

**CITY OF IRON RIVER
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Monday, September 15, 2025
12:15 P.M.**

Chairperson Kelly Dvorak called the meeting to order at 12:15 p.m. in the Council Chambers of the Iron River City Hall.

Roll Call: Jay Aldrich, Terry Tarsi, Dennis Powell, Ed Lindwall and Kelly Dvorak.

Absent: Mark Saigh and Greg Scott.

Also Present: City Manager Rachel Andreski and City Clerk Tyana Elenbaas.

Public in Attendance – Zach Hautala (ICECA) Wendy Graham (The Reporter) Logan Schmutzler (WICKWIRE) and Dawn Sageng.

APPROVAL OF THE AGENDA

Tarsi moved with support from Powell to approve the agenda as presented; All in favor. Motion carried. Absent: Saigh and Scott.

APPROVAL OF MINUTES

Aldrich moved with support from Lindwall to approve August 18, 2025, Regular Meeting Minutes as presented. All in favor; Motion carried. Absent: Saigh and Scott.

PUBLIC COMMENT

None.

REPORTS

City Manager

- Ottawa Trading Company – Dawn Sageng is the owner/operator of Ottawa Trading Company, which is in our DDA district. She has expressed interest in becoming a member of the DDA and applied, which will be put in front of Council at their next meeting.
- Parking Lot Project – Schmutzler explained that the paving will begin late this week and into next week. He noted that one parking lot at a time will be completed. He stated that the tentative completion date will be October 15th. Andreski noted that the construction company lost a day because of the rain we received.
- Catch Basin – Andreski stated that there was a catch basin on the corner of 1st and Maple that will be replaced. The work will be paid for out of the Sewer fund.
- County Auction – Andreski noted that five out of the six properties the County foreclosed on have sold at auction. She added that there was a bidding war for Zippity's and she looks forward to working with whomever purchased it.
- MDNR Conversion Issue – Andreski reported the U.P Board was supposed to meet but unfortunately didn't have a quorum, so the meeting was rescheduled. Since then, Glenn Dobson (CFO of Aspirus Iron River) reached out and stated that Corporate would like the proposal to go in front of the Corporate Leadership Board rather than the UP Board. No date has been scheduled yet, however Andreski added that she has been in correspondence

with Mr. Dobson asking about zoning, appraisals and property transfer costs. Andreski remains positive, perhaps this long-lasting issue may be resolved.

- Clean Water State Revolving Fund (CWSRF) Project Plan – Andreski reported that the pre-construction meeting is scheduled for Friday. The construction crew plans to start right away. They will be replacing a lot of the manholes that were deemed bad during the SAW grant.
- Apple Blossom Boardwalk Project – Construction is almost complete. Andreski gave thanks to Wendy Graham and The Reporter for the article in the paper detailing the project. There will be a final walk through September 16th to make sure all the work has been properly completed. She noted that she has received a lot of positive comments from residents regarding the construction on the Apple Blossom Trail. She noted that she didn't realize how much it was utilized.
- Scale – Andreski reported that there was an old scale that was located on the intersection of 3rd and Boyington which was part of the old Proksch Building. A few years ago, the City realized that the scale was sinking. The former City Attorney Mark Tousignant tried to research but could not find when the City acquired the street. She noted that they tried to reach out to the owner, but they had unfortunately passed away. The property was then sold but the scale was not disclosed to the new owner before closing. She reached out to the new owner and he was in the process of selling it. She sent the information to the title company, it was supposed to be disclosed but was not. She recently spoke to the new owner, and he was unaware of the issue. She then spoke with the contractor working on the streets and they were able to take it out and back fill it. The cost is \$2,000. Andreski stated that she made the executive decision to pay for the cost of removal, back fill and paving. The new owner is looking to update the façade and possibly put in a business.
- Millings – Andreski stated we were able to obtain some millings from the street project, which is like black gold to the City. She added that there was a lot so some was donated to the MDNR. They have decided to use it for the trails located in and around the City. This helps with dust control.
- Police Secretary – Andreski updated the Authority regarding the hiring of a candidate for the Police Secretary position. She will start Monday, September 22nd.
- Audit- Andreski noted that the City's audit is currently going on. She does not expect any surprises.
- Harvest and Haunt – Andreski stated that the Harvest and Haunt Festival will be held on September 27, 2025. She and Chief Harrington will be manning the beverage ticket booth, as they have done in previous years. She encouraged the Authority members to attend the festival.
- Beautification Committee – Andreski stated that the Beautification Committee has purchased corn stalks and pumpkins for each of the light poles along the main thoroughfare in the DDA district.

Façade Committee

Andreski stated that Old Town Paws has started to submit their application for the Façade Grant. Once the entire application is received, the clerk will provide the façade members copies.

Iron County Economic Chamber Alliance (ICECA)

- Rural Prosperity Rural Readiness Grant – Hautala stated that unfortunately the project was not selected to participate in the grant program and will no longer require a letter of support. Alternative funding options are currently being explored to support the mapping project.
- Harvest and Haunt – Hautala noted that there are a lot of sponsors for the event, which will be held on September 27, 2025.
- Apple Blossom Boardwalk – Hautala stated that he is impressed with how well the construction is going. He added that he and Andreski discussed holding a ribbon cutting for the opening of the trail.

Beautification Committee

Andreski stated that she will be meeting with Martha Rypstra (TAPROOT COMMUNITY FARM, INC.) and Emily Bieghler to discuss the greenery for the berms.

Christmas Lights

Andreski stated that she is waiting for a time that will work for both her and Scott to further discuss obtaining Christmas Lights.

FINANCIAL REPORTS

Andreski noted that the revenue will be changing. There was an issue with the DDA tax that is captured from Trident that was not listed. Amanda Tukesbrey (Treasurer) caught this discrepancy and alerted equalization. This issue will be rectified at the December Board of Review. Trident has also been contacted regarding the error.

Tarsi asked what the rough numbers of the DDAs expenditures. Andreski noted that it is around \$70,000.

Tarsi suggested waiting on approval of the financials until Treasurer Tukesbrey can clarify some discrepancies in the financial statements. All in favor; Motion Carried. Absent: Saigh and Scott.

OLD BUSINESS

DDA Authority Plan Update – Miller Canfield

Tarsi explained that this bond purchase contract is for the Clean Water Sewer and how this project will bring the City up to compliance with EGLE.

Powell asked who the current representative for WICSA is. Andreski stated that Tarsi is the alternate, while her and Craig Richardson currently serve on the Authority.

PUBLIC COMMENT

None.

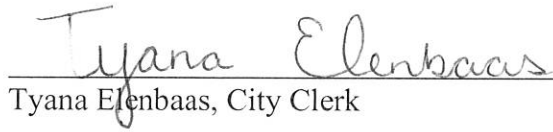
DDA MEMBER COMMENTS

Tarsi asked what happened to all the trees and stated that he has received a lot of complaints regarding the removal of them. Andreski reminded the Authority that they approved the plans, and they were each given their own copies of the designs. She added that the pine trees were leaking sap onto the vehicles, and the roots were compromising the integrity of the asphalt and

concrete. She stated that this might help the “Adopt a Berm” program, as it will be a clean slate to start from. She noted that fresh, clean topsoil will be put into the berms.

ADJOURNMENT

Lindwall moved with support from Dvorak to adjourn the meeting at 12:40 p.m. All in favor; Motion carried. Absent: Saigh and Scott.



Tyana Elenbaas, City Clerk