

**CALUMET VILLAGE DDA MEETING AGENDA  
MONDAY, FEBRUARY 9, 2026 9:00 AM  
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

- I. Call to Order / Roll Call / Pledge of Allegiance
- II. Petitions from the Public *(members of the public have 5 minutes to speak)*
- III. Approval of Agenda
- IV. Review and approve meeting minutes
  - i. January 12, 2026 Regular Meeting
- V. Unfinished / Revolving Business
  1. Updates from Village Council, Historic District Commission, Planning Commission
  2. Main Street Calumet Update
  3. District Updates
    - i. DDA Properties
    - ii. District property sales / transitions
  4. Project Updates
    - i. Ruppe Project
    - ii. FIT Assessment
    - iii. 2026 Events
- VI. New Business
  1. FY 26 Final Budget Amendments & FY 27 Budget
  2. Approval of DDA Bills/Transaction Report
  3. Master Plan Update – DDA Chapter
  4. DDA / TIF Plan
- VII. Comments from the Public *(members of the public have 5 minutes to speak)*
- VIII. Adjourn

**CALUMET VILLAGE DDA MEETING MINUTES - DRAFT**  
**MONDAY, JANUARY 9, 2026 9:00 AM**  
**CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

**Present:** Chair Nikki L'Esperance; Members Rick Campioni, Nathan McParlan, Lorri Oikarinen, Courtney Tucker, Andrew Ranville, Jason Wickstrom

**Absent:** Members Rob Tarvis; 1 Vacant Seat

**Also present from the village:** Manager Megan Haselden; CEDAM Fellow Joey Foster

**Present from the public:** MSC Director Jared Howard; Chad VanBennekom

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

L'Esperance called the meeting to order at 9:01 with roll call and led the Pledge of Allegiance.

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

III. Approval of Agenda

Ranville moved, supported by Campioni, to approve the agenda, with moving Calumet Trail Trellis item up to Number V. before Unfinished Business.

**Motion Carried 7/0**

IV. Review and approve meeting minutes

i. December 8, 2025 Regular Meeting

Campioni moved, supported by Wickstrom, to approve the minutes as presented.

**Motion Carried 7/0**

V. Calumet Trail Trellis

VanBennekom presented a proposal to the board for permanent lighting on the Calumet Trail Trellis, which was decorated for the holidays and received great feedback. Ranville, supported by Campioni, approved contributing up to \$600 for the project, and requests that VanBennekom ask Calumet Township to contribute ½ the cost, splitting \$300 between the village and township.

**Roll Call Vote:**

Yeas: Campioni, L'Esperance, McParlan, Oikarinen, Ranville, Tucker, Wickstrom

Nays: None

Absent: Tarvis, 1 vacant seat

**CALUMET VILLAGE DDA MEETING MINUTES - DRAFT  
MONDAY, JANUARY 9, 2026 9:00 AM  
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

**Motion Carried 7/0**

VI. Unfinished / Revolving Business

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

Haselden provided updates; L'Esperance to attend the March Council meeting, then will attend quarterly to present on the DDA.

2. Main Street Calumet Update

Howard reported on holiday events and provided updates for upcoming events, including the quarterly Network Calumet meeting. Howard presented a draft proposal for an outdoor ice-skating rink downtown, which has a donor commitment of \$100,000. MSC to continue research on best location and will report back to the DDA/Village Council.

3. District Updates

i. DDA Properties

No updates.

ii. District property sales / transitions

No updates.

4. Project Updates

i. Ruppe Project

Haselden reported that it is recommended to wait until Spring/Summer to approach the Houghton County Land Bank Authority about potentially taking title to the property.

ii. DDA Grant Program

The next DDA grant program will roll out in March or April and will focus on exterior improvements and signage.

iii. Community Garden Spaces

**CALUMET VILLAGE DDA MEETING MINUTES - DRAFT  
MONDAY, JANUARY 9, 2026 9:00 AM  
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

Tabled until further notice.

VII. New Business

1. Approval of DDA Bills/Transaction Report

Wickstrom moved, supported by Campioni, to approve the DDA bills.

**Roll Call Vote:**

Yeas: Campioni, L'Esperance, McParlan, Oikarinen, Ranville, Tucker, Wickstrom

Nays: None

Absent: Tarvis, 1 vacant seat

**Motion Carried 7/0**

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

IX. Adjourn

Ranville moved, supported by Tucker, to adjourn the meeting at 9:58am.

**Motion Carried 7/0**

Respectfully Submitted,

Megan Haselden, DDA Administrator

CALUMET VILLAGE DDA ACCOUNT DESCRIPTION REVENUES(AND OTHER SOURCES)	ACTUALS	ACTUALS	APPROVED	FINAL	ACTUALS	DRAFT	BUDGET NOTES
	FY 2024	FY 2025	BUDGET FY 2026	AMENDED BUDGET FY 2026	JANUARY YTD (UNAUDITED)	BUDGET FY 2027	
Taxes Current and Delinquent	\$5,831	\$6,005	\$6,032	\$6,032	\$6,279	\$6,300	
State Grants	\$0	\$26,994	\$0	\$0	\$0	\$0	
Donations / Sponsors	\$0	\$200	\$1,200	\$1,200	\$1,500	\$1,200	
Restricted Donations	\$0	\$5,600	\$235,000	\$40,000	\$34,533	\$154,000	
Community Garden Fees	\$320	\$290	\$0	\$0	\$240	\$0	
<b>TIF FUNDS</b>							
Village	\$48,445	\$47,517	\$50,561	\$50,561	\$54,141	\$55,000	
Township-Current	\$2,453	\$3,820	\$2,750	\$2,750	\$0	\$3,850	
County - Med Care	\$4,258	\$4,801	\$4,250	\$4,250	\$0	\$4,850	
County-Current	\$12,866	\$16,822	\$13,750	\$13,750	\$15,571	\$16,850	
<b>Total Revenues</b>	<b>\$74,173</b>	<b>\$112,049</b>	<b>\$313,543</b>	<b>\$118,543</b>	<b>\$112,264</b>	<b>\$242,050</b>	
<b>EXPENDITURES(AND OTHER USES)</b>							
Administration	\$3,000	\$2,900	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000 Village Administration
Advertising & Promotion	\$351	\$4,376	\$6,000	\$6,000	\$5,403	\$7,000	Billboard US 41; Newspaper postings; flyers, etc.
Sponsorships					\$0	\$7,500	\$5k MSC; \$1K Copper Dog; \$1500 other downtown events
Beautification	\$3,363	\$2,322	\$5,000	\$5,000	\$4,954	\$5,000	Watering flowers; beautification in district
Blight Enforcement/Ordinances	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	To support expenses for blight enforcement within the DDA district
Contracted Services	\$10,000	\$10,000	\$10,000	\$11,000	\$10,500	\$15,500	FY27 \$5k Main Street Calumet Services (\$5K split to sponsorships), \$10K for plan update;
DDA Property Maintenance	\$2,218	\$355	\$500	\$5,500	\$4,714	\$3,500	\$500 AUDIT DDA owned properties (utilities etc)
Downtown Streets (to Gen Fund)	\$11,342	\$11,342	\$10,000	\$10,000	\$10,000	\$12,500	
Insurance Contribution (to Gen Fund)	\$500	\$500	\$500	\$500	\$500	\$500	\$500 to Village to cover DDA portion of insurance
HDC Contribution	\$2,500	\$2,500	\$2,000	\$2,000	\$2,000	\$2,000	*\$2k match to KNHP Grant (exp. 2027)
Grant Match - Public	\$10,768	\$35,600	\$5,000	\$9,130	\$9,130	\$0	
Grant Match - Private	\$5,000	\$0	\$0	\$0	\$0	\$10,000	FY27 \$10K committed for Hotel Calumet
DDA Grant Program	\$0	\$9,454	\$5,000	\$6,000	\$5,000	\$5,000	*FY26 Amendment adopted in April to \$6k from \$5k
Historic Preservation	\$0	\$7,631	\$200,000	\$40,000	\$37,633	\$154,000	Ruppe Building
Memberships & Trainings	\$0	\$260	\$500	\$500	\$500	\$500	For MDA Membership & Board Education/Training
Public Programming	\$6,554	\$0	\$7,000	\$7,000	\$7,000	\$7,000	Farmers Market, holiday/event expenses
Public Spaces & Improvements	\$0	\$7,822	\$7,000	\$25,000	\$21,961	\$25,000	FY27: Greenspace maint; public bathroom; trashcans; decorations; camera security system
<b>TOTAL EXPENDITURES</b>	<b>\$55,596</b>	<b>\$95,062</b>	<b>\$268,000</b>	<b>\$137,130</b>	<b>\$125,295</b>	<b>\$264,500</b>	
<b>NET REVENUES(EXPENDITURES)</b>	<b>\$18,577</b>	<b>\$16,987</b>	<b>\$45,543</b>	<b>(\$18,587)</b>	<b>(\$13,031)</b>	<b>(\$22,450)</b>	
<b>Fund Balance Beginning of Year</b>	<b>\$106,400</b>	<b>\$124,977</b>	<b>\$141,964</b>	<b>\$141,964</b>	<b>\$141,964</b>	<b>\$128,933</b>	
<b>Fund Balance End of Year</b>	<b>\$124,977</b>	<b>\$141,964</b>	<b>\$187,507</b>	<b>\$123,377</b>	<b>\$128,933</b>	<b>\$106,483</b>	

VILLAGE OF CALUMET DDA #07-716-3  
Transactions For JANUARY 2026

<u>NUMBER</u>	<u>Date</u>	<u>TRANSACTION DESCRIPTION</u>	<u>PAYMENT</u>	<u>DEPOSIT</u>	<u>BALANCE</u>
		Balance Forward			\$ 93,479.29
2182	01/21/25	True North Leadership Partners, LLC	\$ 750.00		\$ 92,729.29
2183	01/27/25	JJLH LLC	\$ 2,500.00		\$ 90,229.29

---



## Chapter 6: Downtown Development

The Village of Calumet Downtown Commercial District is of recognized national historical significance. This distinction is backed by the district's inclusion on the National Register of Historic Places, its designation as a National Historic Landmark District, and as the centerpiece of the Keweenaw National Historical Park. There are very few places in the country that can claim such importance.



The Village historically served as the central business district for the Calumet region. The former prominence and wealth of the Copper Country is very much evident in Calumet in the fine commercial architecture and in the quality of public facilities, such as the Calumet Theatre.

Historic preservation has long been heralded as the means to secure the future of downtown Calumet, as well as the entire village. The first Downtown Historic Preservation Plan was prepared in 1979, and provided details for appropriate preservation and development.

While much building renovation and restoration has occurred, historic preservation and downtown development continues to challenge the community. The old excuses - limited market opportunities, one-dimensional tourism, isolation, cold and snow, and banking constraints - no longer apply. Business can be very profitable in downtown Calumet, as evidenced by a growing number of thriving small shops and businesses housed in restored buildings.



A major downtown challenge is community infrastructure; sidewalks, lighting, streets, signage, parking, etc. Many of downtown Calumet's sidewalks are in poor condition and must be improved to create good pedestrian conditions. Replacement is expensive because sidewalk widths often exceed twelve feet and are frequently constructed over basement coal bins. Funding public improvements is especially difficult



after years of declining property values.

Other challenges include:

- Loss of the fabric of the historic district
- Loss of 15 of 150 historic structures with another 19 threatened since 1989
- Fragmentation of downtown into diminishing clusters of buildings
- “Demolition by neglect” conditions by private owners
- Rental market dominated by low income housing

In the short term, action is needed to boost investor and developer confidence. This can be done through continued marketing efforts, property maintenance code enforcement, and technical assistance.

In the long term, attracting additional entrepreneurs and businesses will enhance the tax base and provide resources for public improvements.

Downtown Calumet includes a variety of land uses, including retail, rental housing at ground level and upper floors, the service industry, office space, and light manufacturing. A map showing existing land use is included in the Appendix.

**Redevelopment Opportunities**

The redevelopment and historic preservation of Calumet's large downtown commercial buildings present difficult challenges. This can be an economic challenge, as market rents may not be sufficient to provide a return on investment. Historic preservation tax credits and other available redevelopment financial tools can provide an economic incentive for building redevelopment.

Some downtown properties have been improved in recent years. A handful of facades have been restored to their original historical architecture. However, many historic properties still need facade work. A number of downtown buildings are vacant and continue to deteriorate. These problems continue to be major challenges faced by the Calumet DDA and Main Street Calumet in their mission for downtown revitalization.

**A Village of Calumet Development Prospectus**, prepared by the Keweenaw Economic Development Alliance (KEDA) in 2016 describes the potential market and

*“Calumet has all of the building blocks necessary for a renaissance. It has an active arts community, an active Main Street program, most of the amenities a vibrant downtown needs including several good restaurants and taverns with the potential for more, signature events and festivals, along with a solid base economy surrounding a town that serves as the portal to the key outdoor adventure recreation venues in the Keweenaw Peninsula drawing enthusiast from every population center throughout the Great Lakes region”.*

Village of Calumet Development Prospectus, KEDA, 2016



opportunities for the redevelopment of mixed use properties located in downtown Calumet. These properties are currently publicly owned by the Village of Calumet or the Houghton County Land Bank and Brownfield Development Authority. According to this document, *“Calumet is the proverbial diamond in the rough whose development potential lies in its low cost of entry, identified regional demand for middle market attached housing, an available market area and visitor population to support mixed use development opportunities, and a local economic development team focused on supporting redevelopment opportunities”*.

The Houghton County Land Bank is working to attract developers to foreclosed properties to bring them back on the tax role and into productive use.

### Redevelopment Tools

There are financial incentives and tools available for building redevelopment in downtown Calumet, as described in the *Development Prospectus* and provided here:

#### **Brownfield Redevelopment Authority**

Houghton County’s Brownfield Redevelopment Authority (HCBRA), established under the Brownfield Redevelopment Act PA 381 of 1996, as amended, can provide a developer with access to both MDEQ and MEDC related Tax Increment Financing as well as MDEQ grant and loan funding for appropriate projects. Eligible work includes environmental assessment, due care, lead and asbestos assessment and abatement, and demolition. There are two buildings downtown that are owned by the Houghton County Land Bank which provides eligibility for some additional activities including public infrastructure and site work.

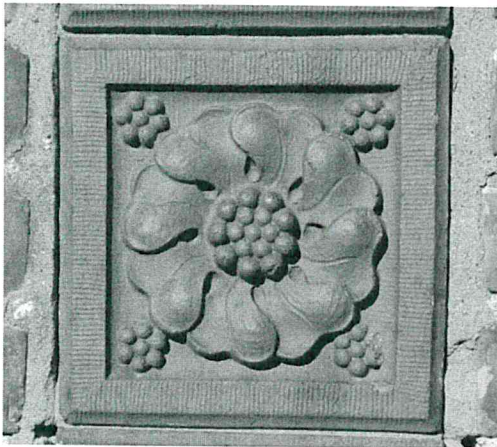
#### **Michigan Economic Development Corporation Community Assistance Program**

The Village of Calumet, working with the Keweenaw Economic Development Alliance (KEDA) and the Michigan Economic Development Corporation’s (MEDC) Community Assistance Team can access Community Development Block Grant (CDBG) funding for qualified redevelopment projects. Because the Village





of Calumet is designated as a National Historic District, redevelopment projects within the downtown automatically meet the National Objective for CDBG assistance on the basis of Slum and Blight (Historical Properties). Options exist that will allow CDBG funding to be used on a mixed-use redevelopment project and result in the ability of the developer to rent all housing units for market rate.



### **Historic Rehabilitation Tax Credit**

The designation of Calumet as a National Historic Landmark District and having the district part of the Keweenaw National Historical Park gives property owners and developers access to guidance and technical assistance from National Park Service staff, particularly its Historic Architect, before submitting the project for Historic Rehabilitation Tax Credit review.

### **Houghton County and KEDA Revolving Loan Funds**

Houghton County and the Keweenaw Economic Development Alliance (KEDA) both maintain small revolving loan funds that can be used to assist either a developer or a commercial tenant of a redevelopment project to cover gaps in a total financing package. KEDA manages the Houghton County RLF which provides ease of access to these funds.

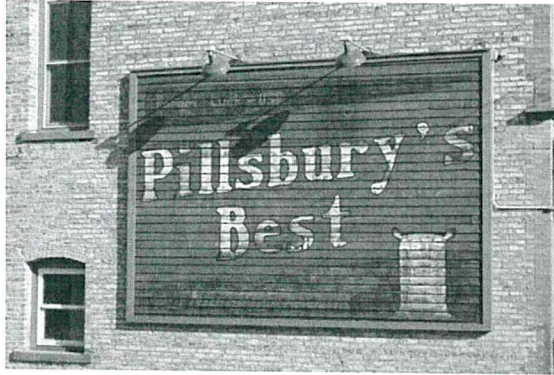
### **Calumet DDA**

The Village of Calumet's Downtown Development Authority (DDA), established under Act 197 of 1974, as amended, can provide small amounts of grant funds towards the project costs.

### **Building Stabilization/Redevelopment Priorities**

While there are a number of buildings currently for sale in downtown Calumet, a recent effort by the Keweenaw National Historical Park, the Calumet Historic District Commission, and KEDA identified 11 properties in great need of stabilization. Of these, the following publicly-owned properties have been identified as priorities for stabilization and redevelopment.

- Curto Building, 512 Portland
- Erkkila Building, 426-428 Fifth Street
- Sullivan Livery, 537 Fifth



**Total project cost for all three buildings with 20% contingency: \$543,122**

Stabilization will secure approximately 11,790 square feet of potential upper floor housing space and 9,590 square feet of potential ground floor retail/commercial space for future development.

### Redevelopment Ready Communities

**Redevelopment Ready Communities** is an initiative through the Michigan Economic Development Corporation (MEDC) to help communities promote their developable sites and buildings. It involves gathering and maintaining data on developable sites and buildings to advertise locally and with the state. The program also requires cities to have available incentives, tools and programs to assist with redevelopment.

It is important for the Village to follow through and become a certified Redevelopment Ready Community, as future funding to assist with redevelopment may be tied to this designation.

### Historic District Commission

The Calumet Historic District and Historic District Commission (HDC) was created under Michigan Public Act 169 of 1970. This Commission is responsible for reviewing building and construction plans affecting the exterior of historical resource within the district. The HDC can assist property owners and developers by providing guidance on appropriate exterior renovations and rehabilitation.

### Downtown Development Goals and Strategies

#### Goal 1

Proactively work to stabilize the fabric and building inventory downtown.

##### Strategy 1.1

Adopt and enforce appropriate blight, dilapidated building and rental-inspection ordinances and utilize Municipal Civil Infractions methodology for enforcement.

##### Strategy 1.2

Continue to work with KEDA, MEDC, the Houghton County Land Bank, KNHP and other partners to obtain funding for building stabilization.



## Goal 2

Become a Redevelopment Ready Community to demonstrate that the Village is prepared to work with developers.

### Strategy 2.1

Continue to attend RRC training and completion of necessary steps to become certified.

### Strategy 2.2

Prioritize sites for redevelopment efforts and determine which types of businesses are appropriate on these sites.

### Strategy 2.3

Create property information packages.

### Strategy 2.4

Create developers' packets and start actively recruiting businesses through directly mailing developers and by posting the information on the Village website and other websites such as costar and zoom prospector.



## Goal 3

Make downtown more pedestrian and bicycle friendly.

### Strategy 3.1

Install bicycle racks throughout downtown.

### Strategy 3.2

Develop and install a uniform wayfinding signage system directing people to downtown destinations, trails and other attractions.

### Strategy 3.3

Paint robust crosswalks at all downtown corners. Fun and artistic crosswalks should be considered.

## Goal 4

Continue to seek and obtain funding for downtown infrastructure.

### Strategy 4.1

Implement and update the annual Capital Improvements Plan.