

**CALUMET VILLAGE DDA MEETING MINUTES - DRAFT**  
**MONDAY, DECEMBER 9, 2024 – 9:00 AM**  
**CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

**Present:** Chair Nikki L’Esperance (*\*arrived 10:08am*); Vice Chair Andrew Ranville; Members Rick Campioni, Pete Hahn, Nathan McParlan, JW Miller, Lorri Oikarinen, Rob Tarvis

**Absent:** Member Jason Wickstrom

**Also Present from the Village:** Manager Megan Haselden; Trustees Pamela Que and Kelly Ryan

**Present from the Public:** Leah Polzien (Main Street Calumet), Jeff Ratcliffe (KEDA)

I. Call to Order / Roll Call / Pledge of Allegiance

Vice Chair Ranville called the meeting to order at 9:05am with roll call and led the Pledge of Allegiance.

II. Petitions from the Public (*members of the public have 5 minutes to speak*)

None.

III. Approval of Agenda

Campioni moved, seconded by Hahn to approve the agenda with the change of the Ruppe Building 6. Under Unfinished Business to #1. Under Unfinished Business.

IV. Review and approve meeting minutes of November 11, 2024 Meeting

Tarvis moved, seconded by Oikarinen to approve the minutes as presented.

V. Unfinished / Revolving Business

1. Ruppe Building (Bring Back calumet initiative)

- i. How to address potential partial funding
- ii. Development Agreement – DDA take ownership
- iii. Goals

Ratcliffe read a memo to the DDA for Saving the Ruppe Block and discussed the Development Agreement (attached). The board discussed the issue and the potential for the DDA to accept acting as the developer and taking ownership in accordance with the Development Agreement.

Tarvis moved, seconded by Hahn to approve the DDA acting as developer on the property, with a few contingencies: Vianis Realty must be current with all property taxes and fees owed to the Village of Calumet and owned by company; Vianis Realty must supply the Certificate of Insurance prior to executing the agreement; the village attorney must review and approve the Development Agreement prior to executing the agreement.

Roll Call Vote:

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Yeas: Campioni, Hahn, McParlan, Miller, Oikarinen, Ranville, Tarvis

Nays: None

Absent: L'Esperance

**Motion Carried 6/0**

2. Updates from Village Council, Historic District Commission, Planning Commission

Que updated on the HDC street signs; the signs are in and the brackets are being manufactured.

Haselden updated the board on Council & Planning Commission.

3. Main Street Calumet Update

Polzien provided updates on holiday events.

*\*L'Esperance arrived 10:08am and took over chairing the meeting.*

4. District Updates

i. Fire Site – 100 Block 5<sup>th</sup> Street

ii. Greenspace – 5<sup>th</sup> & 6<sup>th</sup> Street

iii. DDA Properties

1. McParlan updated on the Agnitz Block development proposal he is working on.

2. L'Esperance updated on 512 Portland, which she is working on a design and possible development proposal.

3. Ratcliffe updated on the demolition of the Mihelich Slaughterhouse that is expected to occur in 2025.

4. Ratcliffe updated that the stabilization of Hermann Flats building is not included in the current round of funding from the state.

iv. Parking Meters

Polzien discussed the parking meters, Main Street Calumet gets complaints from business owners about it and would like Council to determine the future on the meters for next year.

*\*McParlan left @ 10:21am.*

5. DDA 2024 Small Grant Program: Approval for Reimbursement

i. Kitschy Spirit Records: \$750 – all documentation received & complete

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- ii. Keweenaw Coffee Works: \$1,386.27 – project completed, need close out report – last phase of project not going to be complete in time
- iii. Copper Country Associated Artists: \$363 – project complete, need close out report.

6. FY 2026 Budgeting & Planning

*\*Hahn departed at 10:45am.*

- i. Greenspace Tables, Benches, Garbage Cans: create a list & get estimates
- ii. Fire Site Picnic Tables & Garbage Can
- iii. Advertising Budget – Brochures
- iv. Beautification – Christmas Decorations Update

Haselden reviewed the proposed budget with notes; board discussed the upcoming year and items listed above.

Tarvis moved, seconded by to approve the budget as presented – once Council reviews, the DDA will hold a Public Hearing in February for final approval of the budget.

Roll Call Vote:

Yeas: Campioni, L’Esperance, Miller, Oikarinen, Ranville, Tarvis

Nays: None

Absent: Hahn, McParlan, Wickstrom

**Motion Carried 6/0**

VI. New Business

1. Approval of DDA Bills/Transaction Report

Tarvis moved to approve the bills, seconded by Ranville.

Roll Call Vote:

Yeas: Campioni, L’Esperance, Miller, Oikarinen, Ranville, Tarvis

Nays: None

Absent: Hahn, McParlan, Wickstrom

**Motion Carried 6/0**

VII. Comments from the Public (*members of the public have 5 minutes to speak*)

VIII. Adjourn

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Ranville moved to adjourn the meeting at 11:02am, seconded by Tarvis.

**Motion Carried 6/0**

Respectfully submitted,

Megan Haselden, DDA Administrator