City of Iron Mountain
Downtown Development Authority
Monday, August 10, 2026
Regular Meeting Minutes
12:00pm

I. Meeting called to order - at 12:00pm Jordan Stanchina, Joe Linn, David Hendrickson, Anthony Miller, Sonja Matzke, Megan Blomquist, Tim McCauley, Katherine DeMars, and Bob Peterson (from the public) present.

II. Approval of Agenda - *The agenda was approved on a motion by Stanchina, seconded by Linn, and carried unanimously.*

III. Public Comment - There was no public comment at the beginning of the meeting.

IV. Consent Agenda Items - *The consent agenda items were approved on a motion by Matzke, seconded by Blomquist, and carried unanimously.*

A. Regular Meeting Minutes

I. 07/13/2026

B. Beautification Committee Meeting Minutes

I. 07/07/2026

C. Events Committee Meeting Minutes

I. 07/28/2026

V. New Business

A. Treasurer Report for June 2026 - McCauley noted that the Treasurer Report under consideration sets forth fiscal year end totals which should be probably be compared with the 2025-2026 budget in one easy to read one-page table. He added that the staff could prepare such a brief summary for the next meeting to help the Board more easily compare actual versus budgeted amounts. After a brief discussion of recent transactions, *the June 2026 Treasurer Report was approved on a motion by Blomquist, seconded by Stanchina, and carried unanimously.*

VI. Old Business

VII. Staff Updates/Reports/Ideas

A. **Downtown WiFi** - DeMars noted that credit card transactions during the recent Italian Fest event were performed "offline" since there is no longer wifi in the festival space. As a result, transactions that would be normally be declined for insufficient funds or other reasons are instead charged back to the DDA. That amount for Summer Roll-Out back in June was roughly $50, but was $337 - an amount significant enough to warrant looking into paid wifi options, at least on festival days.

In the discussion that followed, some options that were proposed included investigating if Square offers a short-term solution such as a hotspot; short-term service and hotspot from AT&T; getting access to the Dickinson County Library secured wifi; and

extending secured wifi from City Hall to the festival space using an extender device during festival days. The staff was directed to investigate all the options discussed, but particularly Square and AT&T.

B. **FAM update** - McCauley noted that vendor interest in the Farmers & Artisans Market (FAM) has been increasing over the past few years, reaching a new high in 2026. As a result, the FAM has become more challenging and time-consuming for the staff to manage, and the current space being used is sometimes inadequate. Specifically, it has become necessary for the DDA staff to attend the FAM from roughly 6:30 to 8:30am on Saturdays to ensure all vendors get situated in an orderly manner, even though the DDA pays for someone on-site to set up and take down orange cones and signs as well. McCauley added that the on-site person used to be able to handle vendor placement instead of the staff when the FAM was less crowded. Therefore, for the next season, the staff will work on revised rules, different vendor options other than full-season versus weekly, and an online spot reservation system. McCauley noted that space needs can be best discussed and evaluated after attendance and other data are available upon completion of the current season on October 10. The staff will look at a few options for the FAM space, including possible move to Hughitt St. or the large parking lot west of Stephenson Ave. An ideal situation for the FAM would also involve never having to move or re-configure the space for festivals or other community events.

   The Board was in general agreement with the staff's assessment of the FAM situation. Otherwise, their recommendations to the staff were to establish a Wednesday cutoff day for vendor commitments to attend on the coming Saturday, and establish a first-to-commit, first-allocated reservation system for vendor spaces until full. Those two actions should eliminate the need for staff to attend on Market Saturdays, especially in the early morning, and enable the on-site person paid by the DDA to handle vendor placement - except perhaps for festival days or other special situations such as the first Saturday of the season. McCauley added that it has proven beneficial for the DDA staff to engage in positive relationships with the vendors and customers at the FAM, and that some degree of staff attendance at FAM Saturdays is needed.

C. **Italian Fest update** - DeMars noted that attendance at Italian Fest was the best since 2023, given a day of perfect weather, entertainment, and food/drink that was well-accepted by the community. She and McCauley will be working on the financial results over the next several weeks and report to the Board at the September meeting. She and McCauley noted that pop sales at various events over the past year or so were only slightly cash flow positive or close to net zero, and definitely not worth the effort that goes into moving the product, refrigerating it, and returning the unsold stock. They also noted that having City Sales deliver ice and a cooler has ceased to be beneficial, given increased costs and the small amount of ice being used (10-12 bags for Italian Fest, even less for other festivals). A brief discussion followed, and it was determined that ice should be purchased elsewhere and stored in the beer refrigerated trailer on the day of an event. With regard to pop sales, it was suggested that food vendors could sell drinks rather than the DDA.

D. **Downtown Plan committee update** - McCauley noted that he was in the process of getting people from the DDA Board, the City's Planning Commission, residents, business owners, and others to serve on the Downtown/TIF Plan Advisory Committee. As discussed at previous meetings, involvement buy-in from the Dickinson County Board of Commissioners will be a key driver to the success of the project, primarily because they would need to release TIF-related property tax revenue to the DDA for several decades. McCauley asked for some guidance with regard to how to approach the County Board.

   Stanchina suggested, that Dickinson County Controller/Administrator Brian Bousley be the first point of contact. Blomquist suggested also discussing the matter the Ray Govus, the MEDC Community Development manager for the Upper Peninsula. The general consensus around the table was that the benefits to the County of releasing tax revenues to support a TIF district, expressed in terms of long-term financial implications under a few different scenarios (optimistic, realistic, pessimistic), would be necessary to provide a convincing argument in favor of their participation. McCauley responded that he would first revisit a financial analysis of TIF in downtown Iron Mountain conducted in 2024, update it if necessary, then arrange a meeting with Mr. Bousley.

VIII. Public Comment - There was no public comment at the end of the meeting.

IX. Member Privilege - There were no further comments from those in attendance.

X. Adjournment - The meeting was adjourned at 1:05pm *on a motion by Miller, seconded by Stanchina, and carried unanimously.* Next regular DDA Board meeting: Monday, September 14, 2026.