

**CALUMET VILLAGE DDA MEETING AGENDA**  
**MONDAY, JULY 14, 2025, 9:00 AM**  
**CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

**Present:**

**Absent:**

**Also present from the village:**

**Present from the public:**

- 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 of June 16, 2025 Meeting
- V. Unfinished / Revolving Business
  1. Updates from Village Council, Historic District Commission, Planning Commission
  2. Main Street Calumet Update
    - i. Update on joint meeting with Council/MS/DA
  3. District Updates
    - i. DDA Properties
    - ii. District property sales / transitions
  4. Furniture for Greenspace
  5. Bike Racks for Downtown
  6. DDA Bylaws
  7. Wayfinding
- VI. New Business
  1. Ruppe Building Development Agreement / Acquisition
  2. Acquisition of Parcel 041-109-009-10 and Parcel 041-109-008-00 (100 block of 6<sup>th</sup> Street vacant lots) for a total of \$8,500
  3. Farmers Market Representative

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4. Right of Way Permit / Policy
  5. Sponsorship to Pasty Fest
  6. Approval of DDA Bills/Transaction Report
- VII. Comments from the Public (*members of the public have 5 minutes to speak*)
- VIII. Adjourn

**CALUMET VILLAGE DDA MEETING MINUTES - DRAFT**  
**MONDAY, JUNE 16, 2025, 9:00 AM**  
**CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

**Present:** Chair Nikki L'Esperance; Members Pete Hahn, Nathan McParlan, JW Miller, Lorri Oikarinen, Andrew Ranville, Jason Wickstrom

**Absent:** Members Rick Campioni & Rob Tarvis

**Also present from the village:** Manager Megan Haselden

**Present from the public:** Leah Polzien (*Main Street Calumet*); Courtney Tucker (*Business owner*)

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

L'Esperance called the meeting to order at 9:06am 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

Ranville moved, supported by Wickstrom, to accept the agenda as presented.

**Motion Carried 7/0**

IV. Review and approve meeting minutes of May 12, 2025 Meeting

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

**Motion Carried 7/0**

V. Unfinished / Revolving Business

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

Haselden provided updates on village projects, including the HDC Outreach program held, the Master Plan update and the vacant Council position.

2. Main Street Calumet Update

Polzien provided updates including the ribbon cutting at Frozen Farm, the planter boxes and watering of flowers, Media on Main tour hosted in collaboration with Visit Keweenaw and the wayfinding opportunity from KNHP.

3. District Updates

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**MONDAY, JUNE 16, 2025, 9:00 AM**  
**CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

i. DDA Properties

512 Portland appears to have some structural issues occurring, KEDA will take a look to see what is needed. Haselden asked the board to consider taking title/ownership of the Ruppe building.

ii. District property sales / transitions

513 Scott St has sold to a new owner, who is already at work on renovations.

4. Furniture for Greenspace

L'Esperance updated that the furniture should be completed by the end of July. Haselden updated the board on the Greenspace.

5. Downtown Trash Cans

Haselden presented an updated proposal to the DDA and requests \$6,000 from the DDA budget line item Public Space and Improvements.

Ranville moved, supported by Wickstrom, to move approve this expenditure.

Roll Call Vote:

Yeas: Hahn, L'Esperance, McParlan, Miller, Oikarinen, Ranville, Wickstrom

Nays: None

Absent: Campioni, Tarvis

**Motion Carried 7/0**

VI. New Business

1. Bike Racks for Downtown

Oikarinen reviewed some options on the bike racks; item will carry over to the July agenda.

2. DDA Bylaws & Rules of Procedure

Haselden provided a draft of the DDA Bylaws to be reviewed for the July meeting.

**CALUMET VILLAGE DDA MEETING MINUTES - DRAFT  
MONDAY, JUNE 16, 2025, 9:00 AM  
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

**3. Approval of DDA Bills/Transaction Report**

Hahn moved, supported by Ranville, to approve the bills.

Roll Call Vote:

Yeas: Hahn, L'Esperance, McParlan, Miller, Oikarinen, Ranville, Wickstrom

Nays: None

Absent: Campioni, Tarvis

**Motion Carried 7/0**

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

None.

**VIII. Adjourn**

Ranville moved, supported by McParlan, to adjourn the meeting at 10:37am.

**Motion Carried 7/0**

Respectfully submitted,

Megan Haselden, Village Manager

## First Meeting for Village / DDA / Main Street

### Questions from Main Street Calumet

- How would the village of Calumet and the DDA like to work with Main Street Calumet?
- We are seeking understanding about the relationship between the three organizations?
- Can we define our common goals?

### Notes

1. Rob facilitated the meeting and expressed gratitude for Leah's legacy
  - a. How do we want to go forward with this new hire for Main Street?
  - b. Articulated collaboration between the organization
2. Could we add money in together with Calumet Township and Village of Calumet?
3. Could we focus on Main Street Accreditation to support?
  - a. Michigan Main Street Program
  - b. Should the goal be to become part of Main Street Program?
    - i. Requires a full time director
    - ii. Working board with training
    - iii. Five year funding at a select level
  - c. How are the boundaries defined for Main street?
4. What is the model for Main Street that would serve us?
5. Some discussion around Main Street models and options
6. Funding – donation support through memberships and foundations
7. What we need is an analysis to understand how we should do this?
  - a. Should Main Street Calumet move back under the DDA to be their nonprofit arm?
  - b. Should we become a larger organization to form downtown support for Laurium / Calumet
8. Main Street Program Presentation and discussion of marketing support
9. What is the administrative cost and analysis for the Main Street Program? Would we lose sponsorship if the model changes? What has the budget been? What is the annual budget for the org?
10. Next Steps: Board Education, Main Street Calumet Board Meeting + Executive Search Committee, Village and DDA Meetings, exploration / investigation of cost – benefit analysis for the three boards,

## Bike Parking Suggestions for Calumet

June 27, 2025

Recently Lori Oikarinen and I have been thinking about bike parking in Calumet, an issue that Rick and Lori have thought about for many years. Currently, there is no municipal bike parking infrastructure in Calumet, with the exception of the old schoolyard rack that currently sits at the Community Garden. People are leaning bikes against buildings or using the parking meters.

Here are our recommendations for the Village and the DDA to consider.

1. The cost of purchasing quality municipal bike racks will range from \$2500 to \$5,000, depending on the type and number purchased. Copper Shores has a \$2,500 grant with an upcoming deadline of July 14. Megan said she will submit a nonbinding application for the grant.
2. The Wisconsin company Saris makes a product called the Bike Dock that would work well. A single Bike Dock will park two bikes, and individual docks can be connected via rails to form multi-bike Corrals. See attached document.
  - a. The system is sturdy, durable, and can flex into different configurations. It's also easy to remove in winter. These racks secure the bike via the frame and have two points of contact with the bike. They are available in a galvanized finish or in anodized black. The price is the same for both.
  - b. Saris has been making quality bike racks and trainers since 1989. The company is unlikely to close, so product support and adding consistent pieces in the future should not be a problem.
3. Cost and locations for the Saris Bike Docks/Corrals. Cross Country Sports can order directly from Saris at below MSRP. Discounted prices range from \$199 for a single (two-bike) Dock to \$765 for a six-bike Corral.
  - a. A six-bike Corral would fit nicely between the planters at the fire site lot and would not preclude people from sitting on those benches. The "Green Space" is another good spot for a corral, as is Agassiz Park. The school yard type currently at the Community Garden lot could stay there or perhaps go to Agassiz Park.
  - b. For other locations and blocks in Calumet, individual Bike Docks can be considered.
4. Another type of rack we researched is the post and ring style (see attachment). They hold two bikes and have two points of contact. In some communities, they are installed to replace obsolete parking meters. In Calumet, however, most of the parking meters are very close to buildings, so post and ring styles are not a great option here. Perhaps a few could be installed in line with street light posts on select blocks, but we need to check for clearance on both sides. The price of one post and ring is \$182.
5. Saris also makes a consumer/small business schoolyard style rack called the Mighty Mite (see attachment). Cross Country Sports has one in front of their shop. These

racks are inexpensive (\$150) but have some drawbacks. Bikes are not attached to the frame. Instead the front wheel slides into a slot, which can be problematic given the myriad of tire widths that exist now. Our recommendation: these are best suited for individual building and shop owners.

- The below table contains a discounted price list and two options for a possible \$2500 expenditure. Shipping is not included in these prices. Saris needs an actual order to give a freight estimate, and the rates fluctuate, but I will be in Madison in August and could pick up if the shipping cost is problematically high.

<b>Discounted Price List</b>		
	Qty	Discounted Price
Single Bike Dock	1	\$199
Four-bike Corral with rails	1	\$572
Six-bike Corral with rails	1	\$765
Post and Ring	1	\$182
Mighty Mite Consumer/Small Biz Rack	1	\$150

<b>Potential \$2500 Purchase (two options)</b>			
	Qty	Discounted Price	Potential/Possible Locations
<b>Option 1 (20 bikes in four locations)</b>			
Three 6-Bike Corrals	3	\$2,295	Firesite, Green Space, Agazzi or Community Garden
One Bike Dock (parks two bikes)	1	\$199	TBD determined block; 200 Block?
<b>Total</b>		<b>\$2,494</b>	
<b>Option 2 (20 bikes in six locations)</b>			
One 6-Bike Corral	1	\$765	Firesite, GreenSpace, or Agassiz Park
Two 4-Bike Corrals	2	\$1,144	Firesite, GreenSpace, or Agassiz Park
Three Bike Docks (two bikes each)	3	\$597	TBD locations, perhaps two on 200 and one on 300 Block
		<b>\$2,506</b>	

—John W Miller



## MIGHTY MITE, 6 BIKE PARKING RACK

SKU: 6210

**\$149.99**

Pay in 4 interest-free installments of **\$37.50** with [shop Pay](#) [Learn more](#)

Mighty Mite Bike Storage Rack

Made in USA

Quantity: - 1 +

ADD TO CART

# POST & RING



**SARIS**  
INFRASTRUCTURE



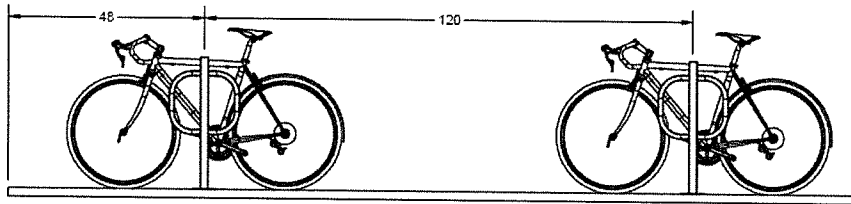
The Post & Ring rack combines a modern look with a small footprint and only one installation point. With its square tubing, the Post & Ring is the perfect blend of high security and easy installation.

## Product Specifications

- One point of installation and small footprint on the sidewalk
- Full square tube construction
- Accommodates two bikes
- Meets APBP parking guidelines

# Post & Ring

## Recommended Setbacks



Accommodates  
2 bikes



2" square tubing  
1.5" square tubing



Powder coat  
galvanized finish



Temporary anchor:  
28879 Temporary  
secure anchor: 26270  
Spike anchor: 6266

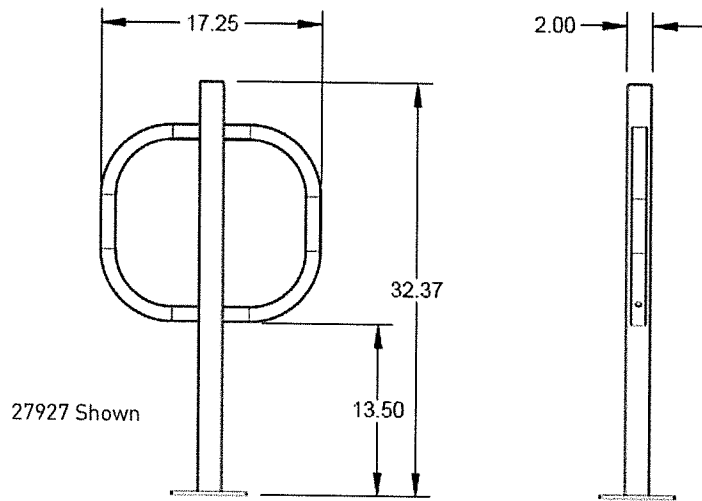
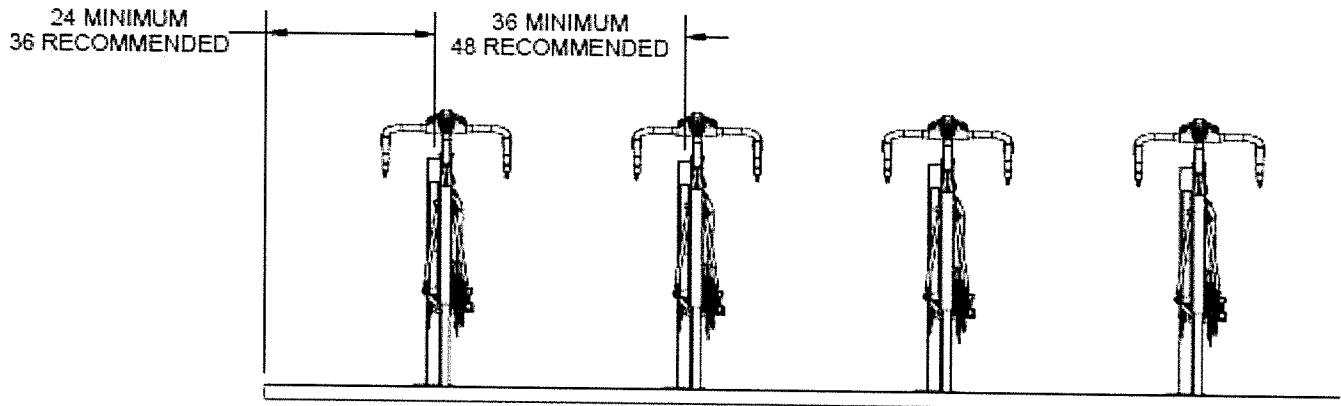


1 year  
warranty



Made in  
the USA

Anchors sold separately



Dimensions						
Model	# Bikes	Finish	Weight	Length	Height	Width
27927BLK	2	Powder Coat	22 lbs.	17.25"	32.37"	6"
28387	2	Galvanized	22 lbs.	17.25"	32.37"	6"

Design files and additional product resources available  
online at [sarisinfrastucture.com](http://sarisinfrastucture.com)

# BIKE DOCK



**SARIS**  
INFRASTRUCTURE



The Bike Dock is a proven and simple design that provides space-efficient, high-security bike parking. This rack allows the use of U-locks and provides two-point contact support with the bike frame. One of the most popular bike rack styles in the world, the Bike Dock is a classic, effective way to make biking more accessible.

## Product Specifications

- 2 3/8" or 1.66" OD Schedule 40 pipe
- Accommodates two bikes
- Meets APBP bike parking guidelines
- Offers two points of contact for bike stability

# Bike Dock



Accommodates  
2 bikes



2 1/2" or 1.66"  
Schedule 40 pipe



Powder coat  
galvanized finish



Temporary: 28879  
Temporary secure: 26270  
Permanent spike anchor: 6266

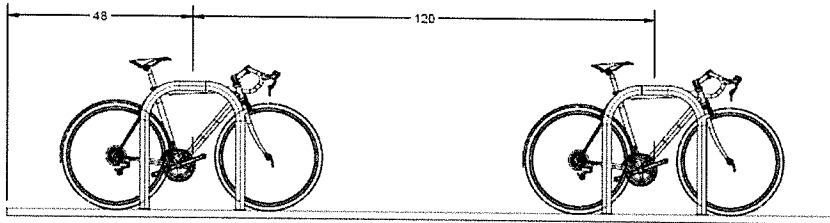


1 year  
warranty

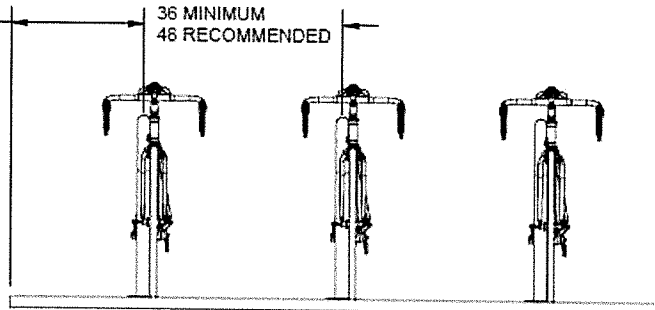


Made in  
the USA

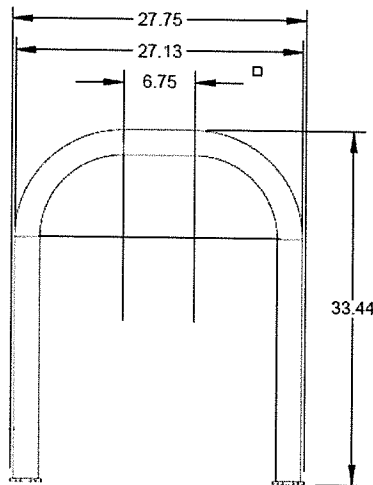
## Recommended Setbacks



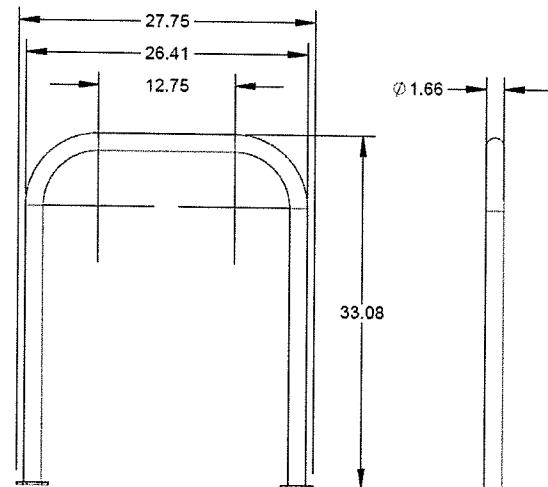
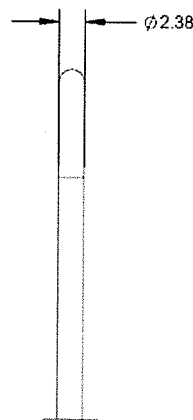
24 MINIMUM  
36 RECOMMENDED



Anchors sold separately



27215 Shown



27933 Shown

Model #	# Bikes	Type of Mount	Weight	Length	Height	Width	Finish
2 1/2" Pipe Diameter							
27215BLK	2	Flange	26 lbs	27.75"	33.44"	5.25"	Black Powder Coat
27989	2	Flange	26 lbs	27.75"	33.44"	5.25"	Galvanized
1.66" Pipe Diameter							
27933BLK	2	Flange	18 lbs	27.75"	33.08"	5.25"	Black Powder Coat
27988	2	Flange	18 lbs	27.75"	33.08"	5.25"	Galvanized

Design files and additional product resources available  
online at [sarisinrastructure.com](http://sarisinrastructure.com)

# MODULAR CORRAL



**SARIS**  
INFRASTRUCTURE



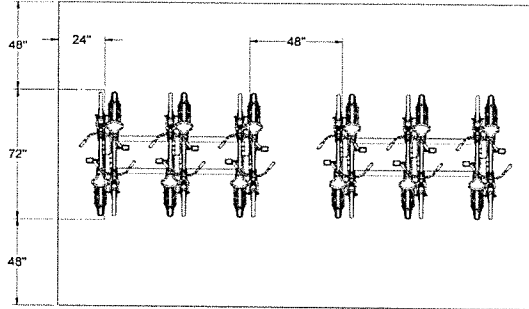
The Modular Corral combines the intuitive ease of bike docks with the benefit of a freestanding configuration in a multi-space bike rack. Modular in nature, this bike rack can be connected and expanded to fit the given installation area and angled to create additional space and convenience.

## Product Specifications

- Compatible with both styles of Saris Bike Dock
- Easy access for maintenance and street cleaning
- Can be used freestanding or anchored to surface
- Durable galvanized coat finish is corrosion-resistant and has long-term lifespan
- 4, 6, 8, 10, or 12 bike options
- Meets APBP parking guidelines

# Modular Corral

## Recommended Setbacks



Accommodates  
4, 6, 8, 10 or 12 bikes



4"x 1.5"  
C-channel



Galvanized finish



Temporary  
anchors: 29173  
Permanent  
anchors: 6259

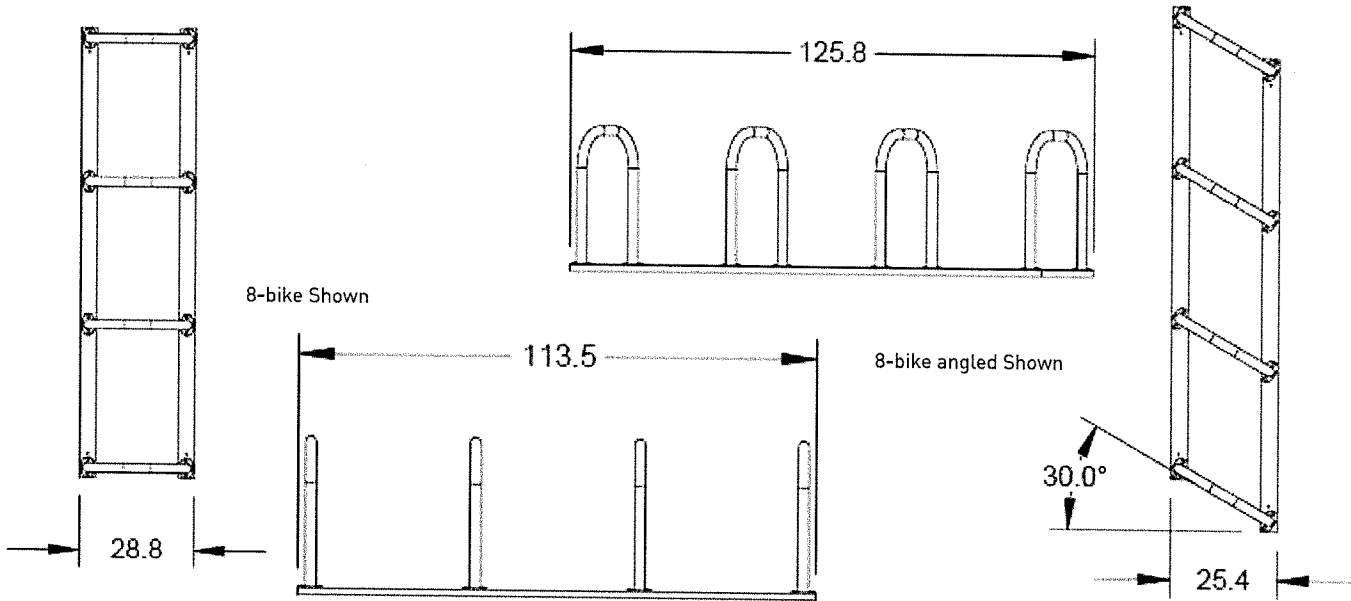


1 year  
warranty



Made in  
the USA

Anchors sold separately



# Bikes	Length Straight	Length Angled	Width Straight	Width Angled	Height
4	41.45"	53.8"	28.8"	25.4"	35"
6	77.45"	89.8"	28.8"	25.4"	35"
8	113.45"	125.8"	28.8"	25.4"	35"
10	149.5"	161"	28.8"	25.4"	35"
12	185.5"	197.8"	28.8"	25.4"	35"

Design files and additional product resources available  
online at [sarisinfrastructure.com](http://sarisinfrastructure.com)

OFFICERS  
ROB TARVIS, PRESIDENT  
LORI WEIR, CLERK  
DEBBIE AUBIN, TREASURER  
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JAMES TERCHA  
VACANT

340 SIXTH STREET, CALUMET, MICHIGAN 49913  
PHONE (906) 337-1713 . FAX (906) 337-5964 . EMAIL: [manager@villageofcalumet.com](mailto:manager@villageofcalumet.com)  
MEGAN HASELDEN, MANAGER

## **Village of Calumet Downtown Development Authority (DDA) By-laws & Rules of Procedures**

**Drafted:** 23 May 2025  
**Approved:**

### 1. Authority

- a. These By-laws and Rules of Procedures hereby recognize the Village of Calumet Downtown Development Authority (hereinafter referred to as either the "DDA" or "Board") pursuant to Public Act 197 of the Public Acts of 1975, otherwise known as the "DDA Act." The boundaries of the district shall lie within the Village of Calumet, County of Houghton, State of Michigan as stated by Village Ordinance 110.

### 2. Purpose

- a. The purpose of the DDA is to revitalize, strengthen, and preserve the downtown district by providing a welcoming environment for developers, investors, businesses, owners, employers, employees, patrons, visitors, and, most importantly, community members through the pursuit of development initiatives that inspire private/public investment and maintain the historic architecture that is vital to the character of the district.

### 3. Membership

- a. The DDA shall consist of nine members, including the Village President. Five members must have an interest in a property within the district boundaries; at least one member must be a resident of the DDA district. Members shall serve four-year terms.
- b. The Village President with the advice and consent of the Village Council shall appoint members to the DDA Board.
- c. Members of the DDA shall serve without compensation but shall be reimbursed for Board

approved expenses.

- d. A member of the DDA whose term has expired shall be allowed to hold office until a successor is appointed. If a vacancy emerges during a member's term, that vacancy shall be filled for the unexpired term only.
- e. The DDA Officers, consisting of the Chairperson, Vice-Chairperson, Secretary, and Treasurer, shall review the status of any DDA member who 1) fails to attend three Board meetings within a fiscal year without an appropriate excuse or explanation for absence or 2) engages in misconduct or malfeasance unfit for the DDA. At its discretion, the DDA Officers shall present the recommendation of removal to the DDA. Based upon DDA Officers' review and subject to an opportunity for the Board member to be heard by the committee, the DDA shall determine through majority vote (accused member excluded) to provide a recommendation of removal to the Village Council. The Village Council shall formally remove the member from the DDA through a majority vote only.

#### 4. Officers

- a. The DDA Officers consist of the Chairperson, Vice-Chairperson, Secretary, and Treasurer. All DDA Officers must be elected by the members of the DDA.
  - i. Chairperson
    - 1. The Chairperson shall preside over all DDA meetings and enact the duties of a presiding officer.
  - ii. Vice-Chairperson
    - 1. The Vice-Chairperson shall assume the duties of the Chairperson in his or her absence.
  - iii. Secretary
    - 1. The Secretary is responsible for keeping the records of the proceedings.
  - iv. Treasurer
    - 1. The Treasurer is responsible for tracking and assessing the financial assets of the DDA.

#### 5. Village Staff

- a. The DDA Administrator shall aid the Board in a capacity deemed appropriate and necessary by the DDA. The DDA Administrator shall be responsible for preparing the agenda for each meeting.

#### 6. Meetings

- a. All business of which the DDA shall perform shall be conducted at a public meeting held in compliance with the Open Meetings Act.

b. The Board shall meet the second Monday of each month at 9am, at Village Hall. Special meetings may be held if deemed necessary and shall be advertised in accordance with the Open Meeting Act.

c. A quorum for the Board meetings shall be five members.

i. Agenda

1. Call to order.
2. Roll call and verification of quorum.
3. Review and approval of agenda.
4. Review and approval of the previous minutes (as applicable).
5. Public comment.
6. Reports of authorities, commissions, and committees (as applicable).
7. DDA Administrative report (as applicable).
8. Old business to be considered by the DDA (as applicable).
9. New business to be considered by the DDA (as applicable).
10. Members' announcements and comments.
11. Adjournment.

7. Order

- a. The board process for taking action will generally be guided by the latest revised version of Robert's Rules of Order.

8. Records

- a. The DDA shall keep comprehensive and complete records and minutes of all meetings. The records shall be kept at Village Hall, which will have a record of the names and addresses of the members of the DDA. All books and records of the DDA shall be open to the public. Minutes shall be posted to the Village website once approved by the DDA.

## Village of Calumet Manager

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**From:** Village of Calumet Manager  
**Sent:** Thursday, July 3, 2025 10:37 AM  
**To:** Timothy Gasperich; Village of Laurium Manager  
**Cc:** Leah Polzien; Nikki L'Esperance; Andrew Ranville (ranvillevillagetrustee@gmail.com)  
**Subject:** Wayfinding \$ from KNHP

Good morning!

I am writing to see if we are all interested in moving forward with the wayfinding project proposed by KNHP. To recap:

- The park has set aside \$15K for a collaborative wayfinding plan between the villages & township
- We already discussed areas we want to direct people to and from
- Leah corresponded with a consultant downstate to get estimates for putting a plan together, the estimate came in ~ \$40-45K (*thank you, Leah!!!*)
- The plan would provide us with support for funding to get the signage actually made and would provide information for that bid process (but would not cover the cost designing/constructing/installation of the signs).
- The plan cost breakdown is:
  1. Task One, Analysis: \$11,500-\$12,500
  2. Task Two, System Design: \$20,500-\$21,500
  3. Task Three, Documentation: \$8,000-\$11,000
- Options are:
  1. Agree to engage and complete the plan, with each municipality needing to contribute ~ \$10K
  2. Agree to engage and complete the plan up to Task 1 or maybe part of Task 2 (I personally think this isn't a great option).
  3. Hold off on the plan and lose the \$15K granted by the park

**Ian / Tim:** can you let me know ASAP your thoughts and if you want to take to your board(s) to see if they are willing to move forward and contribute up to \$10K? If so, I think that we all agree to discuss with our boards in July and I can let Wendy know that we want to move forward (so we don't lose the \$15K) and that we are working to get approved funding for the full cost of the plan.

Thank you and Happy Independence Day!!

.....  
Megan Haselden, Village Manager  
Village of Calumet  
340 6<sup>th</sup> Street  
Calumet, MI 49913  
Office: (906) 337-1713  
Cell: (906) 299-4682

## DEVELOPMENT AGREEMENT

This Development Agreement is entered into by the Downtown Development Authority of the Village of Calumet, an Authority under the Recodified Tax Increment Finance Act, being Public Act 57, of 2018, as amended, 340 6th Street, Calumet, Michigan 49913 (Developer) and Vianis Realty, LLC, 206 5th Street, Calumet, MI 49913 (Owner).

### RECITALS

This Development Agreement is made under the following circumstances:

- A. Vianis Realty owns a certain parcel of real property at 211 5th Street, Calumet, Michigan, known as the Ruppe Block, that it acquired through a warranty deed with the intent of redeveloping but is no longer able to complete; said property has experienced significant deterioration that interim stabilization by the Owner did not halt and needs to be fully stabilized to preserve its historic integrity and prepare it for redevelopment (Project); and which is listed and legally described as PID#041-101-003-00, Lot 3 Block A, Village of Calumet, Houghton County, Michigan (Vianis Realty Property); and
- B. The Owner has determined that the Project will be in the best interest of the building and community in order to preserve a historic and iconic downtown building, foster the development of that property and to promote economic growth by providing for the expansion of desired uses within the Village of Calumet; and
- C. Developer has agreed to immediately undertake an effort to fund and implement a stabilization plan including the raising of funds, purchasing of materials, hiring of contractors, managing volunteers, and arranging other public and private resources for the purpose of stabilizing the structure.
- D. Developer has agreed to work towards developing plans, raising funds, and undertaking work necessary to implement a permanent fix to make the property suitable for redevelopment.
- E. Accordingly, the purpose of this Development Agreement is to set out the obligations of the parties to this Agreement for the undertaking the agreed upon activities and to facilitate the Developer's access to state and local assistance.

NOW, THEREFORE, based upon the recitals set forth above and in consideration of the mutual terms and conditions set forth below, the Developer and the Owner, agree as follows:

1. **Land Transfer Agreement.** The Owner shall transfer the Property to the Developer for the development of the Project at no cost. Transfer will be with fee title in Developer free and clear of all liens and encumbrances, and subject only to those exceptions acceptable to the Developer in its reasonable discretion including environmental conditions. Transfer will occur upon the successful stabilization of the structure, the development of a plan and securing of funds to make the structure ready for redevelopment.
2. **Land Transfer Termination.** Should the Developer be unable to complete the stabilization or the building deteriorates to the point where demolition is the only recourse, the Land Transfer Agreement set forth in Paragraph 1 shall terminate with no further obligation of either party except those otherwise specified in this Development Agreement. The Property shall not be mortgaged, pledged or have any liens or encumbrances placed thereon.
3. **Owner Obligations.** The Owner agrees:

- a. To bring and keep all property taxes and other fees current and maintain property and liability insurance on the structure with proof provided to the Developer annually upon renewal. Developer shall be identified as an additional named insured on the policy or policies of insurance, with a provision requiring not less than thirty (30) days advance written notice to Developer prior to cancellation or termination of any such insurance coverage.
  - b. To be responsible for all taxes owing in the year that Developer takes possession of the Vianis Realty Property.
  - c. To provide good and marketable title to the Vianis Realty Property
  - d. To pay the cost of filing a warranty deed
4. **Developer Access.** Owner consents to the Developer having unlimited access to the building and the ability to make decisions regarding all aspects of stabilizing the structure and how best to make the building suitable for redevelopment. This includes the disposal of contents and any necessary demolition.
5. **Liability.** Owner understands that there are inherent risks in attempting to stabilize the building. As partial consideration to induce Developer to enter this Agreement, Owner expressly waives and relinquishes any and all claims, potential liabilities, and damages, known or unknown, foreseen or unforeseen, against Developer, its officers, agents and assigns, arising directly or indirectly from Developer's performance under this Development Agreement. The owner shall indemnify and hold harmless the Developer from any and all claims or causes of action arising from or on account of negligent acts or omissions of the Owner, its officers, employees, agents or any persons acting on its behalf or under its control in connection with owning the property and undertaking the Project. This includes the collapse of the property during the Project and prior to transfer.
6. **Developer Performance.** Developer agrees to begin efforts to plan, secure funds and undertake stabilization immediately with the goal of having the structure stable by the spring of 2025 and plans and funding ready by December 31, 2026 with transfer anticipated at the latest by December 31, 2027. Any changes to these timelines shall be immediately communicated to the Owner for consideration of an amendment to the agreement.
7. **Adverse Environmental Conditions.** The Developer and the Owner acknowledge that they do not have actual knowledge of the location and extent of adverse environmental conditions on the Owner property. Developer shall assume responsibility for any further investigations they deems necessary and all due care responsibilities that may be applicable.
8. **Compliance with Laws, Rules and Regulations.**
- 8.1. The Developer shall comply fully with all local ordinances, state and federal laws, and all applicable local, state and federal rules and regulations. Nothing in this Agreement shall abrogate the effect of any local ordinance.
  - 8.2. Non-compliance with this Agreement, or discovery of material irregularities at any time are regarded as material breaches of this Agreement. A party shall give written notice to the other party of an alleged material breach of this Agreement. The other party shall have thirty (30) days to correct the alleged breach, or to transmit a written plan to correct the alleged breach, to the satisfaction of the non-breaching party. If after thirty (30) days a satisfactory corrective plan has not been implemented, either party may terminate this Agreement by sending written notice to the other party, with no further obligation by either party.

9. **Termination.** This Agreement shall terminate on the earlier to occur of: (a) the transfer of property and completion of the Project; (b) the mutual agreement to terminate the Agreement; (c) notification under Paragraph 8.2; or (d) upon failure of the Developer to complete the Project.

10. **Notices.** All notices, requests, demands and other communications that are required or permitted to be given under this Agreement will be in writing and will be deemed to have been sufficiently given for all purposes hereunder if (a) delivered personally to the party to whom the same is directed, or (b) sent by certified mail, postage prepaid, return receipt requested, at the addresses identified below; or to such other party at such other address as shall be given in writing in accordance herewith.

8.1. If to the Owner, to: Vianis Realty, LLC, 206 5th Street, Calumet, MI 49913

8.2. If to Developer, to: \_\_\_\_\_

11. **Miscellaneous Provisions**

11.1. **Successors and Assigns; Assignments; No Other Intended Beneficiaries.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns; however, the Developer shall not assign this Agreement without the prior written consent of the Owner, which will not be unreasonably withheld. No person not a party hereto is intended to be a beneficiary of or to have the right to enforce this Agreement.

11.2. **Entire Agreement.** This Agreement including all attachments represents the entire agreement, as it exists at the time of the signing of this Agreement between the parties. This Agreement may not be amended, altered or modified unless the party against whom enforcement of any waiver, modification or discharge is sought does so in writing.

11.3. **Choice of Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. The parties acknowledge that the proper venue of any court action is in Houghton County, Michigan.

11.4. **Severability.** The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms.

11.5. **Survival.** Except as otherwise provided in this Agreement, all representations, warranties, covenants and agreements of the parties contained or made pursuant to this Agreement shall survive the execution of this Agreement.

11.6. **Effective Date.** This Agreement shall become effective when approved and executed by the Owner and the Developer.

11.7. **Representative.** The Owner may, at its discretion and through the direction of its Chair, assign another entity to represent the Owner during the term of this agreement.

11.8. **Recitals.** The recitals set forth above are incorporated by reference into this Agreement as if fully set forth therein.

Developer:

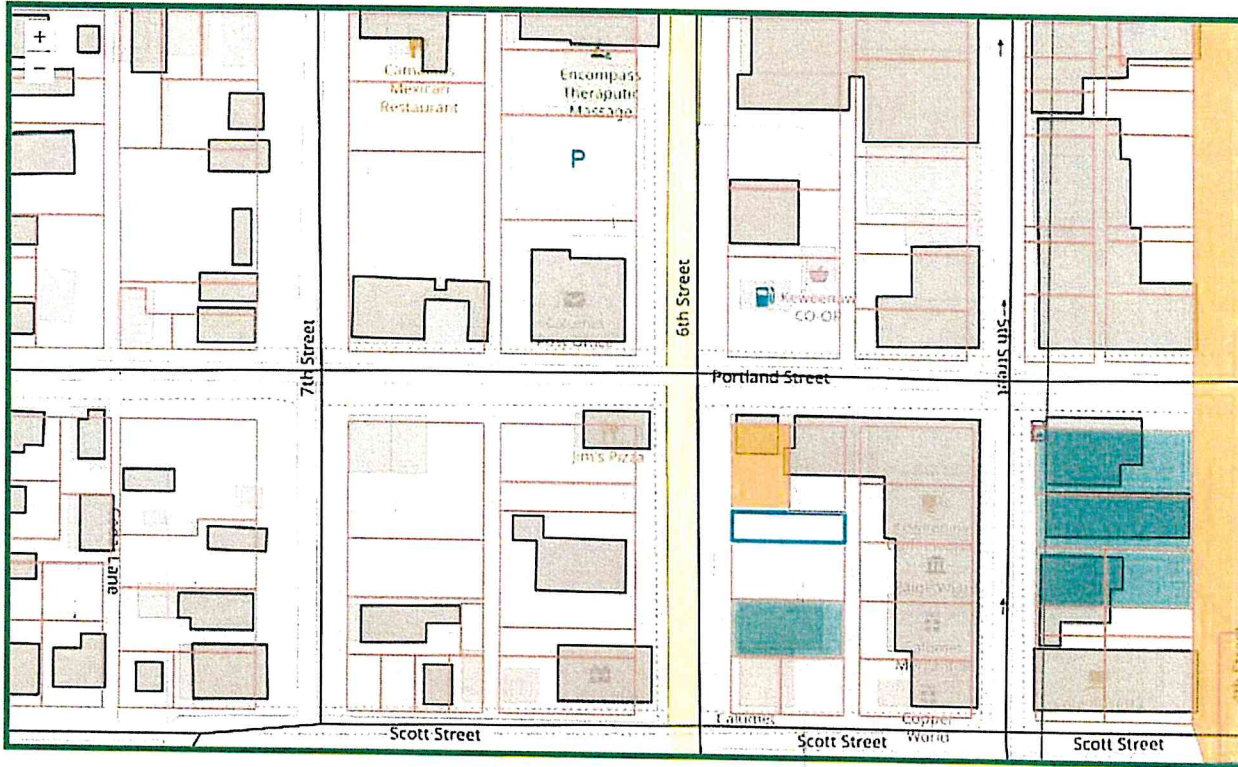
\_\_\_\_\_

\_\_\_\_\_ Date

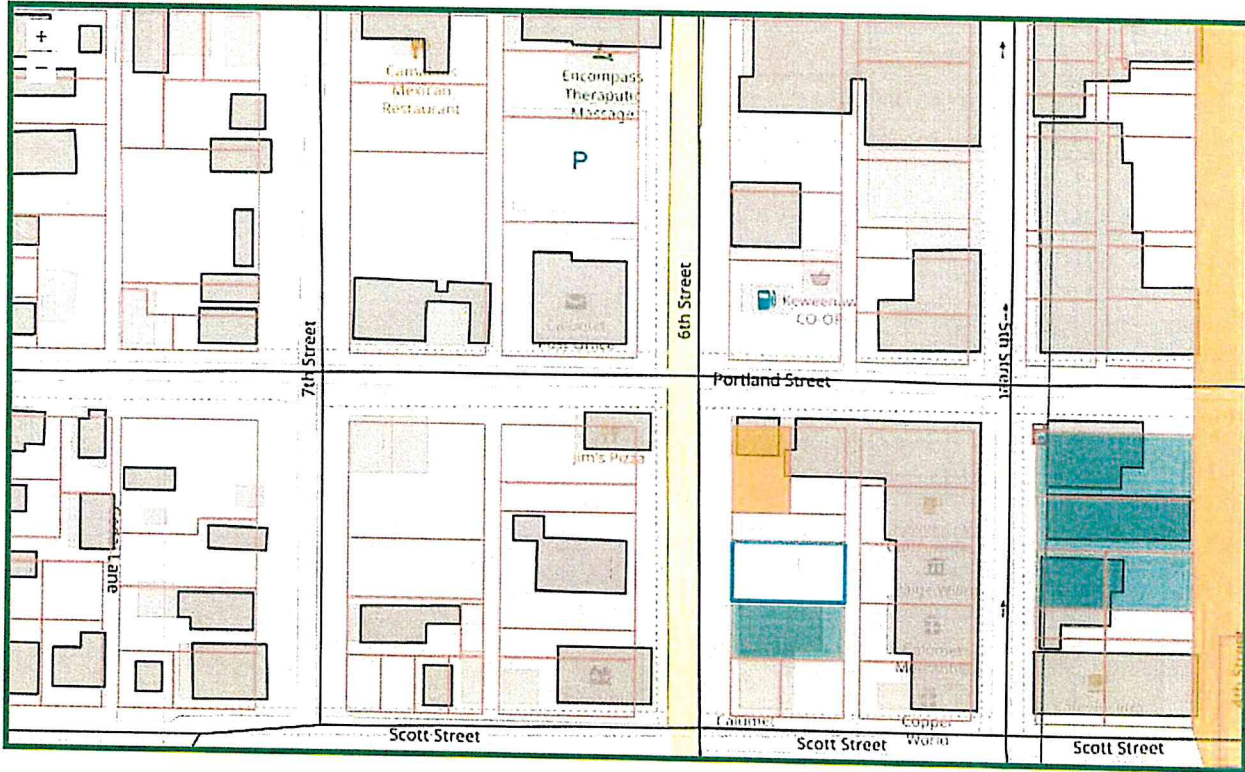
Owner: Vianis Realty, LLC

\_\_\_\_\_ Morten Haugland

\_\_\_\_\_ Date



Parcels (1/1)	
Parcel Number:	041-109-009-10
Owner Name:	RYAN TIMOTHY C
Owner Address:	SIXTH ST
Owner City, State, Zip:	CALUMET, MI 49913
Property Address:	SIXTH ST
Property City, State, Zip:	CALUMET, MI 49913
Date Sold:	
Price Sold:	0
Instrument of Sale:	
Liber-Page:	
Split Date:	
Exemption Type:	
Exemption %:	0
PE Effective Year:	1998
Assessed Value:	1875.00
Final Taxable:	1875.00
SEV:	1875
Record Acres:	0.056
GIS Acres:	0
Front Footage:	25
Frontage:	
Property Class:	201
School District:	31030
Zoning Code:	
Legal:	CA-I-11 S 1/2 OF LOT 9 BLK I VILL OF CALUMET SURFACE ONLY.
Attachments:	
dataforms:	



Parcels (1/1)	
Parcel Number:	041-109-008-00
Owner Name:	RYAN TIMOTHY C
Owner Address:	107 SIXTH ST
Owner City, State, Zip:	CALUMET, MI 49913
Property Address:	107 SIXTH ST
Property City, State, Zip:	CALUMET, MI 49913
Date Sold:	
Price Sold:	0
Instrument of Sale:	
Liber-Page:	
Split Date:	
Exemption Type:	
Exemption %:	0
PE Effective Year:	1998
Assessed Value:	3750.00
Final Taxable:	3750.00
SEV:	3750
Record Acres:	0.112
GIS Acres:	0
Front Footage:	50
Frontage:	
Property Class:	201
School District:	31030
Zoning Code:	
Legal:	CA-I-9 LOT 8 BLK I VILL OF CALUMET SURFACE ONLY.
Attachments:	
dataforms:	

**From the Ground Farmers Market Collective**

400 Quincy St. 8th Floor  
Hancock, MI 49930  
fromthegroundfmc@gmail.com

June 16, 2025

**Village of Calumet Downtown Development Authority**

340 6th Street  
Calumet, MI 49913

Dear Members of the Calumet DDA,

On behalf of the From the Ground Farmers Market Collective (FTG), we are writing to formally request that the Village of Calumet Downtown Development Authority (DDA) designate a representative to serve on the FTG Calumet Market Committee.

First and foremost, we want to express our sincere appreciation for the DDA's ongoing financial support of the Calumet Farmers Market. Your investment helps make the market possible and contributes directly to its ability to bring fresh, local food, economic opportunity, and community connection to the heart of downtown Calumet each season. Your continued partnership has been essential to the market's growth and resilience, and we are deeply grateful.

As you know, Main Street Calumet Executive Director Leah Polzien has played a vital role in supporting and coordinating the market's activities in recent years, lending her experience and dedication to its success. With Leah stepping down from her position, we recognize the need for continued leadership and support to ensure the market remains well-integrated with downtown initiatives.

We believe the DDA is well-positioned to offer valuable input, advocacy, and logistical support, and your participation on the Market Committee will help strengthen the connection between the market and broader downtown development efforts. The Calumet Market Committee meets periodically throughout the season to provide guidance on market operations, promotion, vendor engagement, and community outreach. Your representative would serve as a liaison, bringing the DDA's perspective into our work and helping to coordinate activities that align with the shared goals of economic vitality and community development.

We hope the DDA will consider appointing a representative in the coming weeks, and we look forward to continuing our productive collaboration for the benefit of Calumet's downtown district.

Thank you again for your ongoing support of the farmers market and our shared vision for a vibrant, thriving Calumet.

Warm regards,

  
Rachael Pressley, On behalf of the From the Ground Farmers Market Collective Board

**VILLAGE OF CALUMET DDA #07-716-3**  
**Transactions For JUNE 2025**

<u>NUMBER</u>	<u>Date</u>	<u>TRANSACTION DESCRIPTION</u>	<u>PAYMENT</u>	<u>DEPOSIT</u>	<u>BALANCE</u>
		Balance Forward			\$ 52,572.46
2156	06/04/25	UPPCO	\$ 24.96		\$ 52,547.50
	06/24/25	Houghton County - Delinquent 2024 Taxes		\$ 3,586.65	\$ 56,134.14
2157	06/24/25	Copper Island Printing	\$ 2,393.50		\$ 53,740.65
2158	06/24/24	Flowers By Sleeman	\$ 1,833.00		\$ 51,907.65

CALUMET VILLAGE DDA ACCOUNT DESCRIPTION		APPROVED BUDGET FY 2026	AMENDED BUDGET FY 2026	ACTUALS YTD (UNAUDITED)	FY 2025 PROPOSED BUDGET NOTES
<b>REVENUES(AND OTHER SOURCES)</b>					
Taxes Current and Delinquent	\$6,032	\$0	\$6,032	\$0	
State Grants	\$0	\$0	\$0	\$0	
Insurance Reimbursement	\$0	\$0	\$0	\$0	
Donations / Sponsors	\$1,200	\$1,200	\$1,200	\$0	
Restricted Donations	\$235,000	\$235,000	\$235,000	\$20,600	
Community Garden Fees	\$0	\$0	\$0	\$240	
<b>TIF FUNDS</b>					
Village	\$50,561	\$50,561	\$50,561	\$0	
Township-Current	\$2,750	\$2,750	\$2,750	\$0	
County - Med Care	\$4,250	\$4,250	\$4,250	\$0	
County-Current	\$13,750	\$13,750	\$13,750	\$0	
<b>Total Revenues</b>	<b>\$313,543</b>	<b>\$313,543</b>	<b>\$313,543</b>	<b>\$20,840</b>	
<b>EXPENDITURES(AND OTHER USES)</b>					
Administration	\$6,000	\$6,000	\$6,000	\$0	\$5k Village Administration & \$1k Audit Share
Advertising & Promotion	\$6,000	\$6,000	\$6,000	\$3,593	Billboard US 41; Newspaper postings; flyers, etc.
Beautification	\$5,000	\$5,000	\$5,000	\$1,833	Watering flowers; beautification in district
Blight Enforcement/Ordinances	\$3,500	\$3,500	\$3,500	\$0	To support expenses for blight enforcement within the DDA district
Contracted Services/Admin	\$10,000	\$10,000	\$10,000	\$0	\$10k Main Street Calumet - is this happening? Can we contribute as sponsor to Pasty Fest? \$2,500?
DDA Property Maintenance	\$500	\$500	\$500	\$171	DDA owned properties (utilities etc)
Downtown Streets (to Gen Fund)	\$10,000	\$10,000	\$10,000	\$0	
Insurance Contribution (to Gen Fund)	\$500	\$500	\$500	\$0	\$500 to Village to cover DDA portion of insurance
HDC Contribution	\$2,000	\$2,000	\$2,000	\$0	*\$2k match to KNHP Grant (exp. 2027) + \$1,500 match to street sign grant
Grant Match - Public	\$5,000	\$5,000	\$0	\$0	Grant not received - move to Public Spaces & Improvements
Grant Match - Private	\$0	\$0	\$0	\$0	
DDA Grant Program	\$5,000	\$5,000	\$6,000	\$6,000	*Amendment adopted in April to \$6k from \$5k
Historic Preservation	\$200,000	\$200,000	\$26,053	\$26,053	Ruppe Building
Memberships & Trainings	\$500	\$500	\$250	\$250	For MDA Membership & Board Education/Training
Public Programming	\$7,000	\$7,000	\$7,000	\$5,000	Farmers Market, Sled Rides, holiday/event expenses - increase to include sponsorships to events?
Public Spaces & Improvements	\$7,000	\$7,000	\$35,000	\$600	\$10K for Greenspace maint & furniture; public bathroom; trashcans downtown district
<b>TOTAL EXPENDITURES</b>	<b>\$268,000</b>	<b>\$268,000</b>	<b>\$292,000</b>	<b>\$43,500</b>	
<b>NET REVENUES(EXPENDITURES)</b>	<b>\$45,543</b>	<b>\$45,543</b>	<b>\$21,543</b>	<b>(\$22,660)</b>	
<b>Fund Balance Beginning of Year</b>	<b>\$132,277</b>	<b>\$132,277</b>	<b>\$132,277</b>	<b>\$132,277</b>	
<b>Fund Balance End of Year</b>	<b>\$177,820</b>	<b>\$177,820</b>	<b>\$153,820</b>	<b>\$109,617</b>	