

**CITY OF IRON RIVER
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
Monday, December 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, Dawn Sageng, Dennis Powell, Terry Tarsi, Greg Scott, Mark Saigh, Ed Lindwall (arrived at 12:26) and Dvorak.

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

Public in Attendance – Zach Hautala, (ICECA) Brett Smithson (ICECA) and Craig Richardson (WICKWIRE).

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Sageng moved with support from Saigh to approve October 20, 2025, Regular Meeting Minutes as presented. All in favor; Motion carried. Absent: Lindwall.

PUBLIC COMMENT

None.

REPORTS

City Manager

- Parking Lot Improvement - Andreski and Richardson gave an update on the Parking Lot Improvements, noting that there are some areas of concern that will be addressed in the spring. Retainage has been withheld to ensure the work is completed correctly.
- Annual Report – Andreski noted that included in the agenda is the Annual Report. This needs to be filed annually to the State. The audit has been completed, and the auditor will be at the next City Council meeting to go over it. Andreski noted that at the end of the year the fund balance will end at just above \$140,000.
- MDNR Conversion - Andreski explained that Glenn Dobson reached out to let the City know that their board has agreed to donate the small amount of land that would satisfy the conversion issue. Richardson and Andreski have been working with the DNR and Aspirus to ensure a smooth transition. Andreski expressed thanks to Aspirus and its' board.
- MDOT Category B Grant – Andreski stated that the City was notified that we were awarded the grant for \$250,000. There is a fifty percent match. The grant is for street improvements, which we will utilize the 2026 Street Improvements project. Andreski thanked WICKWIRE for their assistance in obtaining the grant.
- Materials Management – The City is actively looking into a recycling program.

- New Business – There have been several individuals who are looking to bring businesses to our community. There is an individual who is interested in the Nichols Flooring building. Zippidy's has been renovated and now the current owner will be looking to sell it again. There is also interest in The Depot on M-189.

Façade Committee

Andreski informed the Committee that via Facebook it was expressed that the Liminal would be closing. The post was vague and didn't specify if this was a permanent closure.

Saigh stated that not all of the work was completed and by his math only \$2,686 should be reimbursed. Tarsi asked why she wouldn't get the full amount of \$3,000? Saigh stated that he thought the whole project needed to be finished in order to request payment. Lindwall noted that unfortunately, it looks like the owner was unable to fund the whole project. Saigh reiterated that the project is to be finished before funds are released. Dvorak agreed that the work should be completed before the reimbursement is issued, she recommended that the owner comes back once the full scope of work is completed.

Saigh moved with support of Dvorak to deny Liminal Restaurant and Lounge the full grant amount of \$3,500 for the reimbursement until the full scope of the project is completed.

Roll Call: Ayes – 7: Aldrich, Sageng, Powell, Tarsi, Lindwall, Saigh and Dvorak. Nays- 1: Scott. Motion Carried.

Iron County Economic Chamber Alliance (ICECA)

- Recycling – Hautala noted that municipalities like ours have until 2032 to come up with a recycling plan. WUPPDR has held some meetings and ideas are being presented, but no solid plans have been hashed out.
- Small Shop Saturday – Hautala noted that there has been 28 businesses that have signed up for the Small Shop Saturday. He is hopeful that this will continue to grow.
- Visitor Guide – Hautala updated the Authority regarding the guides, stating that they will be delivered mid- January.
- Fast Track Grant – Hautala noted that this round of applicants are good and he will announce the winners during his next report.
- Christmas in Lights Parade – Hautala noted that there were 30 floats this year, with overall good attendance.

Scott asked if the ICECA has addressed the issues of bathrooms? He added that when the ICECA host events downtown, they don't supply restrooms and unfortunately that becomes the burden of the business owners on Genesee. Hautala stated he will investigate this.

Beautification Committee

Andreski stated that there was nothing to report as they had not met.

Christmas Lights

Scott stated that the committee needs to get together. He added that the lights are all currently functioning. He suggested getting the committee together in January because he believes when it comes time to purchase upgrades, it will be cheaper to do so in the off season.

Scott noted that the electric bill to power the snowflakes will come out of the DDA budget. He noted that a way to save would be to convert the remaining snowflakes to LED.

FINANCIAL REPORTS

Tarsi moved with support from Scott to approve the October and November 2025 Financial Report as presented.

Roll Call: Ayes – 8: Aldrich, Sageng, Powell, Saigh, Lindwall, Tarsi, Scott and Dvorak. Nays: 0. Motion carried.

Lindwall moved with support from Powell to approve the October and November 2025 Accounts Payable Report as presented.

Roll Call: Ayes – 8: Aldrich, Sageng, Tarsi, Scott, Saigh, Powell, Lindwall and Dvorak. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

PA 57 of 2018 – Dialog with Taxing Jurisdictions

Andreski explained that PA 57 of 2018 is when the State recodified and revamped the DDA's/TIF's. She reiterated that the DDA's funds are to be spent not saved, and that at any time the State could take the remaining funds, since they have not been allocated back into the DDA district. One of the rules states that the DDA must offer taxing entities we capture funding for must have an opportunity to question how we are spending those funds. Andreski stated that she extended the invitation to Melanie Camps County Treasurer, as they are the only entity. Mrs. Camps thanked Andreski for the invite and wished us all a Merry Christmas.

PUBLIC COMMENT

None.

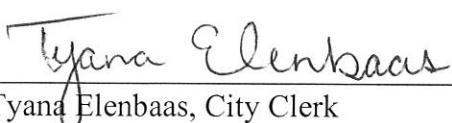
DDA MEMBER COMMENTS

Tarsi asked if the City plans on getting involved with the County regarding recycling. Andreski stated that she is unsure and has been following any updates provided.

Scott inquired about the New City Hall and a tentative move in date. It is unknown when the move will commence.

ADJOURNMENT

Powell moved with support from Tarsi to adjourn the meeting at 1:05 p.m. All in favor; Motion carried.



Tyana Elenbaas, City Clerk