



## DDA Notice to City Council

Date: 4-12-22

Applicant Name: **Casa della Nonnina LLC (Rachel Grossman)**

Applicant Address: **432 Iron Street** Negaunee MI, 49866

Applicant Project: **Casa della Nonnina**

Dear Negaunee City Council,

The Downtown Development Authority has recently reviewed an application for Commercial Rehabilitation Exemption Certificate for **Casa della Nonnina LLC**, located at **432 Iron Street**. After careful review, we have attached to the application the ranking and scoring system used to determine how many abatement years should be granted for this project.

Please review our findings. Further action will need to be taken before the 60-day process period ends from when the application was received until it reached City Council. Please note a public hearing will also need to take place in order to grant an abatement for this project.

If you should have any questions concerning this letter, recommendations or the attached materials, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Negaunee DDA Chairperson



## **Negaunee Downtown Development Authority March 28, 2022 Minutes**

The Negaunee Downtown Development Authority was called to order by DDA Chairman Gary Nelson at 5:31 PM, on March 28<sup>th</sup>, 2022. Present were authority Members Nate Heffron, Gary Nelson, Marybeth Kurtz, Pete Munson, Haley Thomas, and Ryan Nummela. Absent: None. Mike Ridenour and Ben Snapp

DDA Member Ryan Nummela made a motion to approve the minutes from February 28, 2022. Seconded by DDA Member Marybeth Kurtz. Motion Passed.

Consultant Mona Lang and DDA Member Nate Heffron gave financial update to the board.

DDA Member Marybeth Kurtz made a motion to accept the financial update. Seconded by DDA Member Ryan Nummela. Motion Passed.

The DDA reviewed a Commercial Rehabilitation District Tax abatement application for Casa della Nonnina LLC.

DDA Member Marybeth Kurtz made a motion to recommend to the City Council that Casa della Nonnina LLC be granted a 7-year tax abatement as afforded under the Negaunee Commercial Rehabilitation District Tax Abatement Program. Seconded by Haley Thomas. Motion Passed.

DDA Member Marybeth Kurtz gave an update on the Marketing and branding Plan. Both report that a final draft should be to the DDA no later than May.

Discussion was held on the creation of a social district in downtown. More information will be presented to the DDA at the April meeting.

DDA Member Nate Heffron gave an update of all the new businesses moving in downtown and prospective businesses they have been in talks with.

Public Comment:

Marybeth Kurtz asked questions concerning access to other businesses during the Iron Range Music Festival.

Haley Thomas will bring a proposal to the DDA to start up a Music on the Streets summer series event.

Meeting adjourned at 6:48 PM.

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Nate Heffron

**RESOLUTION TO APPROVE A COMMERCIAL REHABILITATION EXEMPTION  
CERTIFICATE APPLICATION, PA 210 OF 2005, AS AMENDED**

Minutes of a regular meeting of the City Council of the City of Negaunee, held on May 12, 2022, at the Negaunee Senior Center at 410 Jackson Street, at 7:00PM, (Tobin Street entrance).

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

**Resolution (resolution number) Approving Commercial Rehabilitation Exemption Certificate Application for Casa della Nonnina, LLC Located at 432 IRON STREET, NEGAUNEE, MICHIGAN.**

WHEREAS, the City Council legally established the Commercial Rehabilitation District Negaunee's Commercial Rehabilitation District No. 1 on October 8, 2020, after a public hearing held on October 8, 2020; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 210 of 2005 **does not exceed 5%** of the total taxable value of the City of Negaunee; and

WHEREAS, exceeding 5% will not have the effect of substantially impeding the operation of the City of Negaunee or of impairing the financial soundness of an affected taxing unit; and

WHEREAS, a public hearing was held on the application as provided by section 4(2) of Public Act 210 of 2005 on May 12, 2022; and

WHEREAS, Casa della Nonnina, LLC is not delinquent in any taxes related to the facility;

WHEREAS, the application was approved for less than 10 years and there is not applicable criteria or factors for extending the exemption; and

WHEREAS, the application is for commercial property as defined in section 2(a) of Public Act 210 of 2005; and

WHEREAS, Casa della Nonnina, LLC has provided answers to all required questions under the application instructions to the City of Negaunee; and

WHEREAS, the City of Negaunee requires that rehabilitation of the facility shall be completed by December 31, 2022; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur more than six months prior to the filing of the application for exemption; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a qualified facility within the meaning of Public Act 210 of 2005 and that is situated within a Commercial Rehabilitation District established under Public Act 210 of 2005; and

WHEREAS, completion of the qualified facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(j) of Public Act 210 of 2005.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Negaunee be and hereby is granted a Commercial Rehabilitation Exemption for the real property, excluding land, located in Negaunee's Commercial Rehabilitation District No. 1 at 432 Iron Street for a period of **SEVEN years**, beginning December 31, 2022, and ending December 30, 2029 pursuant to the provisions of PA 210 of 2005, as amended.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Negaunee, County of Marquette, Michigan at a regular meeting held on May 12, 2022.

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Negaunee City Clerk

<b>STATE USE ONLY</b>		
Application Number	Date Received	LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

<b>PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)</b>			
Applicant (Company) Name (applicant must be the owner of the facility) <b>Casa Della Nonnina LLC</b>			NAICS or SIC Code
Facility's Street Address <b>432 Iron Street</b>	City <b>Negaunee</b>	State <b>MI</b>	ZIP Code <b>49866</b>
Name of City, Township or Village (taxing authority) <b>Negaunee</b>		School District Where Facility is Located <b>Negaunee</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County <b>Marquette</b>	
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>02/17/2022</b>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>May 1, 2022</b>	
Estimated Cost of Rehabilitation <b>\$476,442</b>		Number of Years Exemption Requested (1-10) <b>10</b>	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation <b>20</b>	No. of jobs to be retained due to facility's rehabilitation <b>n/a</b>	No. of construction jobs to be created during rehabilitation <b>20</b>	
<b>PART 2: APPLICATION DOCUMENTS</b>			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
<b>PART 3: APPLICANT CERTIFICATION</b>			
Name of Authorized Company Officer (no authorized agents) <b>Rachael Grossman</b>		Telephone Number <b>[REDACTED]</b>	
Fax Number <b>n/a</b>		E-mail Address <b>[REDACTED]</b>	
Street Address <b>[REDACTED]</b>		City <b>Negaunee</b>	State <b>MI</b>
		ZIP Code <b>49866</b>	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title <b>Owner</b>	Date <b>2/1/2022</b>

<b>PART 4: ASSESSOR RECOMMENDATIONS</b> (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	<b>Taxable Value</b>	<b>State Equalized Value (SEV)</b>	
<b>Land</b>	4440	8880	
<b>Building(s)</b>	64361	143,820	
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body <b>Negaunee City</b>			
Name of Assessor (first and last name) <b>Jacki M. Lykins</b>		Telephone Number <b>906 225-8411</b>	
Fax Number <b>906 228-1564</b>		E-mail Address <b>jlykins@matco.org</b>	
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature <b>Jacki Lykins</b>			Date <b>2-1-22</b>
<b>PART 5: LOCAL GOVERNMENT ACTION</b> (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
<b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION</b> (clerk of LGU must complete Part 6)			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.			
Clerk's Signature			Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909

## General Description of the Facility:

The building at 432 Iron St. in Negaunee is actually two buildings built years apart and conjoined. The first brownstone was built by John Mulvey in 1874 and another building was added to the east in 1883. The building is brick with a dressed sandstone facade.

John Mulvey, a representative from Marquette county, was born in Ireland in 1833 and came to the U.S. in 1852. He became a popular politician in Marquette county. He held various offices of trust in Negaunee, was president of the village, a member of the common council, city assessor, school trustee, member of the board of supervisors for ten years, and was elected as a democrat to the Michigan Legislature and was elected Mayor of Negaunee in 1886. He was a contractor by trade and owner of improved real estate in Negaunee.

Mulvey's original building held the "Negaunee Bazaar" which had a Millinery and fancy goods shop on the main floor called Henry Mann & Co. Original advertisements can be found in the Mining Journals for the shop offering discount fashion, textiles, clothing, furs, underwear, dry goods, carpets, childrens gloves and more at the Bazaar located in the Mulvey Block. The upstairs was originally occupied by Sundberg Jewelry Shop. A few years later, the store became Kraemer's Millinery, where the seamstress Miss Mary Anne Carr was Dressmaker. The store had a very good reputation for many years. When the second building was completed and conjoined in 1884, the building was used for many years for the Irish Society, and the store again changed hands and became Quinn's Millinery. At this time the upstairs was used as residential space. In 1911, Angelo Lafkas, who was already in business with his brother on Iron street at the Negaunee Candy Kitchen, purchased the building which eventually was to become the Olympia Tavern. George Lafkas took over the Olympia bar in 1946.

Most recently it was Chapper's Pub, a very large local Negaunee Bar. The building has 3 residential units above the main floor of the building. It is a 2 story building around 8,300 square feet total. In 2006, a large garage was also added to the property as well as a large outdoor patio. The patio space has great potential for al fresco dining in the summertime with a section covered by a wooden awning.

The building has been underutilized and this rehabilitation will help to revitalize the community and downtown area. The remodeling project includes plans to put in a commercial kitchen, so the building can become a gathering place for sharing meals. The front section of the bar will be moved to give space for shelving, where there will be a small marketplace area with various specialty products from our region and around the world. There will still be ample bar seating as well as table seating and patio seating.

The Facade also needs improvement, and is included to start renovation on the storefront level. An upgrade to the building's facade will be wonderful for the downtown area and could help to bring this building back to its historical look.

Description of the Facility's proposed use:

The Casa della Nonnina building is a commercial and residential property located in Historic Downtown Negaunee. The commercial space on the first floor will be the restaurant space and the residential spaces on the upper floor will be utilized as rental units.

The Restaurant, Strega Nonna will be a nice restaurant & bar, with a specialty marketplace in the front of the shop with local and imported products (olive oils, meats, cheeses, maple syrup, wines, etc). Strega Nonna will serve a lot of Italian and international inspired dishes, with a seasonal changing menu. The bar will serve a selection of fine wines, local and imported beers and craft cocktails. Strega Nonna will host monthly special dinner events, featuring multi-course menus to celebrate the cuisine of specific regions. The restaurant has a large outdoor patio area for open air al fresco dining in the summertime. Downtown Negaunee currently doesn't have any upscale sit down restaurants or any place to dine outside, and this will be a nice addition for the community.



Description of the general nature and extent of the rehabilitation to be undertaken:

The Casa della Nonnina LLC building is a commercial and residential property located in Historic Downtown Negaunee. It was just purchased from Chapper's Pub, an old local tavern.

The Restaurant, Strega Nonna will be a nice restaurant & bar, with a specialty marketplace in the front of the shop with local and imported products (olive oils, meats, cheeses, maple syrup, wines, etc). Strega Nonna will serve a lot of Italian and international inspired dishes, with a seasonal changing menu. The bar will serve a selection of fine wines, local and imported beers and craft cocktails. Strega Nonna will host monthly special dinner events, featuring multi-course menus to celebrate the cuisine of specific regions. The restaurant has a large outdoor patio area for open air al fresco dining in the summertime. Downtown Negaunee currently doesn't have any upscale sit down restaurants or any place to dine outside, and this will be a nice addition for the community.

This renovation project is a cosmetic interior renovation to the dining area and installation of a kitchen hood and equipment into the existing kitchen area, which has been underutilized for the past several years. The plans are to remove the current drop- tile ceiling in the front section of the dining area, to open it up, expose the original high ceiling and historic bead boards. We also plan to update the buildings' facade, to replace the storefront windows and raise them up to their original historic height.

Descriptive list of the fixed building equipment that will be part of the facility:

**Kitchen Equipment :**

- 18' hoodmart hood fan
- Two 6 burner ranges
- flat top grill
- Double Decker Convection Oven
- Low Boy refrigerator
- Reach in Refrigerator
- reach in freezer
- Standing Wine Fridge
- Commercial dishwasher (2)
- Food Slicer
- Under Counter Ice Maker
- 3 Compartment Sink
- 2 Hand Sinks
- Veg Prep Sink
- Stainless Steel Tables
- boos butcher block table
- Shelving
- washer/dryer for restaurant
- Restaurant Patio Furniture

Time Schedule for undertaking and completing the facility's rehabilitation

Construction Start: February 17, 2022

Construction end date for project: May 1, 2022

Statement of the economic advantages expected from the exemption:

The tax abatement will free up funds that could be used for several purposes: to do more work on the facade of the building (including the upper level), improve patio seating, upgrade the facility, and maintain future upkeep on the building. It will also free up the funds to hire more employees to work in the restaurant, bar, and marketplace, and allow funds to purchase more equipment and fixtures.

If I am accepted into this tax abatement program, I will use the funds to continue to restore the exterior of the building. The long term goal is to rehabilitate the facade to reflect the historical look, which we will start now, but due to lack of large funding, we will not be able to renovate the entire exterior to the building right away. The building will also need tuck pointing, and restoring the brick spalling, and cleaning up the wear and tear on the exterior. This tax abatement program could really help to expand the budget to make these goals possible.

The property has an outdoor patio seating area that has been underutilized. My goal is to update the patio area by adding decorative lighting and welcoming spaces with some covered seating areas and heat lamps in order to extend the comfortable outdoor dining season. The long term goal will be to add an outdoor bar area in the patio, firepits and a wood burning oven. The city of Negaunee currently has limited outdoor dining and entertainment options, which is a shame since we have such a gorgeous natural outdoor environment. I think that a nice patio space could do wonders for revitalizing the downtown area and will encourage gathering in the community.

Another economic advantage expected from this exemption is a larger budget to hire more employees and create more jobs. This rehabilitation project includes plans to put in a commercial kitchen and restaurant, to create an attractive bar area where fine wines, local beer and craft cocktails will be served, and to make space in the front of the building as a deli and marketplace area making fine local and imported products easily accessible. I expect to hire several part time employees including 5 servers, 4 bartenders, 3 marketplace/cashiers, 4 cooks, 3 dishwashers, and a few gig workers to entertain and perform music. Staffing is always a huge expense, and this program could help my establishment offer more positions and more livable wages.

Lastly, there are several "wish list" items for this project as far as equipment, fixtures and decor. Tax abatement will free up funds, allowing more money for these things. Specifically, display case refrigerators, attractive deli slicers, and an espresso machine are a few items that I've had to remove from my plan due to the high cost and lack of funding. I hope to eventually add attractive dining room furniture, new tables and chairs, decorative art and/or wall murals, and more nice lighting fixtures. The bathrooms also need some sprucing up, and I hope to be able

to buy new sinks, mirrors and decor in the bathrooms to make the space more attractive. The patio area also needs more lighting, furniture, and heat lamps.

**Legal Description:**

**Lot Number 31, EXCEPT the East 2.5 feet thereof, and all of Lot Number 32 of Iron Plat of the City of Negaunee, County of Marquette and State of Michigan, according to the recorded plat thereof**

**Tax Parcel ID No.: 52-53-010-027-00**

Purchases:

Kitchen Equipment :

- 18' hoodmart hood fan ( \$17,889.96 )
- Two 6 burner ranges Royal Range of California Model No. RR-6 (\$5,500 \* 2 = \$11,000)  
Streich or JRJ
- 3 foot flat top grill (\$3,279.00) Streich
- Double Decker Convection Oven Royal Range of California Model No. RCOS-2 (\$9,000.00) Streich
- Low Boy refrigerator Blue Air Model No. BLPT48-HC (\$2,882.00) JRJ
- Reach in Refrigerator Blue Air Model No. BSR49-HC (\$3,513.00) JRJ
- 2 reach in freezers Blue Air Model No. BSF23-HC (\$3,023.00 \*2 = \$6,050) JRJ
- Standing Wine Fridge for 150 bottles (\$1500) USED
- Commercial dishwasher jacksonWWS Model NO. Dishstar HT-E (\$4,570.00) JRJ
- Food Slicer (\$2000) JRJ or Streich (stock varies)
- Display Refrigerated Case True Mfg. – Specialty Retail Display Model No. TCGG-60-LD (\$8753.00) Streich,  
includes true price increase
- True Mfg. - General Foodservice Model No. GDM-69-HC-LD (\$6,270.00) JRJ
- Vitamix Blender (\$1000)
- Under Counter Ice Maker Manitowoc Model No. UDF0140A (\$2,563.00) JRJ
- 3 Compartment Sink (\$878.00) JRJ
- Sprayer (\$590) JRJ
- Drain (\$252) JRJ
- 2 Hand Sinks (\$240.00) JRJ
- Veg Prep Sink (\$308.00) JRJ
- Faucet (\$287.00) JRJ
- Drain (\$84) JRJ
- MOP Sink (\$815) Streich
- Hot Food Well (\$185.00) JRJ
- (5) Stainless Steel Table 72" (\$1585) Streich
- (2) 30" by 60" boos butcher block table (\$1200) JRJ
- Shelving for dishes (\$500)
- washer/dryer for restaurant (\$2500) lowes or home depot
- Food Processors, Mixing Bowls, Coffee Makers, Pots, Pans, Bowls, Cutting Boards, Sheet Trays, Knives,  
Utensils, Dishes, Glasses, etc. (\$13,000)
- Restaurant Patio Furniture: Amazon: 10 tables (\$150 each) and 20 chairs (\$50 each) =  
(\$2500)

Total Kitchen Equipment and Supplies: \$97,924.00

Tax 6%: \$5,875.44

SubTotal : \$103,799.44

-Labor/Delivery/Installation \$7280 Streich Quote

Total: \$111,079.44

-Contingency for price changes 15% : \$16,661.92

**Total: \$127,741.36**

A & F Construction  
112 W. Washington St., Marquette, MI 49855  
Ph: 906 228-9272  
afcmarquette@gmail.com

QUOTE – Area Breakdown.

September 3, 2021

To:

Lisa Wrate

Project:

Casa Della Nonnina  
432 Iron Street, Negaunee, MI 49866

We have worked with the subcontractors to separate the Phase I quote that was provided August 31<sup>st</sup>.

Kitchen area. Price Total: \$ 191,108.00

Dining area. Price Total: \$ 57,593.00

Thank you for the opportunity to work with you. If the above is acceptable, please return with the owner's or manager's signature.

Randy Alderton  
President  
A & F Construction



**Kitchen area. Price Total: \$ 191,108.00**

**Dining area. Price Total: \$ 57,593.00**

**Contingency for construction changes: \$50,000**

**Facade Total: \$50,000.00**

**New Equipment Purchases: \$127,741.36**

**Total Cost: \$476,442.36**



## Marquette County Building Codes

234 W Baraga Ave, Marquette MI 49855 906.225.8180 FAX 906.225.8203

# BUILDING PERMIT

Issued: 02/17/2022  
JCA220004

**PLEASE HAVE THIS PERMIT #  
AVAILABLE WHEN SCHEDULING  
INSPECTIONS**

## PB220024-NC

Type of Construction: 5B Use Group(s): A-2 Edition of Code: MBC 2015 Dwelling Units: 0

LOCATION	OWNER	APPLICANT
432 IRON ST 52-53-010-027-00 Plat/Sub: Lot: Negaunee City	Casa della Nonnina LLC 1560 Baldwin Ave Negaunee MI 49866 Ph.: (C)	A&F CONSTRUCTION CO 112 W WASHINGTON SUITE M MARQUETTE MI 49855 Ph.: (906) 228 9272 (C) (906) 360 2349

Estimated Cost: 247,701 Area/Sq Ft: 4,000 Contractor License: 2101103569

Stipulations: Interior Renovation and Installation of a Kitchen Hood and Equipment into the existing Kitchen  
 #15769 REMODEL OF INTERIOR FIRST FLOOR ONLY  
 Owner: Casa Della Nonnina, LLC  
 Rachael Grossman  
 906-360-3793  
 streganona432@gmail.com

**POST THIS CARD SO IT IS VISIBLE AND EASILY ACCESSIBLE.  
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS.**

<u>BUILDING INSPECTION</u>	<u>COMMENTS</u>
FOOTING: <u>  </u> DECK <u>  </u> GARAGE <u>  </u> HOUSE DATE: <u>      </u>	
FOUNDATION: <u>  </u> REBAR <u>  </u> DAMP PROOFING/ TILE DATE: <u>      </u>	
FRAMING: <u>  </u> UPPER <u>  </u> LOWER <u>  </u> TRUSSES DATE: <u>      </u>	
FINAL: <u>      </u> DATE: <u>      </u>	

<u>PLUMBING INSPECTION</u>	<u>COMMENTS</u>
UNDERGROUND: <u>      </u> DATE: <u>      </u>	
MISC: <u>      </u> DATE: <u>      </u>	
ROUGH: <u>  </u> UPPER <u>  </u> LOWER DATE: <u>      </u>	
FINAL: <u>      </u> DATE: <u>      </u>	

<u>ELECTRICAL INSPECTION</u>	<u>COMMENTS</u>
SERVICE: <u>      </u> DATE: <u>      </u>	
MISC: <u>      </u> DATE: <u>      </u>	
ROUGH: <u>  </u> UPPER <u>  </u> LOWER DATE: <u>      </u>	
FINAL: <u>      </u> DATE: <u>      </u>	

<u>MECHANICAL INSPECTION</u>	<u>COMMENTS</u>
HYDRONIC: <u>  </u> GARAGE <u>  </u> HOUSE DATE: <u>      </u>	
MISC: <u>      </u> DATE: <u>      </u>	
ROUGH: <u>  </u> UPPER <u>  </u> LOWER DATE: <u>      </u>	
FINAL: <u>      </u> DATE: <u>      </u>	

Approved plans must be retained on construction site and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such buildings shall not be used or occupied until final inspection and approval has been made and a Certificate of Occupancy issued. Do not cover or conceal any work until all appropriate signatures have been affixed.

MATT AHO  
\_\_\_\_\_  
INSPECTOR'S NAME

Fee Total: \$1,149.00  
Amount Paid: \$1,149.00  
Balance Due: \$0.00



# Technical Review Meeting Request Form

Applicant must fill out the information below to request a Technical Review Meeting with the Planning and Zoning Administrator. Please note, the CRD Application, along with all supporting documentation listed on the application must accompany this request form. This form must be filed with the Planning and Zoning Administrator.

Date: 2/1/2022

Applicant Name: Casa della Nonnina LLC  
Rachael Grossman, Owner

Applicant Address: 432 iron street,  
Negaunee

Applicant Project: Rehabilitation of 432 iron street; updates to commercial  
kitchen and dining areas

I the Applicant above, request a Technical Review Meeting with the City of Negaunee. I understand that my project cannot be received in full by the City until this meeting occurs and I have been issued a Technical Review Meeting Certificate. I further understand that a certificate will not be issued unless my project has been fully vetted by the City.

Signature

## Technical Review Meeting Certificate

Date: 2/9/22

**I, the undersigned below, do attest, that the named applicant above has successfully fulfilled the application requirements of the City of Negaunee's Commercial Rehabilitation District Program. This certificate entitles the applicant to submit their full application and supporting materials to the Negaunee City Clerk.**

  
Planning and Zoning Admin.