

**CALUMET VILLAGE DDA MEETING MINUTES
MONDAY, SEPTEMBER 8, 2025, 9:00 AM
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

Present: Chair Nikki L’Esperance; Members Rick Campioni, Nathan McParlan, Andrew Ranville, Courtney Tucker, Jason Wickstrom

Absent: Members JW Miller, Rob Tarvis, Lorri Oikarinen

Present from the village: Manager Megan Haselden, Fellow Joey Foster

Present from the public: Jeff Ratcliffe (KEDA Director); James Marusich (Northern Lights)

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

L’Esperance called the meeting to order at 9:00am with roll call and led the Pledge of Allegiance.

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

Ratcliffe provided updates on KEDA projects in the village; summary attached to the minutes.

III. Approval of Agenda

1. Ranville moved, supported by Wickstrom to approve the agenda with moving Approval for 427 5th

Street State & Federal Phase 01 Tax Credit Applications to Item V.

Motion Carried 6/0

IV. Review and approve meeting minutes of August 11, 2025 Meeting

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

Motion Carried 6/0

V. Approval for 427 5th Street State & Federal Phase 01 Tax Credit Applications

Marusich spoke about the project at 427 5th Street and the need for historic tax credits to offset an expenditure gap in getting the development done. \$3.5M rehab cost for both projects; potential 45% qualified expenses that may be received as future tax credits for the developer. Marusich is retained as a consultant on the project – this is Phase 1 of the project. Ranville moved, supported by Wickstrom, to accept McParlan’s conflict of interest and recuse him from voting on the matter. Ranville moved, supported by Campioni, to accept the tax credit application.

Roll Call Vote:

**CALUMET VILLAGE DDA MEETING MINUTES
MONDAY, SEPTEMBER 8, 2025, 9:00 AM
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

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

Nays: None

Absent: Miller, Oikarinen, Tarvis

Abstain: McParlan

Motion Carried 5/0

VI. Unfinished / Revolving Business

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

Haselden provided updates, with a focus on the 150th celebrations happening in September.

2. Main Street Calumet Update

L'Esperance updated the board on MSC offer to Jared Howard for the part-time Executive Director position. Polzien will work with Howard over the next few weeks as the position transitions.

L'Esperance discussed a possible contract between the DDA and MSC – MSC to provide a draft proposed contract for discussion at the October DDA meeting. L'Esperance reviewed a few services that may be provided by MSC. Discussion on potential for MSC becoming affiliated with the state main street program and a possible merged relationship.

3. District Updates

i. DDA Properties

No updates.

ii. District property sales / transitions

Haselden updated that the Baer Bros building, an MEDC and DDA funded project by Vianis Realty, sold at the amount of \$430,000. Haselden reached out to the new owners, who stated the unfinished siding will be completed in September.

4. Project Updates

CALUMET VILLAGE DDA MEETING MINUTES
MONDAY, SEPTEMBER 8, 2025, 9:00 AM
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET

i. Calumet Commons

Furniture has been delivered; taller stools should still be ordered for the tall tables. Ranville reviewed the concrete curbs on gabion walls, in relation to skateboarding and biking and doesn't think that there are issues causing damage at this time. If we see issues occurring, we can order industrial curb covers to protect the concrete edges.

ii. Bike Racks for Downtown

The bike racks have been delivered and look great.

iii. Wayfinding Project

Haselden and L'Esperance updated the board on the project and efforts to communicate collaboration with the Village of Laurium and Calumet Township. Our hope is to get their buy-in, if not financially, at least in a way that indicates a desire to move forward.

iv. Highway Signage / Billboard location & trees

Ranville will go and cut down trees in front of the billboard, approved by the NHCWSA.

Ranville is working with Copper Island to get new signage and is working on 3x4 signs for US 41.

v. Ruppe Project

L'Esperance updated the board the property taxes on the Ruppe building are delinquent from 2024 and that the attorney has been contacted and a discussion was had to potentially move forward with acquiring the property.

vi. Buildings / Business Inventory Downtown

L'Esperance worked on this – noted around 125 buildings with a 37% vacancy rate. More details will be shared at the October meeting.

vii. Calumet 150th

**CALUMET VILLAGE DDA MEETING MINUTES
MONDAY, SEPTEMBER 8, 2025, 9:00 AM
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

Haselden and L'Esperance discussed the need for volunteers, sponsors and help selling tickets to the cocktail fundraiser.

viii. DDA Grant Program

Review of grants that have been reimbursed.

VII. New Business

1. Resolution No. 25.05 MI Township Participating Plan Grant Application for Camera Security System

Haselden explained that the application opens in Spring and Fall and that this cycle may not be the one if we aren't ready to move forward with the camera security system until next year. McParlan moved, supported by Tucker, to approve the resolution to make the grant application.

Roll Call Vote:

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

Nays: None

Absent: Miller, Oikarinen, Tarvis

Motion Carried 6/0

2. Camera Security System Quote

Wickstrom updated the DDA on the meeting with Baraga Telephone, who installed the system in L'Anse which was purchased by the L'Anse DDA – it is a wireless system, and he provided a quote for the services. Wickstrom explained that we would likely need some buy-in from 5th Street businesses to place cameras on their building. Discussion on the DDA potentially asking the Council to split the cost. Wickstrom provided that Baraga Telephone will not be able to complete the work until next year. Discussion was had to not take action on the quote, given that the work can't be completed until next year.

3. Community Gardens

**CALUMET VILLAGE DDA MEETING MINUTES
MONDAY, SEPTEMBER 8, 2025, 9:00 AM
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET**

L'Esperance reported that Main Street Calumet stated that the tulips are being delivered to be planted, further discussion needed on the location of the community garden next year.

4. Approval of DDA Bills/Transaction Report

McParlan moved, supported by Wickstrom to approve the bills.

Roll Call Vote:

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

Nays: None

Absent: Miller, Oikarinen, Tarvis

Motion Carried 6/0

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

IX. Adjourn

Wickstrom moved, supported by Ranville, to adjourn the meeting at 11:01am.

Motion Carried 6/0

Respectfully submitted,

Megan Haselden, DDA Administrator

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

<u>NUMBER</u>	<u>Date</u>	<u>TRANSACTION DESCRIPTION</u>	<u>PAYMENT</u>	<u>DEPOSIT</u>	<u>BALANCE</u>
		Balance Forward			\$ 47,807.62
2167	08/05/25	Superior Polymer Products	\$ 11,478.00		\$ 36,329.62
2168	08/05/25	UPPCO	\$ 30.65		\$ 32,298.97
	08/05/25	Trans From General Fund - July Tax		\$ 1,229.48	\$ 37,528.45
	08/06/25	Encompass Wellness Studio		\$ 300.00	\$ 37,828.45
	08/15/25	Trans From Sanitation Fund		\$ 5,598.41	\$ 43,426.86
	08/15/25	Trans From Municipal Streets		\$ 13,607.59	\$ 57,034.45
	08/15/25	Trans From General Fund - FY 24/25 Taxes Due		\$ 49,488.72	\$ 106,523.17
	08/15/25	Trans To HDC	\$ 2,500.00		\$ 104,023.17
	08/15/25	Trans To General Fund - FY 24/25 Due	\$ 8,400.00		\$ 95,623.17
2169	08/27/25	CC Sauna LLC	\$ 4,893.00		\$ 90,730.17