development Block Grant for this $900K project for waterline work on Old County Road east of Country Club Road. We have been authorized to hire a SHPO consultant, an Environmental consultant and now a certified grant administrator. Xcel Energy has agreed to move the gas line that is in the way*

this fall. Coleman will design this fall and bid project this winter for construction in 2026. Some trees will need to be removed this fall.

- *MDOT US2 projects:*
    - *A MDOT Contractor will be working for the next 2 months on repair the WI/MI border bridge on US-2 on the west end of Ironwood. This will also cause additional lane closures and lane shifts as they route traffic through the work area.*
- *Downtown entrance sign: Approve contract with Stratford Sign Company at this meeting and hope to have installed by 11/15/25.*

Manager's Update

- *Thanks to DIDA and the participating businesses for the amazing mural festival! Its spurred other murals to begin popping up, like Danielle Virchak's mural across from the Bodega. What a great addition downtown.*
- *Fall Clean Up – 140 Residents took part in the clean-up on Sept 12 and 13. Thank you to Ironwood Public Safety and the Volunteers who helped both days.*
- *Absentee Voter Ballots for November 4, 2025, City Election will become available this week. Registered Voters who have previously requested to receive a ballot for all future Elections will be receiving their ballot in the mail by Saturday, Sept. 27. Those wishing to vote Absentee can contact the Clerk's office.*
- *Curry Park Campground will be closing for the season on Sunday, Oct. 12. It's been a great season and the electrical upgrade project proved to be a well needed and beneficial project. A comparison report will be shared at the October 13 meeting as part of my Manager's Report.*
- *The City's Comprehensive Deer Management Hunt is set to start on October 1. Details on the Hunt can be obtained on the City's website or by contacting the Clerk's Office.*
- *The City's Recodification of all City Codes Project is well underway. City Staff met with a Code Attorney last week and will be scheduling a Work Session once the updated draft Code is available for review, likely in December. This is about a 2-year project to bring all the City's existing Codes current.*
- *The 10-year Comprehensive Plan update is continuing through the process as our staff works with HKGI on reviewing all the different chapters. Public review process will be occurring this fall.*
- *The Iron Belle Trail local authority is selling raffle tickets right now for their latest fundraiser for maintenance of the Iron Belle Trail. Tickets are $100 and can be purchased here at the Memorial Building through the drawing date which is this Saturday 9/27/25.*

Y. Other Matters.
There were none.

Z. Consider Closed Session under section 8(1)(c) of the Open Meetings Act, to discuss strategy and negotiation sessions connected with the negotiation of the Ironwood Professional Police Association, Police Officers Labor Council Bargaining Unit Agreement, as permissible under MCL 15.268(1)(c).

***Motion** was made by Korpi, seconded by Andresen, to enter closed session at 6:43 P.M. to discuss strategy and negotiation sessions connected with the negotiation of the Ironwood Professional Police Association, Police Officers Labor Council Bargaining Unit Agreement, as permissible under MCL 15.268(1)(c). Unanimously passed by roll call vote.*

AA. Return to Open Session.

Motion *was made by Korpi, seconded by Andresen, and carried, to adjourn the meeting at 6:57 P.M.*

BB. Discuss and consider approving a Tentative Agreement between the City of Ironwood and Ironwood Professional Police Association, Police Officers Labor Council Bargaining Unit.

Motion *was made by Mildren, seconded by Korpi, to approve a Tentative Agreement between the City of Ironwood and Ironwood Professional Police Association, Police Officers Labor Council Bargaining Unit. Unanimously passed by roll call vote.*

CC. Adjournment.

Motion *was made by Andresen, seconded by Mildren, and carried, to adjourn the meeting at 6:58 P.M.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

Proceedings of the Ironwood City Commission Meeting

A Special Meeting of the Ironwood City Commission was held on October 6, 2025, at 4:30 P.M. in the Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. Mayor Corcoran called the Special Meeting to Order at 4:30 P.M.

B. Recording of the Roll.
PRESENT: Commissioners Andresen, Korpi, Mildren, and Mayor Corcoran
ABSENT: Commissioner Semo (excused)

C. Public Comment. (Three Minute Limit).
There were none.

D. Discuss and consider approving Change Order #20, for Jake's Excavating and Landscaping, LLC., which is an increase of $11,158.50 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Andresen, to approve Change Order #20, for Jake's Excavating and Landscaping, LLC., which is an increase of $11,158.50 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

E. Discuss and consider approving Payment #21, for Jake's Excavating and Landscaping, LLC., in the amount of $51,030.14 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Korpi, to approve Payment #21, for Jake's Excavating and Landscaping, LLC., in the amount of $51,030.14 for the Lead Service Line Replacement Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

F. Discuss and consider approving Change Order #6, for Jake's Excavating and Landscaping, LLC., which is a decrease of $69,372.30 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Mildren, seconded by Andresen, to approve Change Order #6, for Jake's Excavating and Landscaping, LLC., which is a decrease of $69,372.30 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

G. Discuss and consider approving Payment #8, for Jake's Excavating and Landscaping, LLC., in the amount of $18,198.50 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

***Motion** was made by Korpi, seconded by Andresen, to approve Payment #8, for Jake's Excavating and Landscaping, LLC., in the amount of $18,198.50 for the Phase 5A Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

H. Discuss and consider approving Change Order #5, for Jake's Excavating and Landscaping, LLC., which is an increase of $11,069.30 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Change Order #5, for Jake's Excavating and Landscaping, LLC., which is an increase of $11,069.30 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

I. Discuss and consider approving Payment #4, for Jake's Excavating and Landscaping, LLC., in the amount of $748,895.49 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Andresen, seconded by Korpi, to approve Payment #4, for Jake's Excavating and Landscaping, LLC., in the amount of $748,895.49 for the Phase 5B Water and Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

J. Discuss and consider approving Payment #5, for Jake's Excavating and Landscaping, LLC., in the amount of $222,137.29 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Korpi, seconded by Mildren, to approve Payment #5, for Jake's Excavating and Landscaping, LLC., in the amount of $222,137.29 for the Phase 5C Drinking Water State Revolving Fund Water Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

K. Discuss and consider approving the Rural Development Pay Package #4 in the amount of $930,108.46 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Mildren, seconded by Andresen, to approve the Rural Development Pay Package #4 in the amount of $930,108.46 for the City of Ironwood – Phase 5B Sewer Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

L. Discuss and consider approving Payment #10, for C.D. Smith Construction, in the amount of $642,186.90 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents.

Motion *was made by Andresen, seconded by Korpi, to approve Payment #10, for C.D. Smith Construction, in the amount of $642,186.90 for the City of Ironwood – Water Treatment Plant Phase 2 Project and authorize the Mayor to sign all applicable documents. Unanimously passed by roll call vote.*

M. Adjournment.

Motion *was made by Andresen, seconded by Korpi, and carried, to adjourn the meeting at 4:39 P.M.*

Kim Corcoran, Mayor

Jennifer L. Jacobson, City Clerk

Proceedings of the Downtown Ironwood Development Authority
Thursday, July 24, 2025

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, July 24, 2025, at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

1. Call to Order: Director Bergman called the meeting to order at 8:00 A.M.

2. Election of Chair and Vice Chair.

   Nomination of Cathy as Chair.

   Motion by Corcoran to elect Flory as Chair. Second by Nyquist. Motion Carried 5 to 0.

   Nomination of Nyquist as Vice-Chair.

   Motion by Wiercinski to elect as Vice-Chair. Second by Roble. Motion Carried 4 to 0.

3. Recording of the Roll.

MEMBER	PRESENT YES	PRESENT NO	EXCUSED	NOT EXCUSED
Cathy Flory		X	X	
Kim Corcoran	X			
Kelsey Roble	X			
Lynne Wiercinski	X			
Vacant				
Kevin Nyquist	X			
Robbie Sardinha	X			
Bruce Greenhill		X	X	
	5	**2**	**Quorum**	

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

4. Approval of the June 26, 2025, Meeting Minutes:

Motion by Corcoran to approve the meeting minutes. Second by Sardinha. Motion carried 5 to 0.

5. Approval of the Agenda:

   Motion by Corcoran to approve the agenda. Second by Wiercinski. Motion carried 5 to 0.

6. Citizens wishing to address the Authority on Items on the Agenda (Three-Minute Limit): None.

7. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): None.

8. Receive and place on file the financial report: Director Bergman presented the financial report. The DIDA is under budget for the year. Snow removal costs were discussed and will be added to the next agenda.

   Motion by Corcoran to receive and place on file the financial report. Second by Wiercinski. Motion carried 5 to 0.

9. Items for Discussion and Consideration.

   A. Downtown Entrance Sign Update: The permanent easement has been made. The City Commission will be approving the easement and the bid spec.

      Motion by Corcoran to approve the budget amendment. Second by Nyquist. Motion carried 5 to 0.

   B. Update on Mural Festival: Nyquist has sent letters to some of the eating establishments for participating with the event. Director Bergman gave an overview of the mural festival for the new members. Nyquist said that the Keweenaw is doing a mural that is movable.

   C. Comprehensive Plan Update: Director Bergman asked for the members to review the chapters of the plan and to provide comments.

   D. First Friday: Erickson gave an update on July through October events. Food trucks and getting food at the events was a concern.

   E. Ironwood Chamber of Commerce Update: Michael Meyer spoke about Festival Ironwood and that Saturday was likely the biggest Saturday ever. Depot Park was brought up as a central location and the closeness and sense of togetherness that this location creates. A large, proposed installation at Depot Park was brought up to the group and is of concern. Fe Live Life new website is up.

10. Other Business:

11. Next Meeting: Thursday, August 28, 2025, at 8:00 a.m.

12. Adjournment. 9:01 a.m.

Motion by Corcoran to adjourn the meeting. Second by Roble. All in favor.

Cathy Flory, Chair

Tim Erickson, Community Development Assistant

Proceedings of the Downtown Ironwood Development Authority
Thursday, August 28, 2025

A regular meeting of the Downtown Ironwood Development Authority (DIDA) was held on Thursday, August 28, 2025, at 8:00 A.M. in the Ironwood Memorial Building Women's Club Room.

1. Call to Order: Director Bergman called the meeting to order at 8:00 A.M.

2. Recording of the Roll.

MEMBER	PRESENT YES	PRESENT NO	EXCUSED	NOT EXCUSED
Cathy Flory	X			
Vacant				
Kim Corcoran	X			
Kelsey Roble	X			
Lynne Wiercinski	X			
Vacant				
Kevin Nyquist	X			
Robbie Sardinha		X	X	
Bruce Greenhill		X	X	
	5	**2**	**Quorum**	

Also, present: Community Development Assistant Tim Erickson.

3. Approval of the July 24, 2025, Meeting Minutes:

   Motion by Corcoran to approve the meeting minutes. Second by Nyquist. Motion carried 5 to 0.

4. Approval of the Agenda:

   Motion by Corcoran to approve the agenda. Second by Roble. Motion carried 5 to 0.

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

6. Citizens wishing to address the Authority on Items not on the Agenda (Three-Minute Limit): None.

7. Receive and place on file the financial report:

   Motion by Roble to receive and place on file the financial report. Second by Corcoran. Motion carried 5 to 0.

8. Items for Discussion and Consideration.

   A. Pocket Park & Art Park Snow Shoveling Contract: The quote was presented.

      Motion by Nyquist to accept the quote. Second by Corcoran. Motion carried 5 to 0.

   B. Christmas Wreaths: The quote was presented.

      Motion by Nyquist to approve the purchase of 74 wreaths and string lighting for each wreath. Second by Roble. Motion carried 5 to 0.

   C. Downtown Entrance Sign Update: Staff has had a conversation with the sign company that had created and installed the signs on the East and West entrance of US2. A quote with an a mock up design will be provided by the company for the Downtown Entrance sign. Getting electrical power to the location to allow for a lighted sign is being discussed with Gogebic Range Bank. The survey of the location and an easement has been completed. The sign may be installed yet this year, but realistically will be next year.

   D. Update on Mural Festival: Cathy provided an update of the mural festival. There was considerable discussion with dissatisfaction for one of the murals. It was determined that Cathy would work with the mural company to resolve concerns. Cathy will also work closely with the building owners.

   E. Comprehensive Plan Update: A draft of the comp plan is in review.

   F. First Friday: September, October, November, and December First Fridays were discussed.

   G. Ironwood Chamber of Commerce Update: Annual Chamber fall social will be at the Aurora Club. The volunteer fair will be in November at the Aurora Club. Jack Frost Snowmobile Olympus won't be happening. SISU may not be happening.

9. Other Business: Corcoran brought up the ice rink.

10. Next Meeting: Thursday, September 25, 2025, at 8:00 a.m.

11. Adjournment. 9:04 a.m.

    Motion by Corcoran to adjourn the meeting. Second by Roble. All in favor.

Cathy Flory, Chair

Tim Erickson, Community Development Assistant

Civic Center Meeting Minutes

9/2/2025

1. Meeting called to order at 5:01pm by Stemphiar.
2. Roll Call: Mildren, Gullan, Peterson, Pellinen, Stemphiar, Thomason, manager Kivisto present; Re absent.
3. Motion to approve the agenda with a fix to agenda item 12 with correct date of next meeting on October 6, 2025 @5pm. was made by Mildren, seconded by Gullan. Motion approved.
4. Motion to approve the minutes was made by Gullan and seconded by Peterson. Motion approved.
5. Motion to receive and place on file the financial statements made by Peterson, seconded by Gullan. Roll call vote was as follows: Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes, Stemphiar-yes, Thomason-yes. Motion approved.
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. Old Business:
    a. Lumberjack Media Contract: Discussion surrounding the Lumberjack media contract which was signed by Stemphiar and the Lumberjacks.
        i. Motion to approve the contract was made by Mildren, seconded by Peterson. Roll call vote was as follows: Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes, Stemphiar- yes, Thomason-yes. Motion carried.
9. New Business:
    a. Fundraising strategies and ideas: Discussion was held regarding the fundraising strategies with Paul Lin and Mayor Corcoran. Lin presented cash flow and debt analysis and payment options for a loan to repay the grant/loan for the new compressor system. Recommendation to the Board was a 20yr loan dependent on the average net cash generated over the last 12 years. Payment options were discussed. Principle reduction payments would be dependent on the city commission and written in the terms of the loan agreement and negotiated by payment contract. Manager Kivisto to schedule a workshop together with the city commission to discuss options to be held within the month of September. Other options for fundraising and donations were discussed which included raffles and additional grant applications.
    b. Square credit card proposal: Discussion was held regarding the approval of the new credit card processing hardware/software system. A one-time fee of

$2,600 to install the equipment and set up the system. Credit card fees for customer use will be 2.6% + $.10 per transaction with a card present at time of purchase or 3.5% + $.25 per transaction if card not present at time of purchase. Motion to approve the credit card software proposal was made by Peterson and seconded by Gullan. Roll Call vote was as follows: Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes, Stemphair-yes, Thomason-yes. Motion carried.

c. Rink Tech invoice approval: Startup fees for Rink Tech to come to the rink for startup was $1,725.00. Motion to approve the invoice payment was made by Mildren and seconded by Thomason. Roll call vote was as follows: Gullan-yes, Mildren-yes, Peterson-yes, Thomason-yes, Pellinen-yes, Stemphiar-yes. Motion carried.
d. Engineering proposal for new compressor system: Discussion surrounding approval of the quote from B32 Engineering Group, Inc. to not exceed $20,000 to create a bid package, engineering specifications to place out for bid for completion of the compressor project. Motion was made by Mildren and seconded by Gullan to approve up to $20,000 with 50% coming from the grant for payment to B32 Engineering Group to complete the specifications. Roll call vote was as follows: Thomason-yes, Stemphair-yes, Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes. Motion carried.
e. Closed session: Motion was made to go into closed session pursuant to MCL 15.268(a), Personnel Evaluation of the Civic Center Manager by Mildren and seconded Thomason. Roll call vote was as follows: Gullan-yes, Mildren-yes, Thomason-yes, Stemphair-yes, Peterson-yes, Pellinen-yes. Motion carried. The closed session began at 6:03pm.
f. Return from closed session: Motion was made to return to open session by Mildren seconded by Gullan. Roll call vote was as follows: Thomason-yes, Stemphiar-yes, Pellinen-yes, Peterson-yes, Mildren-yes, Gullan-yes. Return to open session was at 6:58pm.
g. Salary Adjustments for Management and Maintenance: Salary increase and cost-of-living adjustment for Bill Nyman increase to $18.25/hr and increase Jay Kivisto to $36.50/hr. The motion to approve salary adjustments was made by Mildren and seconded by Gullan. Roll call vote as follows: Mildren-yes, Gullan-yes, Pellinen-yes, Stemphiar-yes, Peterson-yes, Thomason-yes.
h. Closed session: Motion was made to go into closed session pursuant to MCL 15.268 (1)(d); Lease of Real Property Up to the Time an Option to Lease that Real Property is Obtained by Stemphiar seconded by Gullan. Roll call vote as follows: Roll call vote was as follows: Gullan-yes, Mildren-yes, Thomason-

yes, Stemphair-yes, Peterson-yes, Pellinen-yes. Motion carried. The closed session began at 7:01pm.

i. Return from closed session: Motion was made to return to open session by Mildren seconded by Gullan. Roll call vote was as follows: Thomason-yes, Stemphiar-yes, Pellinen-yes, Peterson-yes, Mildren-yes, Gullan-yes. Return to the open session was at 7:14pm.

10. Manager's Report:
    a. NE Entrance project started on 9/2/25
    b. Parking lot regrind was completed in the back parking lot
    c. Raffle license update- minutes from the original by laws to be submitted to the state to approve the raffle license for fundraising. Updates to this process at the next meeting.
11. Other Matter-N/A
12. Next Meeting Tuesday, October 6, 2025 @ 5:00pm at Civic Center
13. Motion to adjourn was made by Gullan and seconded by Mildren. Meeting adjourned at 7:20pm.

Civic Center Special Meeting Minutes

9/2/2025

1. Meeting called to order at 4:55 pm by Stemphiar.
2. Roll Call: Mildren, Gullan, Peterson, Pellinen, Stemphiar, Thomason, manager Kivisto present; Re absent.
3. Citizens wishing to address the Board on items on the agenda: N/A
4. Discuss and consider approving officers for the Civic Center Board for 2025/2026.
    a. Motion was made by Gullan and seconded by Mildren to appoint Robert Stemphiar as President, Stemphiar accepted the position. Roll Call vote was as follows: Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes, Thomason-yes. Motion carried.
    b. Motion was made by Gullan and seconded by Mildren to appoint William Thomason as Vice President; Thomason accepted the position. Roll Call vote was as follows: Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes, Stemphair-yes. Motion carried.
    c. Motion was made by Mildren and seconded by Gullan to appoint Marcus Re as Secretary; Re accepted the position at a previous meeting. Roll Call vote was as follows: Mildren-yes, Gullan-yes, Peterson-yes, Pellinen-yes, Stemphair-yes, Thomason-yes. Motion carried.
    d. Motion was made by Thomason and seconded by Mildren to appoint Stephanie Peterson as Treasurer; Peterson accepted the position. Roll Call vote was as follows: Mildren-yes, Gullan-yes, Pellinen-yes, Stemphair-yes, Thomason-yes. Motion carried.
5. Next Meeting Monday, October 6, 2025 @ 5:00pm at the Civic Center
6. The Motion to adjourn was made by Gullan and seconded by Thomason. Meeting adjourned at 5:00pm.

IRONWOOD CARNEGIE LIBRARY BOARD MEETING

Ironwood Memorial Building Auditorium

Tuesday, August 19, 2025 4pm

I. **Call to Order – 4:00** Lynne Wiercinski, Helen Slining, Amber Hurkmans, Pam Johnson, Kim Corcoran, Kathi Maciejewski. Absent - Wendy Hicks, Wyatt LaBo.

II. **Approval of June Financial Reports** – Pam Johnson moved, Kathi Maciejewski seconded, all approved.

III. **Approval of July Financial Reports** - Pam Johnson moved, Helen Slining seconded, all approved.

IV. **Approval of July Meeting Minutes** – Pam Johnson moved, Helen Slining seconded, all approved.

V. **Adjustments to the Agenda** – none

VI. **Unfinished/Continuing Business –**

a. **Programming –**

Summer Reading Program – went well; approx.. 130 registered and about 50% finished reading portion of program, with others attending programming. We will be taking a brief hiatus in programming until fall. Kathy will again be going into IAS to visit younger grade classrooms.

O'DEA

Mural Festival Program at Norrie Park - The first week of September will be the Ecology Mural Festival with three murals featuring wildlife/nature local to area. One will be on the O'Day building facing the library. There will be programming going on all week. On Wednesday, at 5 pm the library will participate in a Tree Party Nature program at Norrie Park pavilion.

Ironwood Festival – The FOL book sale during the Festival went well; about $75 on prints and several hundred on the used books.

Purse Bingo – October 9 will be the Purse Bingo fundraiser at the VFW in Bessemer, conducted by Candy Pogliano for the library and Festival Duck Pick. Tickets are $100.

FOL Book Sale – The Friends fall book sale will be held 17 – 18 October. The sale dates may be modified based on book donations.

b. **Building Project Update –**

1. **Building Progress –** Interior is drywalled and taped; bricks arrived for exterior but waiting for bottom block Lift is ordered. Air conditioning will cost $5800+. Security cameras will also be needed. Cost for wood rather than vinyl trim is being calculated. The carpeting has been agreed on and more things will be decided on as needed.
2. **Withdrawal of Approval for Ruotsala Construction Pay app #3 for $134,461.00 –** The motion to withdraw the Approval was made by Kathi Maciejewski, Amber Hurkmans seconded, roll call was called, all approved, carried.
3. **Discussion and Approval of amended Ruotsala pay order for $191,253.51 - –** Amber Hurkmans moved to pay, Pam Johnson seconded, roll call was called, all approved, carried.

VII. **New Business –**

a. **Receipt of Penal Fines $16718.02 –** A little more in penal fines was received this year than last year.

b. **Discussion, vote and approval of policies: The Library Board recognizes and adopts all policies of the City of Ironwood pertaining to receipt of federal funds for compliance of Community Center Grant –** Pam Johnson moved, Helen Slining seconded, all approved.

c. **Student Library Cards –** Student library cards for non-resident students at IAS is under consideration.

Pam Johnson Amber Hurkmans

d. **Student Board Member** – There will be an opening for a student library board member as our current member is moving out of the area

VIII Directors Report –

The UPRLC Conference will be help the 17 – 18 Sept in Iron Mountain with Lynne attending.

We will be proceeding with the 501(c)(3) status for the Awkward Stage Drama Club.

IX Board Comments – none

X Public comment – none

XI Adjournment – 4:35 Amber Hurkmans motioned, Kathi Maciejewski seconded, all approved.

IRONWOOD
MICHIGAN | Find Your North

MEMO

To: Mayor Corcoran and the City Commission

From: Tom Bergman, Community Development Director

Date: October 7, 2025 Meeting Date: October 13, 2025

Re: MI Neighborhood Grant for Housing Rehabilitation Project

Background

The City of Ironwood has applied for the MSHDA MI-Neighborhood Grant Program 3.0 for housing rehabilitation for eight properties in the City. The full amount requested is $360,000 for the project to replace siding, roofing, and other exterior elements. This grant program is funded by State dollars so will not require the same reporting as our current CDBG funded MI-Neighborhood Grant. In addition, we have expanded the service area of the grant to include Jessieville and Norrie Neighborhoods in addition to the Douglas and Curry Neighborhoods.

The grant process is first come first serve so we applied as quickly as possible after the opening date of October 6th. The grant was submitted the morning of October 7th. If approved, the City Commission will have the final decision on whether we will enter into a grant agreement with MSHDA.

Recommendation

No action is necessary at this time.

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: October 6, 2025 Meeting Date: October 13, 2025

Re: PC Case 2025-009 Rezone 226 N Lake Street R-1B to C-1

Background/Request

This memo is for the adoption of an ordinance to rezone 226 N Lake Street from R-1B Residential to C-1 Neighborhood Commercial. This building has been utilized for commercial purposes for decades and hasn't been properly zoned. Copper Cup would like to utilize the building for a small retail space and their roasting facility.

The Planning Commission held a public hearing and recommended the rezone to City Commission on September 4, 2025.

Recommendation

Motion to approve ordinance to rezone 226 N. Lake Street to C-1 Neighborhood commercial.

ORDINANCE NO. 557, BOOK NO. 5

AN ORDINANCE TO AMEND SECTION 2.1-2, ZONING MAP, ARTICLE 2, DIVISION 1, ZONING DISTRICTS AND MAP, OF ORDINANCE NUMBER 537 OF THE CODE OF ORDINANCES, CITY OF IRONWOOD, MICHIGAN.

THE CITY OF IRONWOOD ORDAINS:

Section 1. Article 2, Division 1, Zoning Districts and Map, Section 2.1-2 titled Zoning Map, is hereby amended by changing the zoning classification of the following described property located at 226 N. Lake Street, Ironwood, Michigan, from R-1B Residential to C-1 Neighborhood Commercial, based on the submitted site plan:

THAT PART OF SW1/4 OF NW1/4 SECTION 23, T47N, R47W. COM AT CORNER COMMON TO SECTIONS 14,15,22 AND 23; TH S 00 DEG 39' 28" E 1351.69 FT; TH N 89 DEG 20' 32" E 33.00 FT TO POB; TH N 89 DEG 20' 32" E 135.00 FT; TH S 00 DEG 39' 28" E 50.00 FT; TH S 89 DEG 20' 32" W 135.00 FT; TH N 00 DEG 39' 28" W 50.00 FT TO POB ACREAGE, Property number 52-23-151-020.

Section 2. Repealer. Any Ordinance that is in conflict is hereby repealed.

Section 3. Severability. If any word, clause, sentence, paragraph, or provision of this ordinance is deemed to be invalid by a court of competent jurisdiction, such word, clause, sentence, paragraph or provision so designated shall be deemed severable and the remaining provisions of the ordinance shall be deemed fully enforceable.

Section 4. 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 13 day of October 2025.

Effective: October 16, 2025

____
KIM S. CORCORAN, MAYOR

ATTEST:

____
JENNIFER L. JACOBSON, CITY CLERK

IRONWOOD
MICHIGAN | Find Your North

MEMO

To: Mayor Corcoran and the City Commission

From: Tom Bergman, Community Development Director

Date: October 7, 2025 Meeting Date: October 13, 2025

Re: Request for Proposals (RFP) Wells Fargo Bank Property 205 W. Aurora

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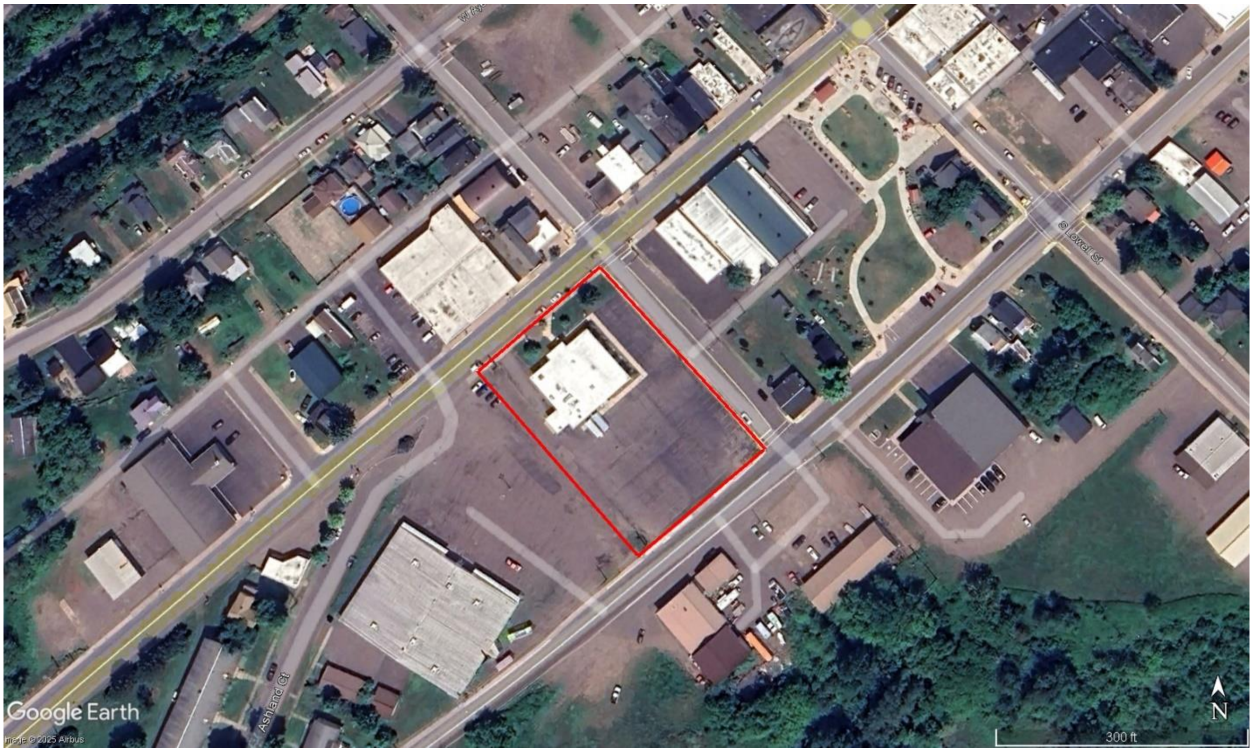
Background

City Staff is recommending the City go out for proposals for the redevelopment of the Wells Fargo Property. Over the past couple years, the City has been working with Cinnaire Solutions to develop an apartment complex at the Wells Fargo site. Cinnaire has been applying for funding through MSHDAs LITHC program. So far, they have not been awarded the grant. Cinnaire has decided to remove their option to purchase so the City can request proposals for the property. This will benefit the selected developer in their grant application with MSHDA for LITHC funding. The selected developer can receive more points if they respond to a community RFP. This is currently the best path forward for the City of Ironwood as we move forward with the implementation of our Housing Action Plan to create more housing opportunities in Ironwood.

Recommendation

Motion to request proposals for the redevelopment of 205 W. Aurora Street.



205 W. Aurora Street, Ironwood, MI Redevelopment Request for Proposals

Acreage 1.32 Acres

Zoning: C-2 Downtown Commercial

County: Gogebic

Date: Tuesday, October 14th 2025

Proposals Due: Friday, November 14th, 2025 at 11am

Contact:

Paul Anderson, City Manager City of Ironwood

andersonp@ironwoodmi.gov

906-932-5050*113

213 S. Marquette Street

Ironwood, MI 49938

Property Features

-Located in the Core Downtown of Ironwood, MI

-1/2 block from the Downtown Ironwood City Square

-Close to Restaurants, Bars, retailers, coffee shops, and multiple grocers

-Local attractions-

-Historic Ironwood Theater

-Ironwood Carnegie Library

-Downtown Ironwood Depot Park

-Iron Belle Trail

-Trail 2 Motorized Trail

-Gogebic County Transportation Authority (Public Transit)

Property Overview

The City of Ironwood is seeking proposals from qualified entities to design and construct new multi-family housing at 205 W. Aurora Street. Currently the property is a former Wells Fargo Bank Building built in 1976.

Earlier this year the City completed a Strategic Housing Action Plan. Here is the executive summary of the plan.

A Housing Dilemma

The City of Ironwood has seen dramatic cost increases for housing over the last 5 years. At the same time the community lacks many of the housing options that residents and potential residents desire. Apartments, senior housing, affordable rentals, and move-up homes are all extremely limited in the City. New construction has been nearly non-existent for decades and the current housing stock is aging rapidly.

A lack of options has had negative impacts on existing residents who would like to adjust their living situation. This also limits turnover of homes to better match the community's needs. Prospective residents (and businesses recruiting them) struggle to find adequate housing, and it becomes more difficult to attract and keep people in Ironwood.

Finding Housing Solutions

A healthy housing stock should include a variety of different housing types and price points. To encourage new housing development, simplify the process, reduce risk, improve the economics, and make sure people are aware of the opportunities that exist. Fixing the housing market in Ironwood will take time and a multi-faceted approach. The plan goes into further detail on how to move forward, but some of the highlights and steps the City should take are listed below:

Simplifying Regulations

Providing pre-approved housing plans that meet building code

Increase what housing is already a “permitted use” which simplifies and shortens the application and City review process

Address points where the zoning code makes it difficult to develop on certain lots

Urging the State to improve regulatory services in Ironwood and the western UP

Closing the Financial Gap

Using public finance tools such as Housing TIF and waiving fees to develop housing

Connecting developers with outside funding sources like state and regional grants and loans

Offering City owned vacant land at a discounted price to those who would develop housing

Exploring options to address how the current tax system disincentivizes rehabbing existing housing and creating new housing

Identifying and Promoting Development Opportunities

Piloting a infill program to turn vacant lots into occupied homes

Consider a similar program to incentivize rehabilitation of underutilized, existing homes

Promoting the findings of the market study that shows opportunities to develop successful projects in Ironwood

Identifying properties that could be developed and marketing them to the development community

Working with potential housing developers and builders to expand their capacity to build homes in Ironwood

Here is the link to the full Housing Action Plan, which includes a marketing analysis as well a Developer’s Guidebook for the City of Ironwood.

https://www.keepandshare.com/doc7/70377/ironwood-housing-action-plan-hires-06042025-pdf-37-1-meg?da=y

For the selected developer the City will provide the following:

- Land sale at price to be made in the proposal from the developer, transferrable through a land covenant and deed restriction tied to the project remaining affordable for a minimum of 30 years.
- City will support developer’s application for project funding through State and Federal programs which may include: MSHDA LIHTC, MI Neigbhorhood, USDA, CDBG, etc.
- City will consider requests for PILOT, Housing TIF, and other tax abatement programs.
- City will expedite site plan review and permitting process.
- Provide contact information for utility providers and other state and federal agencies.

Submission Requirements

Developers are required to submit the following information with their proposal:

1. Preliminary Site Plan
2. Proposed Building Design
3. Proposed Floor Plans

4. Proposed Unit Mix-40-60 units
5. Proposed Retail Space
6. Proposed Rental Rates and Income Targets
7. Proposed Sources and Uses of Funds (including any incentives that will be requested of the City).
8. Proposed Populations Served including any preferences (the City supports preferences for veterans, emergency workers and others following the General Public Use Section SEC.42(g)(9)(c) of the IRS Code related to LIHTC).
9. Developer Qualifications include support documentation showing that the developer has the financial operational, and managerial capacity to take on a project of this scope, complexity, and type at this stage and has developed similar projects of size and scope.
   - Provide a list of prior projects completed
   - Provide references in the last five years
   - List of LIHTC credits received in the past
   - Contact information for all main points of contact and listing of all company principals and board of directors if applicable.
10. Development Team: Include background information on proposed architect and general contractor
11. Development Timeline including key funding application dates with MSHDA and other major funding deadlines.

The deadline for submission is November 14th, 2025, at 11am. Staff will review submissions over the following two weeks and make recommendations for two finalist interviews. Final selection will be determined by December 8th, 2025.

Developer selection will be based on the following criteria:

1. Qualifications of the Applicant

2. Quality and scale/appropriateness of the design

3. Commitment to affordability

4. Commitment and alignment with City objectives

5. Readiness to proceed in a timely manner

6. Any innovative strategies in design, finance or construction to enhance the sustainability of the project.

Right to Reject Proposals. The City of Ironwood reserves the right without prejudice to reject any or all proposals, proposal interpretations and Addenda. Any change to or interpretation of the RFP by the City will be sent to each firm or individual to whom an RFP has been sent and any such changes or interpretations shall become a part of the RFP for incorporation into any agreement awarded pursuant to the RFP.

RESOLUTION #25-020-C
A RESOLUTION FOR ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner __________, supported by Commissioner __________.

WHEREAS, the City Commission ordered the City staff to remove and abate the public hazard and nuisance located at 125 May Street (52-23-152-160) on July 20, 2025;

WHEREAS, the abatement has been completed and the cleanup involved the following, miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer and unregistered vehicles.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$ 209.73
Equipment Costs	$
Disposal Costs	$ 2,835.00
Total Costs	$ 3,038.73

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $3,038.73. The Total cost shall bear interest at <__1___%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer shall on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on October 13, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-021-C
A RESOLUTION FOR ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner _________.

WHEREAS, the City Commission ordered the City staff to remove and abate the public hazard and nuisance located at 129 May Street (52-23-152-170) on July 20, 2025;

WHEREAS, the abatement has been completed and the cleanup involved the following, miscellaneous debris including but not limited to scrap wood, tires, scrap metal, furniture, trailer and unregistered vehicles.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$ 135.82
Equipment Costs	$
Disposal Costs	$ 2,455.00
Total Costs	$ 2,590.82

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $2,590.82. The Total cost shall bear interest at <__1___%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer shall on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on date 10/13/2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-022-C
A RESOLUTION FOR ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner _________, supported by Commissioner _________.

WHEREAS, the City Commission ordered the City staff to remove and abate the public hazard and nuisance located at 141 May Street (52-23-152-200) on July 20, 2025;

WHEREAS, the abatement has been completed and the cleanup involved the following, miscellaneous debris including but not limited to scrap wood, tires, scrap metal, trailers and furniture.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$ 509.33
Equipment Costs	$
Disposal Costs	$ 4,165.00
Total Costs	$ 4,674.33

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $4,674.33. The Total cost shall bear interest at <__1___%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer shall on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on date 10/13/2025.

Jennifer Jacobson, City Clerk

RESOLUTION #025-028-C
A RESOLUTION FOR ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner ________.

WHEREAS, the City Commission ordered the City staff to remove and abate the public hazard and nuisance located at 601 Kennedy Street (52-24-336-010) on July 14, 2025;

WHEREAS, the abatement has been completed and the cleanup involved the following, miscellaneous debris including but not limited to scrap wood, tires, scrap metal, trailers and furniture.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$ 169.55
Equipment Costs	$ 114.38
Disposal Costs	$ 139.70
Towing	$ 150.00
Total Costs	$ 573.63

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $573.63. The Total cost shall bear interest at <__1___%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer shall on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on October 13, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-042-C
A RESOLUTION FOR ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ___________, supported by Commissioner ___________.

WHEREAS, the City Commission ordered the City staff to remove and abate the public hazard and nuisance located at 150 Rowe Street (52-23-152-020) on August 11, 2025;

WHEREAS, the abatement has been completed and the cleanup involved the following, miscellaneous debris including but not limited to scrap wood, tires, scrap metal, and furniture.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$	184.55
Equipment Costs	$	129.66
Disposal Costs	$	42.50
Total Costs	$	359.71

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $359.71. The Total cost shall bear interest at <__1___%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer shall on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on October 13, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-043-C
A RESOLUTION FOR ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13, 2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ___________, supported by Commissioner ___________.

WHEREAS, the City Commission ordered the City staff to remove and abate the public hazard and nuisance located at 216 Kennedy Street (52-24-310-060) on August 11, 2025;

WHEREAS, the abatement has been completed and the cleanup involved the following, miscellaneous debris including but not limited to scrap wood, tires, scrap metal, and furniture.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$ 184.55
Equipment Costs	$ 129.66
Disposal Costs	$ 28.70
Total Costs	$ 342.91

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $342.91. The Total cost shall bear interest at <__1___%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer shall on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on October 13, 2025.

____
Jennifer Jacobson, City Clerk

RESOLUTION #025-049
A RESOLUTION FOR EMERGENCY ABATEMENT EXPENSE AND REPAYMENT

Following a meeting of the City Commission of the City of Ironwood, duly held on October 13,2025, in the Commission Chambers of the Municipal/Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________, supported by Commissioner ___________.

WHEREAS, the Ironwood Public Safety Department along with the City of Ironwood had determined there was a violation of the following City Ordinances **Section 17-67 Paragraph (3), Section 7-215, Section 7-216, Section 27-4,** which required an emergency cleanup. On July 1, 2025, the owner along with the residents of 209 W. Ridge St. (52-22-151.110) were given a reasonable amount of time (July 7, 2025) to correct the violations. Because the emergency conditions were not corrected, the City of Ironwood removed and abated the items which created a danger to the public's health, safety and welfare.

WHEREAS, the abatement has been completed and the cleanup involved the following, garbage, appliances, moldy items, and debris on the property.

WHEREAS, the cleanup costs of the City were as follows:

Labor Costs	$601.42
Equipment Costs	$560.03
Disposal Costs	$184.60
Total Costs	$1,446.05; and

WHEREAS, the City Commission after examination of the City Manager's report, determined what amount or part of each such expense shall be charged to the person, if known, and the premises upon which the expense shall be levied.

NOW, THEREFORE, the total cost for the abatement is $1,446.05. The Total cost shall bear interest at <_1_%> per month. If no payment is made to the City of Ironwood, within (30) days, the City Treasurer is hereby authorized to enforce payment upon the owner(s) and the subject premises by way of special assessment. Any unpaid costs shall be a lien on the subject premises and the City Treasurer on the subsequent first day of May, certify all charges at least 6 months delinquent as of the thirtieth day of April preceding to the City Assessor, who shall place the same on the next tax roll of the City as a lien upon the subject premises. Such costs so assessed shall be collected in the same manner as general City taxes, except same cannot be the sole basis for tax foreclosure.

Upon roll call vote the following voted:

YEAS:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim Corcoran, Mayor

I, Jennifer Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on October 13, 2025.

____
Jennifer Jacobson, City Clerk

City of Ironwood

RESOLUTION #025-050

RESOLUTION APPROVING INTERNAL LOAN AGREEMENT BETWEEN GENERAL FUND AND CIVIC CENTER FUND

At a Regular Meeting of the Ironwood City Commission, held on October 13, 2025, in the Commission Chambers of the Municipal Memorial Building, Ironwood, Michigan, the following Resolution was offered by Commissioner ________________ supported by Commissioner ________________.

WHEREAS, the Civic Center Fund of the City of Ironwood requires funds to finance a new ice making system for the Pat O'Donnell Civic Center and

WHEREAS, the General Fund of the City of Ironwood has sufficient available resources to provide such funding on an interim basis; and

WHEREAS, an Internal Loan Agreement has been prepared setting forth the terms and conditions of the loan, including the principal amount not to exceed $750,000, interest rate which will be equal to the 20-year U.S. Treasury yield on the date that the final payment is made to the company that installs the ice making system, repayment schedule, and other provisions, in accordance with applicable Michigan law and municipal policy; and

WHEREAS, the governing body has reviewed the proposed Agreement and finds it to be in the best interests of the Municipality and consistent with prudent financial management.

NOW, THEREFORE, BE IT RESOLVED:

1. That the governing body of the City of Ironwood hereby approves the Internal Loan Agreement between the General Fund and the Civic Center Fund, substantially in the form presented.

2. That the Mayor is authorized and directed to execute said Agreement on behalf of the Municipality.

3. That the Finance Director/Treasurer is authorized to record the transaction in accordance with the Michigan Uniform Chart of Accounts and Governmental Accounting Standards Board (GASB) requirements.

4. That this resolution and the executed Agreement shall be made a part of the official records of the Municipality.

Upon roll call vote, the following votes were recorded:

AYES:
NAYS:
ABSENT:

RESOLUTION DECLARED ADOPTED.

____
Kim S. Corcoran, Mayor

I, Jennifer L. Jacobson, the duly appointed City Clerk of the City of Ironwood, Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Ironwood at its Regular Meeting on October 13, 2025.

____
Jennifer L. Jacobson, City Clerk

INTERNAL LOAN AGREEMENT

Between the General Fund and Civic Center Fund, City of Ironwood, Michigan.

1. Parties

This Internal Loan Agreement (“Agreement”) is made and entered into by and between the General Fund of the City of Ironwood, Michigan, hereinafter referred to as the “Lender,” and the Civic Center Fund of the City of Ironwood, Michigan, hereinafter referred to as the “Borrower.”

2. Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Lender shall provide funds to the Borrower to finance a new ice making system for the Pat O’Donnell Civic Center, in compliance with Michigan law, applicable accounting standards, and local policy.

3. Loan Amount

The Lender agrees to loan to the Borrower the principal sum not to exceed $750,000. The Lender will pay invoices/pay applications for project costs throughout project. The loan date will be the date that the final payment is made to the company that installs the ice making system. The loan amount will be the total project cost less any Borrower funds applied to the project cost as of the loan date.

4. Interest Rate

The loan shall bear interest which will be equal to the 20-year U.S. Treasury yield on the date that the final payment is made to the company that installs the ice making system.

5. Repayment Terms

The Borrower agrees to repay the loan as follows:

- Payment Schedule: 20 years. Payment will be made monthly on the first day of each month, beginning with the first month after the loan date.
- Maturity Date: To be determined - 20 years from the date that the final payment is made to the company that installs the ice making system.
- Method of Payment: Payments shall be made to the General Fund and recorded in the official municipal accounting records.
- Loan Schedule: A loan schedule will be prepared on the loan date. The Borrower can make principal reduction payments at any time without penalty. Upon receipt of a principal reduction payment, the Lender will prepare an updated loan schedule based on the new principal amount remaining.

6. Security

The loan shall be payable from future tax revenues, user fees, grants, or donations.

The parties acknowledge that this is an internal obligation and does not constitute bonded indebtedness under Michigan law.

7. Accounting and Compliance
Both parties shall maintain accounting records in accordance with the Michigan Uniform Chart of Accounts and Governmental Accounting Standards Board (GASB) requirements.

This Agreement shall be reported in the municipality's audited financial statements as an interfund loan.

8. Authorization
This Agreement is authorized by action of the Ironwood City Commission at a meeting held on October 13, 2025, and is consistent with Michigan Compiled Laws and applicable Treasury regulations.

9. Amendments
This Agreement may be amended only by mutual written agreement of both parties, approved by the governing body.

10. Signatures
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth below.

LENDING FUND: General Fund
By: ____
Name: Kim S. Corcoran
Title: Mayor
Date: ____

BORROWING FUND: Civic Center Fund
By: ____
Name: Robert Stempihar
Title: Chairperson
Date: ____

APPROVED BY RESOLUTION OF THE IRONWOOD CITY COMMISSION, Resolution No. 025-050 adopted on October 13, 2025.

Attested:
____
Clerk

IRONWOOD
MICHIGAN | Find Your North

MEMO

To: City Commission
From: Paul Anderson, City Manager
Date: September 29, 2025 Meeting Date: October 13, 2025
Re: Veterans Funding Request

The attached letter is the annual request from Gogebic County Council of Veterans Affairs. Also attached is the Memo of Understanding (MOU) between that organization and the City of Ironwood for the services within the annual request. This amount is included in our current fiscal year budget.

Recommendation:
Staff recommends the approval of the budgeted request as per the existing MOU.

Gogebic County Council of Veterans Affairs
Courthouse
200 N. Moore Street
Bessemer, MI 49911
Telephone: (906) 667-1110
Fax: 906-667-1122
Email: Veterans@GogebicCountyMI.gov

Officers
Jack Lillar, Chairman
H. Bill Neumann, Vice-Chairman
Donald Ormes, Secretary
James Simmons, Treasurer

Service Officer
John J. Frello
Guadalupe Martinez
Transportation / Outreach
Linda Malmberg

September 3, 2024

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

Re: Fiscal Year 2025 Budget Appropriation

The Gogebic County Board of Commissioners recently approved our FY25 budget of $69,168, an increase of $707 over last year. The County appropriated 50 percent as their share with the remaining 50 percent pro-rated among the respective cities and townships in Gogebic County.

Your requested share of **$8,632** is detailed on the next page. This is $114 more than last year.

Your support enables us to continue our commitment to the veterans of Gogebic County, their families, and survivors. Over the past four years, our actions secured nearly $2 million in retroactive benefit payments. In FY24 alone, County veterans received over $10 million in direct payments, with another $30,000 in assistance for essentials like food, utility bills, and local medical transportation.

Our office also manages the Disabled American Veterans (DAV) Transportation Program, offering cost-free rides for veterans to the Iron Mountain VA Medical Center. For many of our veterans, this is their only means of transportation to their appointments.

Your continued support reflects a deep appreciation for our veterans and a steadfast commitment to honoring their sacrifices. And for that, we sincerely thank you!

Finally, please let me know when our request will be on the agenda as I would like to address any questions or concerns.

Until then, please don't hesitate to call with any immediate questions.

Sincerely,

John J. Frello
Veterans Service Officer

September 3, 2024

To: City of Ironwood

Subject: Fiscal Year 2025 Budget Appropriation

Requested Appropriation for 2025: **$8,632**

Total Amount Appropriated to Cities and Townships for 2025: $34,584

Population – Gogebic County (2020 Census):	14,380
Population – City of Ironwood:	5045
Percent of County's Population:	35.08%
Rate Based on Population:	$12,133
SEV – Gogebic County (2024):	$ 854,074,833
SEV – City of Ironwood:	$126,704,841
Percent of County's SEV:	14.84%
Rate Based on SEV:	$5,131
Average of Population and SEV Rates:	**$8,632**

MEMORANDUM OF UNDERSTANDING
between the
Gogebic County Council of Veterans Affairs
and
City of Ironwood, Michigan

1. INTRODUCTION

This Memorandum of Understanding ("MOU") is made effective as of this July 1, 2024, by and between the Gogebic County Council of Veteran Affairs ("Council"), a 501(c)3 Michigan nonprofit and the City of Ironwood ("City").

2. SCOPE OF AGREEMENT

The City and Council (individually, a "Party" and collectively, "the Parties") hereby agree as follows:

The Council:

- Will provide a veteran advocate to provide professional assistance to the veterans of the City and their dependents in seeking veterans-related benefits administered by the U.S. Department of Veteran Affairs, the State of Michigan, as well as local agencies and resources.
- Will provide such services to the claimant at no cost.

The City will provide yearly funding to the general fund of the Council as budget appropriations allow.

3. FUNDING CIRCULATION

Each year, the Council will submit a budget request to Gogebic County ("County") for the upcoming year. Upon approval, the Council will allocate funds between Gogebic County and the individual units of government within the County.

The Council will allocate fifty percent (50%) of the funding requirement to the County. The remaining fifty percent (50%) will be allocated to the local units of government based on the average population[1] and average State Equalized Value (SEV) of property within each local unit.

Once determined, the Council will submit a payment request to the City for their allocated amount.[2]

4. INITIAL TERM

This MOU shall be in effect for an initial term expiring on June 30, 2025.

[1]Population is based on the most recent census figures.
[2]Whenever any local Council of Veterans' Affairs has been or shall be established in any County, City, Village or Township is hereby authorized to appropriate, from time to time, such sums of money as it may determine, for the operation of any such local Council of Veteran's Affairs." MCLS 35.11, Local Councils of Veterans' Affairs; appropriations.

5. RENEWAL

This MOU shall automatically be renewed for subsequent one-year terms, commencing on July 1 of each year if neither Party notifies the other of intent to terminate by March 1 of the then current term.

CITY OF IRONWOOD

Kim S. Corcoran, Mayor

5/15/24

Date

GOGEBIC COUNTY COUNCIL OF VETERANS AFFAIRS

Jack Lillar

5/17/2024

Date

From: Carol Erickson <cberickson5@gmail.com>
Sent: Friday, October 3, 2025 10:54 AM
To: Paul Anderson <andersonp@ironwoodmi.gov>
Subject: Request to City to help with HREC November Project, NAHM

To the City Commission:
HREC is honoring Native American Heritage Month (NAHM) in November. Like the Women's History Month project this one will consist of several components:

- Posters designed, printed and placed in business windows throughout the downtown.
- Scavenger Hunt with questions getting at information from all the posters.
- Film to be shown on November 1 at the Historic Ironwood Theatre.

We currently have most of the funding for the film through a sponsorship from ITC: $500.

We need help with the following expenditures:

- $100 for the film to make it a free community event -- this funding can come out of the HREC line item which currently holds $200.
- $230 to $300 for printing posters, which we hope to have completed by October 25, so they can be distributed to businesses prior to November 1.

And that should do it. We thank the City Commission for any help you can give.
Carol Erickson
Chair, HREC

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

Michigan Department
of Transportation
2606 (06/2025)

MDOT SMALL URBAN PROGRAM ROAD PROJECT APPLICATION

ALL FIELDS MUST BE COMPLETED

JOB REQUEST

(●) New Job or ( ) Job Change	Job Number	Change Type ( ) FY ( ) Cost ( ) Scope ( ) Delete ( ) Move Illustrative

REQUESTING AGENCY INFORMATION

Agency Name	Contact Person	Telephone Number
City of Ironwood	Paul Anderson	(906) 932-5050
Street Address	**City/Zip Code**	**E-Mail Address**
213 S. Marquette Street	Ironwood 49938	andersonp@ironwoodmi.gov

PROJECT INFORMATION

Small Urban Area	Small Urban Area Priority	Year of Improvement	Length (Miles)
Ironwood	1	2027	0.53

Road Name	Work Type Code
Douglass Blvd (US2 Business Route)	688 - Pedestrian Improvements

Project Limits/Location
From US2 to the Iron Belle Trail

Description
Sidewalk reconstruction with repairs to curb and gutter and HMA patching

	Yes	No
Is The Road Segment/Project Federal-Aid Eligible?	(●)	( )
Is Sidewalk Work to Be Included in the Participating Costs?	(●)	( )
Is Right-Of-Way/Land Acquisition Required? If Yes, Please Explain:	( )	(●)
Does The Road Have Truck Restrictions? If Yes, Please Explain:	( )	(●)

COST INFORMATION

Include participating in construction costs and non-participating costs, such as charges related to feasibility studies, design, testing, preliminary engineering, construction engineering, or right-of-way acquisition.

STP–Urban Requested (Federal Participating)	420,000.00
Local Match (Local Participating)	160,000.00
Non-Participating Costs	
Other (Describe:)	
PARTICIPATING CONSTRUCTION CAPITAL TOTAL	580,000.00

Advance Construct (AC)	Year: _______	Amount: ____________________
Advance Construct Conversion (ACC)	Year: _______	Amount: ____________________

☐ Local Financial Assurance - this indicates the local government has sufficient funds the local match amounts listed here.

OTHER COMMENTS

SUBMITTED BY	TITLE	DATE
Paul Anderson E-SIGNED by Paul Anderson on 2025-10-01 11:39:53 EDT	City Manager	2025-10-01 11:39:53

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

Michigan Department
of Transportation
2606 (06/2025)

MDOT SMALL URBAN PROGRAM ROAD PROJECT APPLICATION

ALL FIELDS MUST BE COMPLETED

JOB REQUEST

(●) New Job or ( ) Job Change	Job Number	Change Type: ( ) FY ( ) Cost ( ) Scope ( ) Delete ( ) Move Illustrative

REQUESTING AGENCY INFORMATION

Agency Name	Contact Person	Telephone Number
City of Ironwood	Paul Anderson	(906) 932-5050
Street Address	**City/Zip Code**	**E-Mail Address**
213 S. Marquette Street	Ironwood 49938	andersonp@ironwoodmi.gov

PROJECT INFORMATION

Small Urban Area	Small Urban Area Priority	Year of Improvement	Length (Miles)
Ironwood	1	2029	0.70

Road Name	Work Type Code
Alfred Wright Blvd	684 - Milling and Two Course Asphalt Resurfacing

Project Limits/Location
From McLeod Ave to Lime St

Description
Milling and paving with pavement marking

	Yes	No
Is The Road Segment/Project Federal-Aid Eligible?	(●)	( )
Is Sidewalk Work to Be Included in the Participating Costs?	( )	(●)
Is Right-Of-Way/Land Acquisition Required? If Yes, Please Explain:	( )	(●)
Does The Road Have Truck Restrictions? If Yes, Please Explain:	( )	(●)

COST INFORMATION

Include participating in construction costs and non-participating costs, such as charges related to feasibility studies, design, testing, preliminary engineering, construction engineering, or right-of-way acquisition.

STP–Urban Requested (Federal Participating)	420,000.00
Local Match (Local Participating)	132,000.00
Non-Participating Costs	
Other (Describe:)	
PARTICIPATING CONSTRUCTION CAPITAL TOTAL	552,000.00

Advance Construct (AC)	Year: ______	Amount: ____________________
Advance Construct Conversion (ACC)	Year: ______	Amount: ____________________

☐ Local Financial Assurance - this indicates the local government has sufficient funds the local match amounts listed here.

OTHER COMMENTS

SUBMITTED BY	TITLE	DATE
Paul Anderson E-SIGNED by Paul Anderson on 2025-10-01 11:40:19 EDT	City Manager	2025-10-01 11:40:19 09/17/2025

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

Michigan Department
of Transportation
2606 (06/2025)

MDOT SMALL URBAN PROGRAM
ROAD PROJECT APPLICATION

ALL FIELDS MUST BE COMPLETED

JOB REQUEST

(●) New Job or ( ) Job Change	Job Number	Change Type ( ) FY ( ) Cost ( ) Scope ( ) Delete ( ) Move Illustrative

REQUESTING AGENCY INFORMATION

Agency Name	Contact Person	Telephone Number
City of Ironwood	Paul Anderson	(906) 932-5050
Street Address	**City/Zip Code**	**E-Mail Address**
213 S. Marquette Street	Ironwood 49938	andersonp@ironwoodmi.gov

PROJECT INFORMATION

Small Urban Area	Small Urban Area Priority	Year of Improvement	Length (Miles)
Ironwood	1	Illustrative	0.38

Road Name	Work Type Code
McLeod Ave	684 - Milling and Two Course Asphalt Resurfacing

Project Limits/Location
From Marquette to Lake Street

Description

Milling and paving with pavement marking and ADA Ramp replacement

	Yes	No
Is The Road Segment/Project Federal-Aid Eligible?	(●)	( )
Is Sidewalk Work to Be Included in the Participating Costs?	( )	(●)
Is Right-Of-Way/Land Acquisition Required? If Yes, Please Explain:	( )	(●)
Does The Road Have Truck Restrictions? If Yes, Please Explain:	( )	(●)

COST INFORMATION

Include participating in construction costs and non-participating costs, such as charges related to feasibility studies, design, testing, preliminary engineering, construction engineering, or right-of-way acquisition.

STP–Urban Requested (Federal Participating)	301,600.00
Local Match (Local Participating)	75,400.00
Non-Participating Costs	
Other (Describe:)	
PARTICIPATING CONSTRUCTION CAPITAL TOTAL	377,000.00

Advance Construct (AC)	Year: _______	Amount: __________________
Advance Construct Conversion (ACC)	Year: _______	Amount: __________________

☐ Local Financial Assurance - this indicates the local government has sufficient funds the local match amounts listed here.

OTHER COMMENTS

SUBMITTED BY		TITLE	DATE
Paul Anderson	E-SIGNED by Paul Anderson on 2025-10-01 11:40:44 EDT	City Manager	2025-10-01 11:40:44 09/17/2025

IRONWOOD
MICHIGAN | Find Your North

MEMO

To: City Commission

From: Paul Anderson, City Manager

Date: October 3, 2025 **Meeting Date:** October 13, 2025

Re: Hedin Street Water Main Project Update

While performing Lead Service Lines Replacement (LSLR) work on numerous homes on Hedin Street near LL Wright School, we discovered the opportunity to abandon a 4″ water line. This street has historically had two water mains down it. One 14″ main that continues through to service a large part of the City around and south of the School, as well as a 4″ dead end main that only served this street. A large number of the services and a hydrant were served from the 4″ dead end main line. The City has long wanted to abandon this 4″ main and put the services and hydrant on the 14″ line to create better pressure for both the hydrant and the homes. The LSLR grant was paying for approximately half of the service lines on this street to be replaced with copper and tied onto the 14″ main and then repave the road due to the high number of service holes. City staff made the decision to take advantage of this situation and get the remaining services and hydrant switched from the 4″ line to the 14″ line as well in order to abandon the 4″ line. The attached invoice from Jake's Excavating is for that work.

Staff recommends the approval of the invoice for $65,500, to be paid for out of the City's water fund.

Jake's Excavating & Landscaping LLC

N10633 Lake Road
Ironwood, MI 49938
jakesexcavating@aol.com
906-285-7109

Invoice

Date	Invoice #
10/1/2025	14205

Bill To
City of Ironwood 213 S Marquette Street Ironwood, MI 49938

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Intstall 14x6 line tap	1	25,000.00	25,000.00
10' - 6" hydrant lead			
Cap 4" main			
10 water services	10	3,900.00	39,000.00
Abandonment of 1 water service to garage	1	1,500.00	1,500.00

A 1.5% per month service charge shall be charged on all past due accounts.

Total	$65,500.00
Payments/Credits	$0.00
Balance Due	$65,500.00