

DECEMBER 2021



MOVING FORWARD

NEGAUNEE, MICHIGAN



Always looking ahead



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PARTNERS





The City of Negaunee is experiencing some exciting and incredible changes since the adoption of its five-year Moving Forward Economic Development Plan.

Now into year three of this five-year plan, the city has decided to publish an economic development magazine to help inform business owners, investors, and residents alike, about our Moving Forward efforts. This publication includes our pathway to become a Redevelopment Ready Community, perspectives from our partner organizations, stories on new businesses that have moved into the Downtown, current and future infrastructure investments, and much more.

Our team of city-staff, professional consultants, engineers, business leaders, as well as the City Council have been lock step in making long-lasting positive changes to Negaunee's economy. Our dedication in promoting the long-term success of our community is what drives this mission! A noticeable change has developed between the city and downtown businesses over the last few years. We have reactivated our DDA to promote downtown development, provided economic tools to aid developers, made moves to protect our historic charm, and invested hundreds of thousands of dollars to revitalize Negaunee with more to come.

Negaunee's name is said to come from an Anishinabemowin (Ojibwa) word "nigani," meaning "foremost, in advance, leading," summed up to mean, Negaunee is "always looking ahead." I invite you take some time to peruse this publication and learn more about the economic development activities and projects happening in Negaunee.

Sincerely,

Nate Heffron
City of Negaunee
City Manager

WHAT IS MOVING FORWARD?

A 5-YEAR PLAN THAT PUTS NEGAUNEE ON THE PATH TOWARD ECONOMIC SUCCESS

For those who haven't noticed, the City of Negaunee has taken some major steps to help current property and business owners, as well as attract new business in the last few years. These concentrated efforts are directly tied to the "Moving Forward" Economic Development Strategic Plan.

Moving Forward, is a well thought out five-year plan, that puts Negaunee on the path toward economic success. This major milestone helps to guide Negaunee by creating an atmosphere where businesses and city government work together in taking an active role towards promoting a positive economic development atmosphere.

In early 2018, the Negaunee Economic Development Advisory Team was created. This team included ten members; the City Manager, Zoning & Planning Administrator, former Mayor Don Gladwell, Negaunee Public Schools, LSCP, CUPPAD, business owners/operatives, and citizens at-large.

The Advisory Team, with help from the Michigan Economic Development Cooperation and Beckett & Raeder, Inc. (An outside firm that specializes in planning) helped meet the following objectives:

- (1) Identify opportunities for economic development in the community;
- (2) Identify barriers that may be inhibiting economic development;
- (3) Provide a written report and recommendations to the City Council.

This written report, now known as the Moving Forward Economic Development Strategic Plan, has identified eleven guiding principles for economic development in Negaunee.



MOVING FORWARD STRATEGIES

- ✓ Continuing the City's relationship with Lake Superior Community Partnership (LSCP) for economic development and business retention services;
- ✓ Continuing the City's relationship with the Superior Trade Zone to work in a regional approach for economic success;
- ✓ Implementing a Downtown Plan and streetscape project to preserve Negaunee's history, enhance character, and spawn new economic development opportunities;
- ✓ Working with downtown business owners to engage the Michigan Economic Development Corporation's grant façade program;
- ✓ Partnering with Invent NMU through their kiosk program to expand business start-up resources;
- ✓ Working to establish a Neighborhood Improvement Authority to meet the demands for new, affordable housing opportunities for families and expanding employment markets;
- ✓ Establishing a historic district to take advantage of tax credits available through federal programs and preserve Negaunee's history and character;
- ✓ Becoming a Michigan Main Street Program Community, allowing for stronger community connections that concentrate on economic vitality, downtown design, community promotion, and organization;
- ✓ Becoming a Michigan Redevelopment Ready Community showing that Negaunee is ready for business and has taken the necessary steps to streamline what is necessary for development;
- ✓ Developing and maintaining a Capital Improvements Plan to allow the city to properly plan for infrastructure and service development;
- ✓ Reactivating the Downtown Development Authority to revitalize development sites and establish a Tax Increment Finance District.





WHAT IS THE RRC CERTIFICATION?

The Redevelopment Ready Communities® (RRC) program is a state-wide certification program that supports communities to become development ready and competitive in today's economy.

The MEDC's Redevelopment Ready Communities program helps communities like Negaunee become well-positioned for private investment and improved economic development opportunities.

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

EMPOWERED FOR SUCCESS

Communities across Michigan vary in many ways. One thing they have in common is they all strive to be a place where people want to live, work and play. In order to grow, attract businesses, and be vibrant and competitive, Michigan communities must be ready for development. Growth involves planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources.

Through its Redevelopment Ready Communities® (RRC) program, the Michigan Economic Development Corporation's Community Development team works with communities around the state to certify that they are actively engaging stakeholders and planning for the future. RRC certification demonstrates to residents, business owners, developers, and investors that a community has removed development barriers by incorporating deliberate, fair, and consistent processes.

The City of Negaunee has been formally engaged with the RRC program since late 2017 and is currently working toward Redevelopment Ready certification. Some of the City's projects have included:

- Established a Commercial Rehabilitation District as a new incentive for development;
- Adopted a Complete Street Ordinance;

- Improved and more accessible development documents;
- Formalized board and commission appointment process and materials;
- Held a community-wide economic development progress event (pre-COVID).

"We've worked with the City of Negaunee on other community development projects, and we're excited to see the City participating in RRC. The real value of RRC for a community like Negaunee is that it will help the City become more accessible to small-scale, local developers," (Michelle Parkkonen, MEDC Managing Director of Community Development Technical Assistance Programs). "These are commonly people who live in the community and are passionate about its future; maybe they already own a business and want to expand or they drive by a building every day and see it as a coffee shop once they retire."

In 2018, the City worked primarily on wrapping up efforts under Project Empire – a separate but related technical assistance effort specifically for the Negaunee-Ishpeming area to help respond to the closure of a major employer in the area. That project included a comprehensive economic development strategy called Moving Forward, reactivation of the City's Downtown Development Authority (DDA) via a new DDA plan, and ef-

orts to designate historic structures in downtown Negaunee. Through those efforts, the City aligned with 40 percent of RRC best practices when it received its formal RRC baseline assessment in 2019.

The City is currently working on updating its master plan and working with its newly reinstated DDA to develop a full marketing and branding plan; this project is majority funded via RRC Technical Assistance Match funding, awarded earlier this year.

"The Moving Forward Economic Development Strategy, combined with the marketing plan, will help fuel the flames of that passion and unlock more local capital," Parkkonen said. "The improvements the City makes via the RRC zoning, development review boards, and commissions best practices will demystify the process of investing that capital and making it easier in the long run to build community prosperity and wealth."



When a community becomes certified, it signals that it has effective development practices. These include clear development procedures, a community-supported vision, an open and predictable review process, and compelling sites for developers to locate their latest projects. Certified RRC communities gain access to the expertise of the Redevelopment Services Team, focused on a proactive approach to site redevelopment.

When certified, Negaunee will join more than 50 Michigan communities that have qualified as “thoroughly prepared”

when it comes to planning and zoning to remove traditional barriers and promote opportunities for prospective investors. To see the entire list of Redevelopment Ready Communities and learn more about the program, visit miplace.org.

LAKE SUPERIOR COMMUNITY PARTNERSHIP

BY SARAH LUCAS, LSCP CEO



Communities and their economies are “ecosystems” made up of businesses, government, health care, service providers, infrastructure, schools, and, of course, people. A healthy economy requires strong partnerships between all different parts of the community, and successful communities are those that work together with partners to strengthen all parts of the ecosystem, by investing in the infrastructure, environment, services, and people that make a community a desirable place to live and do business.

The Lake Superior Community Partnership (LSCP) is a private-public partnership in Marquette County that works to facilitate those connections. With a mission to promote and advance economic and community development, the LSCP has served a business resource in Marquette County since 1998, working with partners to create jobs, retain existing business, and attract new businesses to our region.

The LSCP works closely with local governments to support economic development and investment. City staff and officials are important

leaders in economic development, providing the support and investment in community infrastructure that’s needed to support and grow business. The City of Negaunee has been an especially active champion for economic development, investing in the community, developing action plans for growth, and building strong relationships with partners to expand its capacity.

LSCP works to share information not just with residents, but local officials as well. The City’s relationship with the LSCP brings important updates and resources, including weekly newsletters and legislative updates, along with data and research services like wage studies, economic impact studies, and marketing analyses – critical components of any business planning, whether it’s for a start-up or expansion. These resources are available on request, and can support both City and business decisions about the local market, workforce changes, and more.

Even as the pandemic rocked our old assumptions and expectations, the solid foundation for economic development and investment in Negaunee

paid off: new businesses are opening, property owners are investing in the downtown, and businesses and developers are taking a keen interest in the opportunities available in Negaunee. The LSCP is proud to be a partner in this success, and looks forward to continuing to work with the City as it “moves forward” into greater economic prosperity.

Together, the City of Negaunee and the LSCP have been working to implement the City’s economic development strategy, known as Moving Forward. LSCP’s marketing staff works with the City of Negaunee to create marketing products and campaigns to communicate with residents about how their tax dollars have been, and will be, used in infrastructure projects and other activities. These communications are critical in building an understanding of local government spending and community improvements, and the transparency in spending and planning enhances community engagement, participation in, and support of local investments and activities.

LSCP also provides business retention and expansion support to



“We know that these and other economic development efforts on the part of the City, LSCP, and other partners are successful when businesses grow and thrive – and all indications are that growth is happening in Negaunee.” -Sarah Lucas



Negaunee businesses – an especially important service in the time of COVID-19 and its ripple effects. In 2020, the pandemic upended all of our business models, forcing many to change services, offer new products, close temporarily or permanently, and adhere to new safety requirements and guidelines; and the economic fallout brought a flood of

new government programs to provide financial support for struggling businesses. To make sure businesses have the resources and support they need to adapt and take advantage of new programs and resources, the LSCP team has been working to share information on funding opportunities, changing requirements, and new tools to help businesses. Throughout

2020 and into 2021, the LSCP was a key point person for businesses that needed support or were working to access resources. In 2020 the LSCP served 95 businesses in the City of Negaunee.

PATHWAY TO BECOMING A REDEVELOPMENT READY COMMUNITY

Six Best Practice Steps

ONE COMMUNITY PLANS & PUBLIC OUTREACH

THE PLANS

Adopted a master plan in the past five years, and must achieve:

- Reflects a desired future direction
- Identify priority redevelopment area



COMMUNITY PLANS & PUBLIC OUTREACH

- Identify land use, infrastructure, & complete streets elements
- Includes zoning plan
- Implementation recommendations
- Progress annually reported
- Available online

Adopted a downtown plan & corridor plan

- Identify projects, costs, & timeline
- Identify development boundaries
- Includes mixed-uses & pedestrian oriented development
- Includes transit oriented development
- Coordinates with master plan & capital improvements plan
- Available online

Adopted a capital improvements plan

- Details a minimum of a six year projection with annual review
- Coordinates with other projects to minimize construction costs
- Coordinates with master plan & budget
- Available online

PUBLIC PARTICIPATION

Public participation strategy for engaging a diverse set of community stakeholders

- Identify key stakeholders
- Identify public participation methods & venues
- Any third party adheres to strategy

Public participation efforts go beyond the basic methods

- Basic practices: Open Meetings Act, newspaper, website, community hall door, postcards, water bills inserts, local cable access, announcements

- Proactive practices: Individual mailings, charrettes, focus groups, workshops, canvassing, crowd-sourcing, social networking, interviews

Share outcomes of the public participation processes

- Track outreach methods
- Communicate outcomes

TWO ZONING REGULATIONS

Alignment with the goals of the master plan

- Evaluate master plan recommendations

Provide for areas of concentrated development in appropriate locations & encourages the type & form of development desired

- Allow mixed-use by right in development
- Consider form-based code
- Requires one or more: build-to lines, open store fronts, outdoor dining, ground floor transparency, streetscaping, preservation of historic & environmentally sensitive features



ZONING REGULATION

Include flexible tools to encourage development & redevelopment

- Define special land use & conditional rezoning requirements
- Allow for compatible uses that serve new economy businesses in commercial and industrial districts

Allow for a variety of housing options

- Requires two or more: accessory dwelling units, attached single family units, stacked flats, live/work, co-housing, corporate temp housing, cluster, micro units

Include flexible parking standards and improves nonmotorized transportation

- Includes bicycle parking, pedestrian-scale lighting, traffic calming, public realm standards where appropriate
- Includes pedestrian connectivity ordinance
- Requires two or more: parking off street requirements, parking lot connectivity, shared parking, parking max, parking waivers, electric vehicle charging, bicycle parking, payment in lieu of parking, complementary use accommodation

Include standards for green infrastructure

- Requires one or more: low impact development techniques, green roofs, pervious pavement, native species, existing tree protection
- Requires street trees & parking lot landscaping

Creating a user-friendly ordinance

- Portrays clear definitions & requirements
- Provide electronic format
- Convenient hard copies
- Accessible online

THREE DEVELOPMENT REVIEW PROCESS

DEVELOPMENT REVIEW PROCEDURES

Zoning articulates a thorough site plan review process

- Provide clear roles & responsibilities for all bodies

Define & offer conceptual site plan review meetings for applicants

- Defined expectations online



Qualified intake professional

- Identify a point person for receiving applications, documenting contact, explaining procedures, facilitating meetings, processing approvals, & excellent customer service

Encourage developers to seek input from neighboring residents & businesses at the onset of the application process

- Assist the developer in soliciting input from the public

Joint site plan review team

- Define the joint site plan team, include multiple disciplines

A clearly documented internal staff review policy

- Define clear roles, responsibilities, & timelines
- Define development review standards

RECRUITMENT & EDUCATION



DEVELOPMENT REVIEW PROCESS

Promptly act on development requests

- Allow permitted uses to be administratively reviewed
- Adhere to procedures & timelines
- Provide development process flowchart with timeline
- Coordinate among community development, permitting, & inspections

Create method to track development projects

- Develop a tracking mechanism for projects during development, permitting, and inspection process

Annually review successes & challenges with the development review process

- Obtain customer feedback & integrate changes
- Capture lessons learned from joint site plan review team

GUIDE TO DEVELOPMENT

Annually review the fee schedule

- Cover the community's true cost
- Accept credit card payment

Maintains guide to development, explaining policies, procedures & steps to obtain approvals

- Provide: contact information, meeting schedules & procedures, flowcharts of development processes, relevant ordinances, site plan review requirements & application, administrative approval requirements, process & applications for rezoning, variances, & special uses, fee schedule, financial assistance tools, design guidelines & processes, building permit requirements & applications
- Available online

FOUR RECRUITMENT & EDUCATION

RECRUITMENT & ORIENTATION

Set expectations for board & commission positions

- Outline expectations & desired skill sets defined
- Available online

Provide orientation packets to all appointed & elected members of development related boards & commissions

- Include all relevant planning, zoning & development information

EDUCATION & TRAINING

A dedicated source of funding for training

- Allocate budget for elected & appointed officials & staff

Identify training needs & track attendance for elected & appointed officials & staff

- Manage tracking mechanisms: training needs & attendance
- Identify trainings which relate to stated goals & objectives

Encourage elected & appointed officials to attend trainings & share information

- Notify elected & appointed officials & staff about training opportunities
- Hold collaborative work sessions & joint trainings
- Prepare annual report

FIVE REDEVELOPMENT READY SITES

Identify & prioritizes redevelopment sites

- Maintain updated list of sites

Gather basic information for prioritized redevelopment sites

- Require photo/rendering, desired outcomes, owner contact, community contact, zoning, lot & building sizes, SEV, & utilities

Create a vision for priority redevelopment sites

- Include desired development outcomes
- Identify community champions
- Require public engagement with high controversy sites

Identify potential resources & incentives for prioritized redevelopment sites

- Identify negotiable development tools, financial incentives and/or in-kind support linked to desired outcomes

Assemble property information packages for prioritized sites

- Include financial incentives, deed restrictions, tax assessment, survey, past uses, existing conditions, known environmental and/or contamination conditions, soils, demographics, amenities, planned infrastructure improvements, GIS, natural features, traffic studies, target market analysis, feasibility studies

Prioritize redevelopment sites and actively market

- Available online

SIX COMMUNITY PROSPERITY

ECONOMIC DEVELOPMENT STRATEGY

An approved economic development strategy

- May be part of the master plan or annual budget
- Connects to the master plan & capital improvements plan
- Identify opportunities & challenges within the community
- Incorporate recommendations for implementation
- Coordinate with a regional economic development strategy
- Available online

Annually review the economic development strategy

- Report progress on economic development strategies annually

MARKETING & PROMOTION

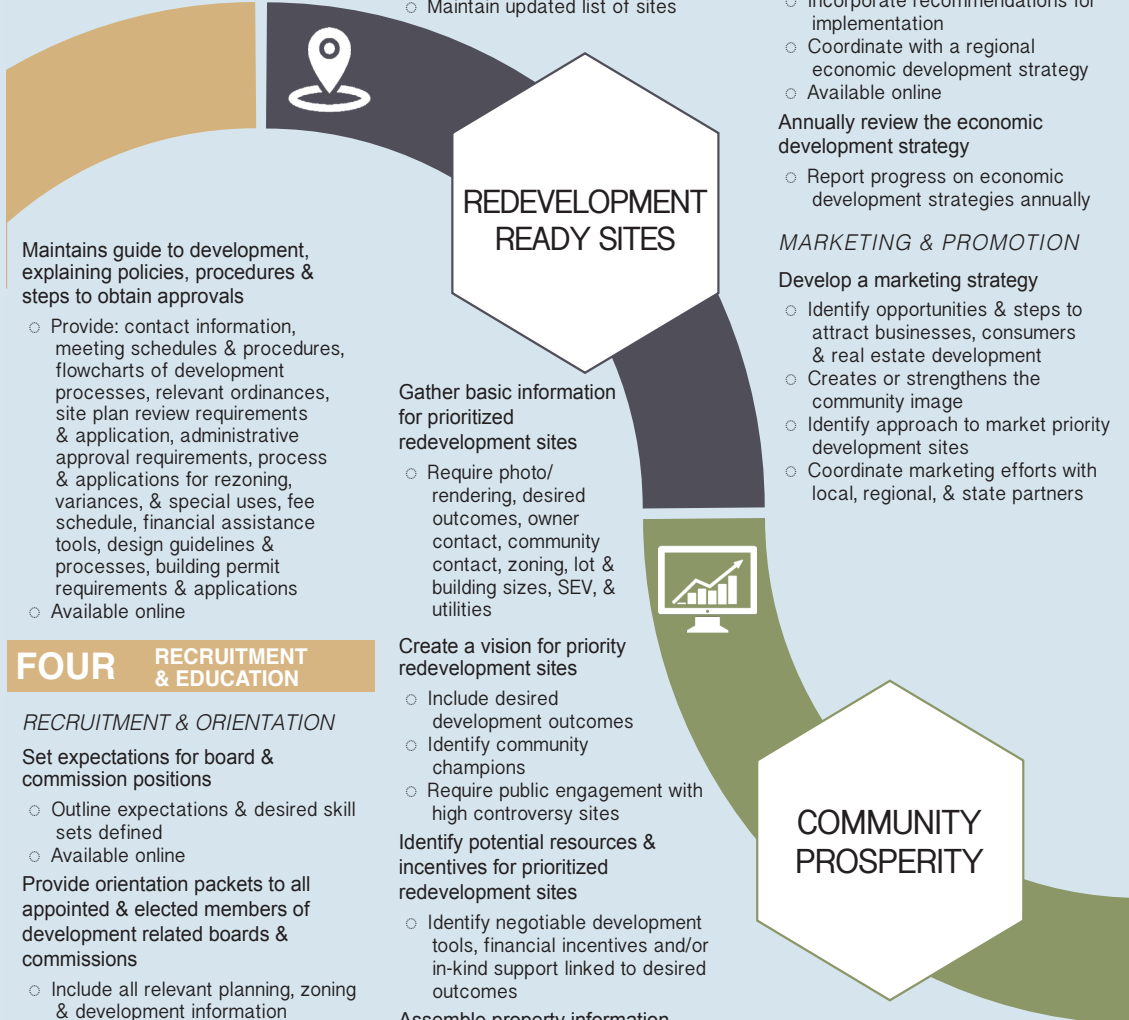
Develop a marketing strategy

- Identify opportunities & steps to attract businesses, consumers & real estate development
- Creates or strengthens the community image
- Identify approach to market priority development sites
- Coordinate marketing efforts with local, regional, & state partners

COMMUNITY PROSPERITY

An updated, user-friendly municipal website

- Link to master plan, downtown plan, corridor plan, capital improvements plan, zoning ordinance, development guide, online payment, partner organizations, board & commission applications, property information packages, & economic development strategy
- Easy to navigate



GREATER ISHPEMING-NEGAUNEE AREA CHAMBER OF COMMERCE

BY BOB HENDRICKSON, GINCC EXECUTIVE DIRECTOR



Without a doubt, it's been one of the most challenging times for businesses and organizations. We are all looking forward to regaining footing and getting back to business as normal.

Looking back, most businesses and organizations have survived the pandemic. Either by cutting operational expenses, getting creative with offerings, or a combination of both.

Talk to anyone and I think we all agree it hasn't been easy. Even with an unprecedented influx of Federal money into the economy, businesses have faced challenges equal to or greater than the Great Recession. Taking a straw poll from our membership has been a mixed bag.

Some businesses have come out ahead of expectations while others, especially the food and hospitality industry, have been up-ended and struggling.

My feeling is that we're not experiencing an economic recession, but rather a social recession with economic fallout.

Moving forward, it appears we'll be returning to the "normal" by the end of 2021. We're not there yet, but there is light at the end of the tunnel. And as we do move forward there will be a times where portions of our society will be ready to charge ahead while others will want to put the brakes on.

It's finding the balance to this social recession and working through it as a chamber of commerce to re-engage with our communities.

One thing we've learned through the past twelve months is a chamber of commerce is a conduit to other businesses, organizations and services geared to keeping businesses in business and supporting our local economy. We don't have all the answers or solutions but can put our

members in touch with someone who does.

Back in the day, people used to be able to dial 0 on their rotary phone and ask for information you need. The internet has replaced that service, but if you don't know what to search for it can be a struggle to find the information. The GINCC is your source for information. If we don't know the answer, we have the time to search and look it up while our members focus on what they need to do to keep their business going.

The GINCC has been part of our community for 10 years now and our membership allows us to continue to support and promote businesses on the West End of Marquette County. Currently, we have around 200 members in good standing and



would like to see that grow to 250 by the end of 2021.

The GINCC was integral in 2020 with providing up-to-date information to our business community of Federal CARES programs that have kept many small businesses solvent due to COVID restrictions.

We were also able to provide safe community activities by coordinating outdoor events with COVID prevention protocols in place. In addition, we have assisted our membership with employment needs and community awareness.

Our mission: "Dedicated to building great businesses, great neighborhoods and great places to experience Western Marquette County." During this time of uncertainty, we want to assure you that our mission is the same, but how we go about fulfilling it is evolving.

We are a member driven organization that bridges businesses with the community, champions who buy local philosophy, promotes the West End of Marquette County as a whole to visit, live and explore, along with

embracing the historical roots that make this area great.

Here at GINCC we're also looking forward to the opportunities ahead. Renewing partnerships with member businesses, welcoming new members and sharing success stories while working on solutions to local challenges. We look forward to lining up a series of Business After Hours (BAH) when the time comes. The first gathering will most likely take place in an outdoor setting.

We encourage fellow business owners, community members and leaders to attend when the time comes to discover what the West End offers. Typically hosted by a member business, BAHs offer a chance to network with other business owners and community members. Most importantly they are open to the public and very welcoming to all.

In addition to BAHs, the GINCC hosts ribbon cuttings, open houses and additional special events to provide media exposure and recognition for chamber members. Typically, ribbon cuttings are associated with an opening of a new business but

have evolved into a special events to celebrate milestones, new avenues of venture and business owner changes. These are free of cost to chamber members and offers an excellent opportunity to obtain public recognition.

We have good working relations with several media, economic and community organizations that are dedicated to building economy and community. We connect our membership with these resources and promote the importance of supporting our local businesses.

To learn more about the GINCC, visit our website at www.gincc.org, give us a call or stop in. Office hours are 9am-5pm, Monday through Friday. Please call ahead to confirm a visit, 906-486-1111.



ECONOMIC GROWTH



TINO'S BAR & PIZZA

- HISTORIC RESTORATION
- NEW WINDOWS
- PAINT
- HISTORIC PRESERVATION
- TUCK-POINT MORTAR REPAIRS
- METAL WORK REPAIRS
- REUSE OF SPACE
- OUTDOOR SEATING



TOTAL PROJECT COST

\$105,960

HOW WAS IT FUNDED?

MEDC \$52,980

TINO'S \$52,980



SMARTY'S SALOON

Can a rebirth rise from a torn down building? Over the years, the City has suffered the losses of several great iconic historic buildings. Mostly due to lack of funding and neglect that started well before the current owners of today.

Some have asked, why not fix these buildings, why not save them? It would be an easy solution for a very complex problem. The fact is, many new owners fall in love with buildings of yesterday. But this love may blind owners to the realities of restoration. Rehabilitation and restoration of old buildings requires an abundance of time, money and effort. As they say, you can fix anything if you have enough money!

The City recently created a Commercial Rehabilitation District. The program assists property owners by temporarily decreasing their tax liability for newly constructed or rehabilitated downtown buildings. Additional incentives include state historic tax credits newly passed by the Michigan Legislature and signed into law by Governor Whitmer. These state tax credits can be used in combination with federal tax breaks. That's a game-changer for some downtown building projects.

Policies and incentives like the Commercial Rehabilitation District Program, federal and state historic tax credits, and MEDC funding, can all be valuable to the buildings in downtown. But why tear down these buildings?

The answer is simple, public safety. As they say, safety is number one. The City cannot risk a building falling in on itself and cause injury to lives, nor can we allow destruction or damage to perfectly viable buildings next to them.

This is why in 2018, the City adopted a Property Maintenance Code (PMC). This allows the City to work with, and in some cases, force property owners to maintain their buildings to livable and usable conditions. Our goal is to fix what we can and to prevent further deterioration and damage. This foresight is one element that will help to save downtown Negaunee.

Some may say it's not the responsibility of the City to tear down a building but the alternative can lead to injury, death, or stalled economic development. Case in-point, Campfire Coffee would have never invested in their shop without demolishing the Kirkwood building.

Back to the original question, can rebirth rise from a torn down building? Yes. Besides polices and incentives, rebirth can be brought with attitude. In Negaunee's case, a new attitude has been forged through Moving Forward.

One great example comes from some recent activity by Scott Soeltner of Smarty's Saloon. Scott recently participated in a Michigan Economic Development Corporation

(MEDC) façade grant in 2018, with assistance from the City. Through this process he was able to refresh the outside of his building and in doing so, increased his overall business.

Fast-forward two years later, and Scott now wants to move on to his next step in providing more services and space for his customers. Looking next door, he realized that there was a building that was not being used. After contacting city while using the Property Maintenance Code,, he and city staff examined the building to determine if it was safe and if it could possibly be repurposed. Unfortunately, soon after this examination, the roof of this building began to fail. Leaving its fate to demolition.

Now, he is working towards his next steps, by putting pen to paper and having an engineer draw out his plans. Scott intends to provide an outdoor space that is used for events such as, wedding parties, birthdays, or anniversaries. It will also be used as overflow during community festivals like Pioneer Days. This unique space will provide an area for a band and dancing, outdoor games (if desired), seating, and may even include an outdoor gas firepit. Scott hopes to begin construction on this space soon.



CAMPFIRE COFFEE

According to Ryan Nummala, Camp Fire Coffee offers a friendly location for the community to gather over a cup of coffee. Patrons can also take advantage of traditional culinary favorites like muffins, croissants and other baked goods. They also offer both breakfast and lunch items on their menu, including some signature dishes.

"We also look forward to providing a nice meeting space for people and organizations. There are not many options in Negaunee for this activity and we hope to part of the solution to this problem," Ryan said.

Another unique aspect of this business is "The Loft," a two-bedroom, short-term rental provided above the coffee shop. "It's amazing how often this space is rented out. We are booked all the time. It's not just family coming back to visit. People are coming here to see the fall colors, go cross-country skiing, and to enjoy the outdoors," Ryan said. He said visitors are coming from Chicago, Minneapolis, Wisconsin and from locations throughout lower Michigan.

As a Negaunee native, Ryan has a personal interest in seeing the next generation of business owners take over the reins. They want to be part

of this movement. "It's my hometown. I was raised here. This is a special place to me," Ryan said.

"Camp Fire Coffee is more than a business that pours coffee. We help out our community, we want to be involved in the growth," commented Nummala.

"I see growth and great opportunity for the Downtown Negaunee in the next five years and beyond. The Westend of Marquette County is where things will begin to happen. We're here and I know of others who are eyeing this area, specifically Negaunee. With more and more people being able to work remotely, people will begin to move back home or away from big cities. This means they will be expecting goods and services locally. Negaunee is in a good position for new growth because of this and other aspects."

"Camp Fire Coffee's investment is the beginning of a new era in Downtown Negaunee," Heffron said.





CAMPFIRE
COFFEE

STOP

OPEN



GLAZED IMPRESSIONS POTTERY

Could Negaunee's future be forged in fire like it once was with iron? Maybe not, but one downtown business is forming some unique and one-of-a-kind art pieces that are worth the visit.

Glazed Impressions-Pottery by Miles Stearn, is a small, quaint pottery shop located at 208 Division Street in Downtown Negaunee. Stearn, has 20 years of experience as a studio potter. Simply put, a potter is a person who shapes clay on a potter's wheel before firing their creations in a kiln.

Stearn moved from Berkley, Michigan to Negaunee in 2019 to continue his dream of living closer to nature.

So why relocate from downstate to the Upper Peninsula? Stearn had visited the U.P. and Marquette area for the past 15 years which included an annual trip to Isle Royale.

"It started out as an occasional trip once a year and started to become more frequent over time. After traveling up here about 10-times a year from the Detroit area, I knew I wanted

to be up here full time. I love being so close to nature and the whole feeling of being in the U.P.," Stearn said.

Stearn also takes his business on the road, hitting up the art fair circuit. Plenty of Stearn's artwork has been showcased at local art fairs, such as, the Pentwater, Eagle Harbor, Copper Harbor art fairs, or even Art on the Rocks, in Marquette.

His works are all one-of-a kind pieces that are handcrafted from a lump of clay.

Anyone who visits his shop will see it is definitely a working studio with chunks of clay seemingly waiting to be formed into useful items such as mugs, plates, and bowls. Still other hunks of clay could be crafted into large ornate items, such as vases, planters or water pitchers.

Everything is functional. Even leftover pieces of clay can become an ornament, a magnet or the handle of a teapot. Before the clay is fired, it is recycled and reused by adding water to it.

Stearn's process begins by shaping the clay on the potter's wheel. After the clay has taken its desired shape and the final touches have been molded by hand, the clay is set to dry and becomes what is known in the trade as "leather-hard." The pieces can now receive more detailed work on them, such as handles, lids, slip work and sgarffito designs (carving into) and other accessories and artistic touches.

Once the pieces are completely dried, (known as bone dry), it is time to fire them in the kiln to 1888 degrees Fahrenheit. This is known as the "bisque firing." This firing causes a chemical reaction and hardens the clay to give it strength. Next, a glaze, is applied giving pottery that glossy sheen. Stearn uses multiple layers of glaze that he has developed over his career. This gives his pieces their unique colors and ultimate look. The pieces once glazed, get fired in the kiln to 2050 degrees Fahrenheit. Vitrifying the clay and glazes making them functional, and microwave and dishwasher safe.

"Before I glaze my work, I sign the bottoms of each piece with my name and

Negaunee, so people know where it was made. If I can fit a quote, I'll add that as well," Stearn said.

"I also have a signature touch I put on nearly all my pieces. Little red and white raised dots, kind of a trademark, if you see them, you know I made it. I take custom orders for commissioned work; I can fit a 20 wide by 30-inch-high piece in my kiln. If anyone is interested, customers can go to my website glazedimpressions.com to take a look at what my work looks like. If you want to stop by, look for my open sign, if it's on, stop on in. I don't keep regular business hours. If you are wanting to stop by, give me a call at 248-345-7169, so I can arrange a time to meet with you." Stearn's aim is to provide quality, one-of-a-kind pieces of functional art in a unique setting.

"I am hoping Negaunee will become a destination location. There are many great businesses that provide a unique experience. I love how this community is affordable, the people are friendly, and we have access to all the great recreational opportunities at our doorstep, like the Iron Ore Heritage Trail, RAMBA trails, the Al Quaal recreation area, Marquettes north and south trails, and so much more," Stearn said.

Glazed Impressions Pottery is an example of how Negaunee is Moving Forward and forming an environment where businesses can feel welcomed and supported. Negaunee's welcoming attitude can become part of your experience, a place where you and your business can call home.





GUNNER'S TATTOO

THE NEW DOWNTOWN BUZZ

If you hear a buzz at a new Downtown Negaunee business, it's not hair clippers or other mechanical devices – it's the sound of Lonnie Hess's inking pen. Hess, whose nickname is Gunner, is owner and operator of Gunner's Tattoos. Hess has over 30-years of experience as a tattoo artist.

"I am self-taught. I started out in the Detroit area in my house - usually you were only doing tattoos for yourself and friends", Gunner said.

After spending roughly 24-years downstate, Hess moved to Ishpeming for a change of scenery where he opened his own shop twelve years ago.

His new location (216 Jackson Street in Negaunee) is open for both appointments and walk-ins.

Gunner decided to give Downtown Negaunee a try when the building he had been in for the last twelve years sold to a new owner who decided to change the building's use to apartments.

"This is a big change; I really like being part of my community. I've been in Ishpeming for so long, this will be different. I am excited to see what new opportunities come my way. Negaunee seems to be gaining some steam lately," Gunner said.

How does a tattoo work?

Generally, one of two ways. Freehand or using tattoo transfer paper.

Freehand is the most traditional form and probably the hardest. According to Gunner, freehand is harder because you don't want to make a mistake. You're using your experience to get what the customer is looking for.

As for tattoo transfer paper, it works as a stencil, making the job easier and giving the customer a tattoo that is closest to what they want.

Transfer paper is similar to the old carbon transfer paper that was widely used in banks and other offices years ago.

"This is important, because this will be with them for the rest of their life," Gunner said.

Once the customer picks the image they want, the image is printed onto the transfer paper. Then, the ink side of the paper is peeled away from the base paper. The ink side is then placed on the skin of the customer, transferring the image onto their skin. Once the image is in place, it can be traced over with black ink and filled in with the color of choice.

"Tattoos have changed over the years. When I first started, it was more traditional. You would see mostly bikers, military personnel, and individuals that had run-ins with the law. Today you still see some of this, but more and more it's become socially acceptable," Gunner said.

"I love artwork," Gunner said.

Gunner also talked about how meaningful the interactions with customers are.

"Some are sad because the loss of a loved one, some are happy a celebration, others can just be downright funny," Gunner said.

"I had this older lady in her 80's show up one day and she asked me to tattoo a Finnish flag on her chest. I thought this was kind of odd for someone her age to want to get a tattoo. She later told me that she waited this long because when she passed, she wanted it to still look good," Gunner reminisced.

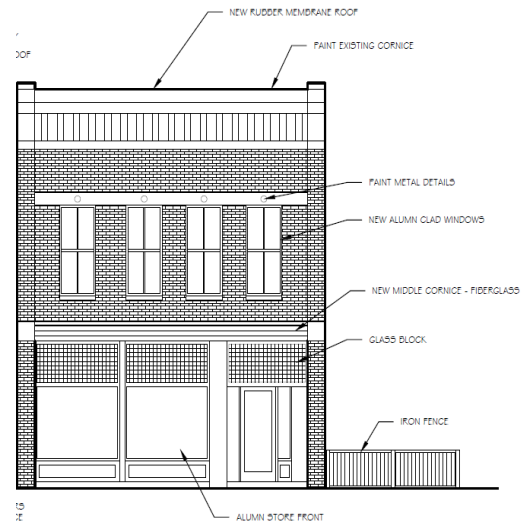
Tattoos can last forever, unlike the landscape of our downtown. Many changes have come throughout her existence. However, like the love for art that Gunner has, there is much love for Downtown Negaunee. The landscape is changing, new businesses are moving in, and new services are on the rise.





BARR'S BAR

IT'S A NEW TWIST ON AN OLD FAVORITE



The drinks have been pouring in this small-town bar for 40 years. Starting with the original owners, Don and Marilyn Barr, who purchased their business from Willis “Ki” Kemp located at the corner of Gold and Iron street. They eventually moved to the pub’s current location in the old Bannon Dry Cleaners Building at 511 Iron St. in 1983.

Kim Sowle helped her parents off and on for 18-years by managing the bar while they spent winter months in Florida. So, it was a natural transition for Kim to purchase the business in 2003.

“The best part of this job is meeting the people. They become more than customers. They become your friends. This community is close-knit and I can’t thank them enough for their business over the years,” Kim said.

However, change is inevitable, and hopefully for the better. This is exactly what will be happening at Barr’s Bar. Currently Kim is working with the Michigan Economic Development Cooperation (MEDC) under their Rental Rehab Program.

The Rental Rehab Program, according to the guide, encourages density in downtown spaces by reactivating residential space in mixed-use buildings. In Kim’s case, she is looking to rehab two existing apartments on the second floor of her building and convert some of her space on the first floor in to two apartments. The bar area will remain basically the same with some potential updates. It will also remain open during the duration of the proposed project.

If the MEDC approves the project, Kim will be eligible for gap financing. The funding is intended to close a financial shortfall. This occurs in situations where a bank will approve up to a specific amount, but will not fund the total project, hence the gap. The funding can come in the form of a loan or grant.

Additionally, the City will need to contribute to the project as part of the MEDC policies, as a “community contribution.” In this case, Kim will be able to apply for the newly created Commercial Rehabilitation District tax abatement. This tax abatement will not only count towards the community contribution, but will also help Kim shoulder some of the financial burden.

“With all the changes that have taken place in the last decade, I am super excited about this project and am ready to move on to my next adventure,” Kim stated.

Recently, COVID-19 has shined a bright light on the vulnerability of service-based businesses. Even though this may only happen every 100-years, it still can take a toll. This coupled with less customers over time, and getting closer to retirement, Kim felt this would be a good move for her and the survival of her business.

The drinks will continue to pour at Barr’s Bar. This tradition will not be broken. This change is welcomed and will have a positive impact on the downtown. The City’s positive approach of working with businesses in our downtown provides opportunity. A family business of 40-years now has a better chance to survive in this new age.



MARY E. LUTTINEN, CPA

NEGAUNEE'S POSITIVE AND PROACTIVE APPROACH TO ATTRACTING, STRENGTHENING, AND EXPANDING BUSINESS OPPORTUNITIES CONTINUES TO PAY OFF

Mary E. Luttinen, CPA, opened her accounting practice in 2005. Her five-member team consists of herself, two accountants who are Northern Michigan University graduates, an office manager, her partner and daughter, Avery, who have been instrumental in expanding their practice over the past several years. Luttinen and her staff recently opened a new office in Negaunee after an extensive remodel.

"Negaunee is a perfect fit for us, we have many clients on the west end as well as in Marquette. Negaunee is a great central location," Luttinen said.

The practice offers individual and business tax preparation, monthly bookkeeping and payroll preparation, planning, and consulting for businesses and individuals as well. "We help set goals for our clients, from initial start to retirement or the sale of their business. We are here for them every step of the way," Luttinen said.

The 208 Jackson Street store front underwent a major change from its former uses as a hair salon, most recently, and from a bakery in years past. Perhaps the most notable change is new commercial windows, which reflect the



great thought that was put into the exterior design of the building. The architectural updates fit with the historic character of the downtown.

Luttinen said moving to “Iron Town” seemed a logical choice. “Negaunee is a hidden gem. It’s a great community working hard to modernize itself and yet, maintain its historical integrity,” Luttinen said. “They have the space for startups or those that want to expand in an affordable market that is not too far from Marquette.

“I foresee professionals and other service-based businesses moving into Negaunee in the next few years, if you are looking for a quaint downtown with affordable

rent or buildings to purchase, Negaunee is it.”

Luttinen said any entrepreneurs who would like their business to take root in Negaunee would benefit from the support and guidance of city leadership. “Reach out to City Hall, talk to both the City Manager and Planning and Zoning Administrator, these two will work with you and have a mountain of knowledge and really want to see you succeed. They and the community are very welcoming, something that can be lost in larger communities.”



UPPER PENINSULA BREWING COMPANY



The smell of fresh hops, the cool summer breeze rustling through leaves, the sound of laughter filling the air as friends enjoy each other's company. This is the picture and atmosphere brewing for residents and visitors at one Downtown Negaunee business.

Owners and developers Jim and Ann Kantola, took on this ambitious project in 2019. They envisioned transforming the old Lafreniere's furniture store into a brewery/restaurant. The project started out strong, but soon faced a few setbacks. The building itself is over 100-years old, so some of those setbacks were expected. The project was also slowed by the unforeseen delays caused by COVID-19 epidemic.

The first obstacle was removing a large section of a three-segmented building to separate the buildings.

For those familiar with this building, it was the more modern section that housed part of a showroom. This created a commercial/apartment property and soon to be a brewery/restaurant property.

The commercial/apartment property became the main focus because it was more manageable at the time. This space now includes a general commercial space and a two—bedroom apartment upstairs.

The brewery/restaurant consists of a three-story building that was once used as a warehouse. The top floor has been transformed into a large gathering space with a custom-built bar area. This floor features large vaulted ceilings with exposed wooden beams, new wooden floors, new windows, exposed industrial style heating and cooling ducts, new restrooms and exposed brick walls.

The second floor has many of the same features as the first floor. The major difference is the future potential of a kitchen. The Kantola's hope to find a restaurateur that would like to lease out this space and run their own restaurant inside the brewery.

One central feature all three floors share is the old service dumbwaiter that is non-operational, but still in place. With its large metal wheels, pullies, and other mechanized parts on display, this historical element makes an interesting centerpiece and a clever décor option.

The final building is where the magic happens! Once used for storage, today equipment for brewing beer is housed and in full operation. According to Operations Manager Erica Tieppo, several beers will be made here. She says that the business intends to offer brews that range



from traditional Belgium and German styles, to familiar and experimental American Ales.

This brewhouse will offer fourteen different taps. Choices include four to five flagship beers, seasonal brews, one-time brews, craft sodas, and a choice of a non-alcoholic hop water tap.

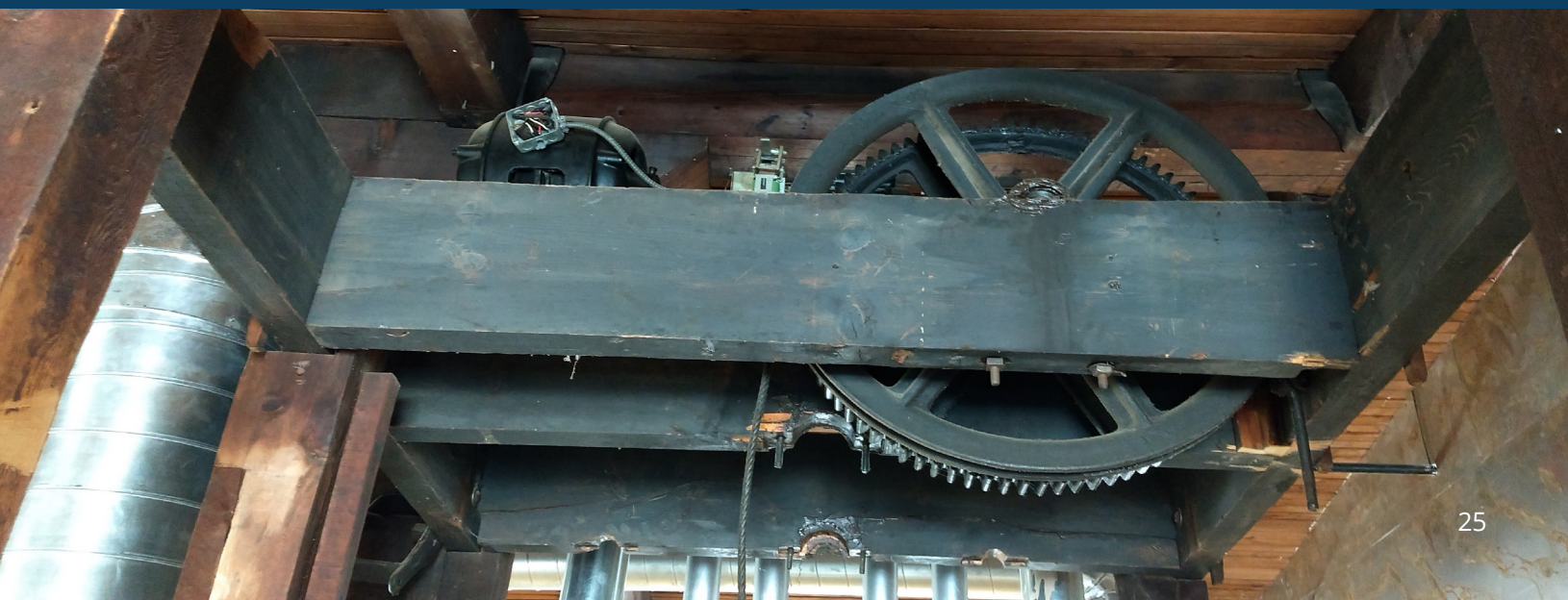
Erica Tieppo, the Upper Peninsula Brewing Company's Operations Manager is most recently from Steamboat Springs, Colorado. Where she served as a part-owner/operator of the Yampa Valley Brewing Company for three-years of. After selling her shares, she decided to move the Upper Peninsula to be closer and spend more time with her family.

Tieppo has an impressive ten-years of service in the brewing industry. She first brewed in Rochester, Michigan, then cellared in Ypsilanti, followed with some for-

mative brewing years in North Carolina and Colorado.

Tieppo has attended the Siebel Institute of Technology (Siebel Institute). The Siebel Institute is an unaccredited vocational college that offers courses on brewing science. The Institute is the oldest brewing school located in the United States. It has been in operation since its founding in 1868 by German immigrant chemist John Ewald Siebel.

Both Jim and Anne believe in Negaunee and have been an integral part of the positive shift in the city. There is no doubt they will continue to be part of the positive change. They are proud of all the work they have been able to complete the downtown. Negaunee's upward trend is Moving Forward towards a positive future, one project at a time. The Kantola's hope that they will be open soon in 2022.





ROOKIES SPORTS BAR

CAN A FORGOTTEN BUILDING GET A SECOND CHANCE?

Can a forgotten building get a second chance to live once again? In Negaunee, the answer is yes. One only has to read the many articles published in this publication to see that Negaunee is Moving Forward quickly with an abundance of investment.

The former Rookies Bar on Iron Street is a great example. A strong housing market and backlog of real estate closings caused a delay, but Ben Snapp recently took ownership of the building.

As the owner and operator of the Snapp Building Company, Ben brings 20 years of construction experience to downtown Negaunee.

His business offers custom home building, new construction, general contracting as well as renovating and remodeling and much more.

Snapp's company holds certifications with the National Association of Homebuilders, Home Builders Association of the Upper Peninsula, and Licensing and Regulatory Affairs of Michigan

He spent the last year working

Negaunee had to offer. Then a saw a building for sale and decided to take on the challenge," Snapp said.

Snapp enjoys tackling and finding creative solutions to overcome obstacles. This comes from a passion for excellence that is obvious to those who have seen a project completed by his company.

Snapp will have his hands full with this building. He said he will need to get to work right away to secure the roof and repair any leaks.

A full rehabilitation will include replacing the windows, upgrading the electrical and plumbing, painting, installing new heating and mechanical components, and sprucing up the storefront to add more curb appeal.

Snapp intends to bring the building back into service with a leasable commercial/retail space on the first floor and residential apartments on the second floor.

Snapp is excited to work with the City of Negaunee and help revitalize the downtown area. He in-

tends to use the recently created Commercial Rehabilitation District program to help finance part of his project.

"We are excited to contribute to Negaunee's revitalization and help bring in small businesses, foot traffic, and visitors to the downtown area to enjoy," Snapp said.

Snapp believes Negaunee is a desirable location with affordable buildings. He also believes the Iron Ore Heritage Trail's proximity to downtown has attracted and will continue to attract more service-based businesses in the next few years.

"Working with the City staff has been welcoming. They are always attentive, calling you back, meeting you on-site, and helping you through complicated processes. I recognize the potential and positive changes happening in Negaunee. I want to be part of this change. I am glad to be in Negaunee and am excited to preserve this historic building" Snapp said.



LOVE AND BICYCLES

A NEW BICYCLE SHOP IN DOWNTOWN NEGAUNEE

Experts say that business moves in cycles. This advice couldn't be any more true, especially for a Downtown like Negaunee. As the city continues Moving Forward, we can't help but attract new and upcoming businesses to our downtown. Blake Becker, a former resident of the U.P. recently moved to Negaunee from Tennessee with his family to fulfil a dream. The dream is now up and running with the opening of their new business, Love and Bicycles in downtown Negaunee.

Blake has worked in many industries and gained certifications in carpentry, home repair and maintenance, automotive, electronics, business management, design, quality assurance, and has over 27 years of bicycle mechanics/sales experience. His new path has him transitioning out of a 10-plus year career in automotive electric quality engineering to his new venture as a local bicycle shop owner/operator.

Before moving to Tennessee in 2010, Blake was the Assistant Manager to David Mason at the former Central Upper Peninsula Food Bank on Ash Street in Ishpeming. During his tenure at the food bank, he helped devise a direct food distribution plan that paved the way for the current model. Today, Feeding America food trucks from Grand Rapids, distribute food to those in need in the area.

Becker's family represents five generations of Upper Peninsula heritage. "We always considered the Upper Peninsula our home base regardless of where we found ourselves in the world," Becker said. His great grandparents and grandparents (Lundstrom and Heikkinen) came from Republic. His sister and her family live in Negaunee. His sister runs the Negaunee gymnastics program, and her husband Jon Andrus-Becker is on the Negaunee Planning Commission.

"Cycling technology is now mirroring automotive technology in many ways. My in-depth experience in both sectors and in problem-solving will serve customers who come to visit our shop well," Becker said.

"Negaunee looks to be experiencing a renaissance. New businesses are noticing that Negaunee is a city of great history and excellent values," he said. "These businesses are investing in Negaunee. We are excited to be part of this trend. Negaunee is well underway at transforming itself into a people-centric place-based economy."

UNION STATION DEPOT

ALL ABOARD!

NEGAUNEE — All aboard! It's a familiar phrase that we hear shouted in movies and stories. The call inspired rail passengers from a bygone era to board train cars sitting on steel tracks.

In Negaunee, trains were part of the landscape and part of day-to-day life. They were primarily used to transport precious iron ore mined from the highlands of Marquette County to the ore docks on the shores of Lake Superior. This is where ships eagerly awaited to haul their cargo to far off destinations.

One origin of such journeys was Union Station, as it was known in the early 1900s. Today, we know it as the Union Station Depot. According to Michiganrailroads.com, the Union Station Depot was built in 1910 and provided service to the Duluth South Shore, Atlantic Railroad, and the Chicago, and Northwestern Railroad until 1965.

The building was purchased by Jim and Ann Kantola around 2001. After being shuttered for nearly four decades, the Kantola's began restoring and preserving the building. Four years of work paid off with the eventual completion of the project in 2006. Reopened as a short-term rental and event space, the Union Station Depot now boasts sleep-

ing areas for up to 10 persons, a sauna, master bedroom with a master bath, two additional bathrooms, full kitchen, a large dining area, a spacious living room, and additional sleeping areas found within the living room in creative, but comfortable nooks.

The Kantolas decided to sell this property and placed it on the market in 2018. Local residents, Liisa Petersen and Bill Anderson Jr., looked into purchasing the property because they wanted to make an investment in Negaunee.

"I am from the U.P. and I am a Negaunee native, I love Negaunee. Both Bill and I were looking for something that could help provide a service to Negaunee, we are excited to start this journey," Petersen said.

Petersen and Anderson say they will continue to operate the Union Station Depot as a short-term rental through Airbnb. They plan to make some investments into the building with upgrades to some furniture, increasing energy efficiency, improvements to the basement area for storage, and increased curb appeal with enhanced outdoor seating and an outdoor cooking area. They hope to add more sleeping areas in the coming years. "We have several

rentals already scheduled through the previous owners and want everyone to know we will be honoring those," Petersen said.

Updates will also be made to the website, with enhanced online booking (unionstationdepot.com). Visitors can take an online virtual tour of the facility, as well as, look through an array of local tourist spots and events. For the more adventurous outdoors individuals, you can bring your bike and jump onto the 48-mile Iron Ore Heritage Trail conveniently located a stone's throw away, literally. The new owners close on this deal in January and will become the latest investors in downtown Negaunee.

"I hope that more people will be attracted to Negaunee. I would like to see more restaurants, unique shops and businesses that will attract people. Negaunee is a great place to live and visit," Petersen said.

Her wish may come true, more and more businesses have been attracted to our downtown. For those who are looking for a new home or to start a business, listen carefully. All aboard! Next stop, Negaunee.

FOR BOOKING INFORMATION VISIT AIRBNB.COM





BEYOUTIFUL SALON

A SNIP HERE AND CLIP THERE, ONE SMALL BUSINESS IN DOWNTOWN NEGAUNEE IS BUZZING WITH SUCCESS SINCE THEY OPENED IN 2018.

Michelle Yuhas, owner of Beyoutiful Salon at 224 Jackson purchased her building and began renovations in March of 2018, opening five-months later. “It was a lot of work to get ready for our grand opening,” Michelle said.

According to Michelle, she was basically gutted. However, a completed overhaul of the front façade of the building was also needed. This included moving the doorway and increasing the size to accommodate ADA compliance, adding



in an interior ramp, and installing new storefront windows. On the inside, work began on some minor construction, installation of new flooring, electrical and plumbing updates, and drywall. Followed up with the final touches of paint, the installation of work stations, sinks, and lighting. Transforming the building into a cozy salon.

According to Michelle, business has been great. One of her stylists was able to go full time and quit her second job.

“We’re booked up daily, we have doubled our businesses since opening,” Michelle exclaimed!

The salon has grown over the last few years, starting with two stylists in 2018, then to four in 2019, and now six, after two more chairs were added. The salon offers haircuts, colorings, stylings, waxing, and laser removal services. Walk-ins are welcome, but are rare. If you want to have your hair done here, you will most defiantly want to call ahead and make an appointment!

After the salon she was working for in Marquette closed, she decided to take a chance and open her own business. One day when driving through downtown Negaunee, Michelle saw a “For Sale” sign in the window of a building. After scheduling a tour and some planning, her idea would soon turn into reality.

“Negaunee provided a convenient location that was both affordable and had available property. We love it here and the community has been great to us,” Michelle stated.

“We did some work on the outside, mostly on the front to make it look bet-

ter. But there is more to do, we just had to concentrate on the inside first,” Michelle said.

Michelle believes that Negaunee is an up and coming community, especially downtown. “I believe in the next five to eight years that Negaunee will be in a real good place. We love it here and are excited to be part of the positive change,” Michell said.

If you’re looking to get a fresh new look, maybe Beyoutiful Salon is for you. Stop on in and see this very inviting atmosphere for yourself. Meet Michelle and her staff. These gals are waiting to serve you with great talent and friendly attitudes. Your hair won’t regret it!



NEGAUNEE DOWNTOWN DEVELOPMENT AUTHORITY

BY MONA LANG, CITY OF NEGAUNEE DDA

This past year has brought many new challenges and opportunities. Along with the many ordeals that the COVID-19 virus brought to each one of us, particularly to our locally owned businesses, it is a timely message that the City of Negaunee is making a commitment to revitalizing and strengthening its core downtown. Why should the community invest in its downtown? There are many intangible and tangible answers to the question. A healthy downtown is the key to a strong economy and reflects the history and values of its residents. A community's downtown is often the first and lasting impression of visitors and potential new businesses. Downtown buildings (of all ages) often establish the impressions of a community that can impact local economic development efforts. While a decaying and declining central core can give the impression that the community is deteriorating as well, a vibrant and growing downtown

gives an impression of community pride and well-being.

Most community planning experts agree that preserving and improving traditional downtowns help the entire community enhance its unique sense of place and quality of life. Unlike big box or outlying commercial centers, our downtowns are unique - no two are alike. Downtowns help define a community's identity through historic architecture; local shops and restaurants; and community gathering places. Downtown revitalization has a positive impact on the local and regional economy. Investment in revitalization in our historic center creates jobs, increases property values, attracts, and retains residents and entices new businesses.

Revitalization efforts take many small improvements before property owners are motivated to make changes themselves. A se-



ries of quality improvements, even if they are small, can help create an image of an active and vibrant commercial district. According to the National Main Street Center, "A single project cannot revitalize a downtown neighborhood... an ongoing series of initiatives is vital to creating lasting progress." The City's willingness to invest in its downtown provides confidence to building owners, businesses, and potential developers that the City cares about its downtown and has faith in its future.



Mona Lang, who holds a BA in Accounting and MBA, is the former Downtown Development Authority Director for the City of Marquette for the past 20-years. Mrs. Lang's long list of accomplishment at the Marquette DDA includes: assisting to increase property tax values from \$15 million to \$45 million, decreased property vacancy rates, developed and implemented a Downtown Maintenance Program, applied for and secured many grants, helped to develop a branding and marketing strategy, among many other accomplishments.

Lang was hired as an Independent Consultant for the Negaunee Downtown Development Authority, effective August 17, 2020.



THE IMPACT OF DOWNTOWN REVITALIZATION ON NEGAUNEE

Downtown Development Authorities (DDA) provide an important role in reshaping downtown's future. Negaunee reinstated its DDA in 2019 in accordance with Michigan legislation that governs DDA "quasi-governmental" organizations. Negaunee's DDA is led by a board of eight volunteers and the City Manager. They work to define and set a positive direction for activities and improvements that will enhance and advance downtown. The DDA strives to improve the economic vitality of the Central Business District by focusing its efforts on activities aimed at strengthening existing businesses, attracting new businesses, and improving property values while also

highlighting the district's historic charm and unique appeal. The DDA works with City government and staff to identify, coordinate, and promote activities and public projects to improve and regenerate Negaunee's downtown.

Public improvements are often the catalyst for private investment. Along with the DDA, one tool that the City of Negaunee recently instituted to assist in its revitalization efforts is Tax Increment Financing Plan (TIF) for its downtown district. The key to TIF is that public investment leverages private investment that otherwise might not occur. Improvements made to one building have a positive effect on adja-

cent and nearby properties. There is a positive association between growth in property values and TIFs.

In a study of Michigan Cities (Anderson, 1990) it was found that those that adopted a TIF Plan experienced higher property value growth than those that did not. A downtown's center of activity is important to the overall economic strategy of the City. Economic benefits accrue to the entire district including, increased pedestrian traffic, customers, sales, and revenue. Momentum in public investment leads to sustained private investment, jobs, and increased quality of life for the entire city.



WHY DOWNTOWN IS IMPORTANT

Downtown is the heart and soul of our community.

Downtown represents the historic core of our City. Many of our buildings are historically significant – and highlight our City’s past.

Downtown reflects how the Community sees itself...a critical factor in business retention and recruitment.

The majority who profit from local owned downtown businesses are recycled back into the local economy. For every \$100 spent in a local retail or restaurant business, \$68 returns to the lo-

cal economy verses \$43 for every \$100 spent in a big box or chain.

Downtown is home to local owned, independent, one-of-a-kind shops and restaurants.

Local downtown businesses often purchase from other local businesses, service providers, and farms, helping grow other businesses, as well as our overall economic base.

Downtown business owners provide significant support for community projects, events, sports teams, and non-profits.

Downtown is the social center

of community where everyone in the community can gather for events, parades, and activities.

Downtown represents a significant portion of the City’s tax base. If the district declines, its property values decline, and it increases the tax burden on other parts of the city.

A vital downtown retains and creates jobs.

Downtown is a major tourist draw. Visitors want to see a unique place – our downtown is unlike any other – Anywhere!

NEGAUNEE DOWNTOWN DEVELOPMENT AUTHORITY

AN INVESTMENT IN DOWNTOWN

Investments into downtowns don't happen every day, especially in small communities like Negaunee. When they do, it makes sense to find ways to make sure that these investments can stay on track to become successful.

This is why the city of Negaunee has taken major steps in the past two years to create a positive business environment, with special focus committed to downtown.

The city is looking to continue this spirit and provide even more tools and opportunity to those that are looking to move or start their business in Negaunee, or to assist those that already have a business or building in our downtown.

Recently, Negaunee has established a Commercial Rehabilitation District. According to the Michigan Economic Development Corporation website, a CRD "Encourages the rehabilitation of commercial

property by abating the property taxes generated from new investment for a period up to 10-years."

Any new and significant property tax generated by a property owner would be eligible to receive tax abatement (a tax break on new taxes).

For example, if a property owner increases their tax bill by \$5,000, the city might allow for a tax abatement (on that amount only) up to a period of time that would not exceed 10-years. Of course, this break wouldn't just be given, they would have to earn it. How they earn it will depend on several factors, how much investment they put into a building, how much value they created, how many jobs, etc.

An investment that increases the taxable value must be made first, meaning any construction must be completed prior to the city granting any tax abatement to the proper-

ty owner. This type of tool checks many of the boxes that the city, Downtown Development Authority, and our community wants.

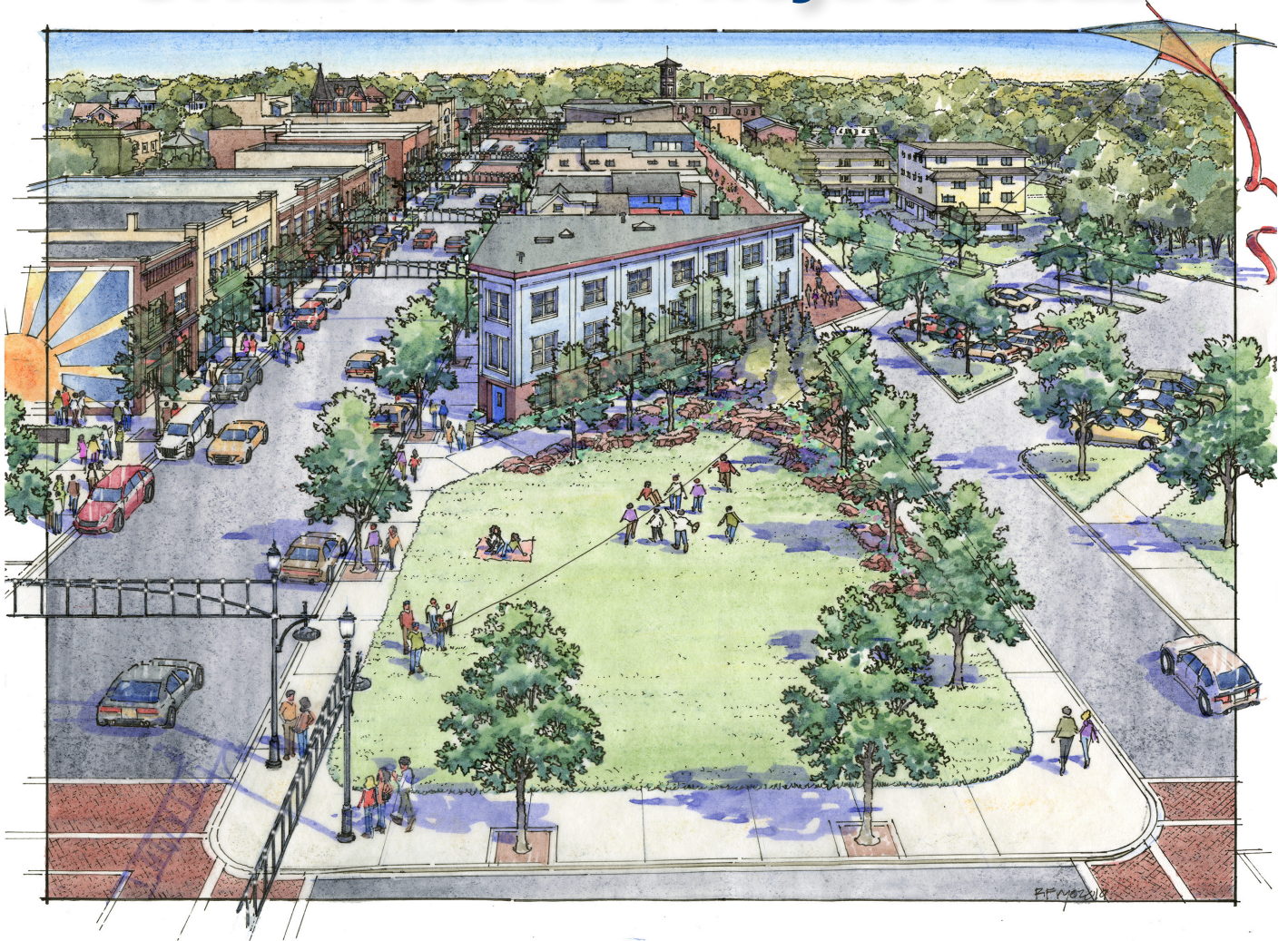
Those boxes include, repairs to old buildings, attracting new businesses, creating or sustaining jobs, making grants available through the MEDC, and the prospective use of historic tax credits for major investment.

As the city continues to Move Forward, our positive actions set the scene where investors can begin to realize the benefits of moving to Negaunee. We hope investors and business owners alike can see the city as their partner.

Since its adoption, Campfire Coffee has been able to take advantage of the CRD benefits.



STREETSCAPE PROJECT 2023



The drawing of Iron Street is representative conceptions only and should not be perceived to be the final approved project.

In 2018, with technical support from our partners at the Michigan Economic Development Corporation (MEDC), efforts were made to assist the City in preparing a Downtown Plan and a Streetscape Design.

The City worked closely with Beckett and Raeder, an MEDC consultant firm, to partner with the downtown business owners and residents of Negaunee to achieve the goals of preserving our history, enhancing our character, and spawning new economic opportunities.

Several input sessions were held to gain stakeholder insights. This includes meetings with downtown merchants and building owners, students from the Negaunee Public Schools, and the public at large.

Information gleaned from these sessions were used to prepare the Downtown Plan and a Streetscape Design. Both are centered on simple and complex solutions.

The Streetscape Design focuses primarily on enhancing the downtown's character by implementing simple solutions. These simple solutions include making repairs to sidewalks, planting trees and flowers, and implementing easily accessible trashcans, benches and placemaking.

Next year, the DDA will be working on a Streetscape Design. This will involve input from both public and downtown businesses before the project can begin. The DDA hopes to be shovel-ready by 2023.

Projects concerning Negaunee's Downtown will need to go through several public input sessions, budget sessions, and seek final approval by the City Council.

Residents can get involved in the design plan process by attending and participating in meetings, speaking during public comment, or participating through other future opportunities. Please visit the City of Negaunee's website for the latest details on these meetings or join us on Facebook.

HOME TO SOME OF THE BEST U.P. SHOPS, PARKS, & RECREATION



DOWNTOWN NEGAUNEE



MARKETING & BRANDING PLAN

The old adage, “build it and they will come” may make sense for certain projects and plans, but for others, you have to advertise. There are many messages hitting all different kinds of media, from radio to TV, or from print to online platforms.

How does a community advertise and why would they advertise? Community leaders see the need to broadcast the highlights of their community for a positive impact. In Negaunee’s case, we have three purposes, commercial development, Redevelopment Ready Community certification, and tourism.

Negaunee has been working to shine a positive light on longstanding issues that have painted the community in a shadow, such as infrastructure issues and deteriorating buildings. To combat these issues our community has enacted major ordinances such as the Property Maintenance Code and the Rental Code geared toward physical

and structural improvements.

Due to these actions and positive feedback, our community has been able to begin its next phase of economic success. In fact, commercial property values have risen by 20% over the past three years, much higher than most communities in the Upper Peninsula. The proof is out there! Several commercial buildings have been sold and new businesses owners are working feverishly to open.

Redevelopment Ready Community certification is also another great title to have advertising purposes. This status is recognized across the state and to outside investors and shows that our community has gone through a rigorous process to prepare ourselves for development. We have cleaned up several ordinances, adopted development programs, and eased processes by cutting the so-called red tape. Upon certification by the Michigan Eco-

nomic Development Corporation (MEDC), Negaunee will stand out as one of the communities in the U.P. that can say, “We are ready for you!”

The final purpose is tourism. We all can see the writing on the wall and have already felt the negative impacts of mining decreasing in our region. We must continue our efforts to shift our economy. At this time, our best hope is to welcome tourism and work hard to find ways to promote Negaunee and to provide the amenities tourists will be looking for. As it stands today, Negaunee’s businesses are unable to stand alone on just local support.

Recently, Negaunee’s DDA hired Michigan firm CIB Planning to conduct a Strategic Marketing and Promotion Plan for the City and the City’s downtown district. Funding for this project was made available by the MEDC through a \$15,000 grant that will help cover the \$20,000 project. The plan will enhance the per-

ception of the city and develop a comprehensive branding and marketing strategy, that will position the City as a desirable attraction for business development. It will also energize residents, businesses, and property owners.

The plan will define implementation, management and ongoing promotion of the brand including ways to articulate the brand, identify promotional avenues, and advise on strategies to better promote and create brand awareness.

As we Move Forward, we need to prepare and present ourselves in the best way possible. Preparation and presentation will help attract investment to Negaunee and further our appeal to residents and tourists alike.



HELPING BUSINESSES

Thrive



BY JOE THIEL, CEO INNOVATE MARQUETTE SMARTZONE

Innovate Marquette SmartZone, one of 21 SmartZones located throughout the state, was established in 2015 to provide entrepreneurial services to the Marquette County and Upper Peninsula community. We provide this service by leveraging our unique set of resources, experiences, and knowledge available in our network. Our mission is to provide support, guidance, and services to local entrepreneurs, innovators, startups, and small business owners looking to innovate internally. To grow and maintain a successful entrepreneurial

ecosystem, we partner with Northern Michigan University's Invent@NMU program as well as other local economic development organizations. Our mission is to thoughtfully and powerfully uplift the upper peninsula business ecosystem. Innovate Marquette SmartZone is a valuable and approachable resource to innovators, entrepreneurs, and small business owners. With a concentration on accessibility, sustainability, and connectivity, we foster opportunities for the careers of the future while honoring the roots and natural wonders of Upper Michigan.

The Innovate Marquette SmartZone and Invent@NMU have had a solid and lasting relationship with the City of Negaunee. Through strong collaboration with city officials, Innovate Marquette and Invent@

NMU presented the innovation process and potential applications of innovation to create, strengthen, and grow businesses in Negaunee. Through outreach events and the installation of an Invent@NMU kiosk at the local library, Innovate Marquette SmartZone and the city of Negaunee have provided a portal for residents to submit product and business ideas. Unfortunately, due to the covid-19 epidemic, these resources have been temporarily unavailable. Recently, Innovate Marquette and Invent@NMU's CEO Joe Thiel and Negaunee City Manager Nate Heffron, recognizing the need and opportunity to re-start the Innovation programming, are developing a robust new initiative. The programming includes regularly sponsored events with residents and businesses in the city of



Negaunee, innovation workshops, and workshops for young entrepreneurs within the local k-12 school system. Innovate Marquette is proud to support local innovation in Negaunee and looks forward to continued success.

In addition to sponsored events and outreach, Innovate Marquette SmartZone CEO Joe Thiel will participate in the Negaunee marketing and branding initiative. This collaboration will support the City of Negaunee as a remote work and play hub, in conjunction with the Make It Marquette initiative. Make It Marquette (www.makeitmq.com) was created in 2021 to attract, re-

tain, and support the people and ideas that will shape the future of the business economy in the Upper Peninsula of Michigan. Make It Marquette will tell stories of those living, working, and starting businesses in the area. Marquette is the most densely populated county in Michigan's Upper Peninsula; big enough to be recognized by mainstream media and entrepreneurial circles as a focal point of American potential, and small enough that every person brave enough to pursue their own goals can make an impact. With a business, tech, and entrepreneurial ecosystem established and growing, broadband across the entire region, and ample space to en-

joy an active and outdoor lifestyle, Marquette county is an ideal place for those looking to move into a rural location. Innovate Marquette SmartZone and Invent@NMU look forward to the opportunity to continue to work with Negaunee and its residents. Maintaining these strong bonds will ensure everyone can capitalize on these and other opportunities in the future.



PROTECTING OUR PAST FORGING OUR FUTURE

BY JESSICA FLORES

The National Register of Historic Places is a federal program administered by the National Park Service in partnership with state governments. In each state the pro-

gram is administered by a State Historic Preservation Officer (SHPO), who is usually an official in a state historical or related state agency. In Michigan, the State Historic Preser-

vation Officer is the director of the State Historic Preservation Office which is located within the Michigan Economic Development Corporation.



SHPO is responsible for conducting the statewide survey of historic properties, coordinating nominations of eligible properties to the National Register, and conducting environmental review of federal and state projects that may affect properties listed or eligible for listing in the National Register. Nominations of properties to the National Register are prepared and reviewed at the local and state levels, but the final decision to list a property or district in the National Register is made by the National Park Service.

National Register listing is primarily an honor, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation for its historical value. The listing of a historic or archaeological property in the National Register does not obligate or restrict a private owner in any way unless the owner seeks a federal benefit such as a grant or tax credit. For a private owner, the chief practical benefit of National Register listing is eligible for a 20% federal investment tax credit that can be claimed against the cost of a certified rehabilitation of an income-producing historic building. Also, as of December 2020, Michigan reinstated its State Historic Tax Credits for both income-producing and non-income-producing, residential historic properties. A historic property in Michigan can now qualify for a 25% state investment tax credit.

As of September 2021, Negaunee's Downtown has received its National Register of Historic Places designation.

More than 96,000 properties across the country,

including nearly 2,000 in Michigan, have been listed in the National Register since it was initiated in 1966. While at the heart of the designation is the preservation and promotion of these architectural resources, the designation also serves as a savvy planning and development tool for downtown revitalization in Negaunee

Historic districts, like the one found in Downtown Negaunee, can attract a heritage tourism and be a tool for economic development. Plus, it brings a strong sense of community pride.

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. Negaunee represents why this program was created. This prestigious list is also one of the most valuable tools individuals and communities have to encourage the preservation of important historic places in Negaunee. These historic properties tell the story of Negaunee, instill a sense of pride within the community, and provide awareness of the importance of Negaunee's rich iron ore heritage. With Negaunee's rich mining heritage and the city's unique architectural legacy, Negaunee is well deserving of this designation

The National Register allows for historic districts like Downtown Negaunee's to continue to tell the story of Negaunee through generations long ago.





CAPITAL IMPROVEMENTS

RYAN SOUCY, CUPPAD

Effective economic development efforts require strong partnerships, locally and regionally. The City of Negaunee engages with regional partners in circumstances when their expertise is needed. One example of such a relationship is with the Central U.P. Planning and Development Regional Commission, better known as CUPPAD. CUPPAD provides technical services to local units of government in the six-county central U.P. region. Ryan Soucy is the organization's Senior Community and Economic Development Planner and regularly works with the City on its community planning and development activities, such as the City's Master Plan and Capital Improvements Plan (CIP).

"Since the City began to really focus on its progress through the MEDC's Redevelopment Ready Communities (RRC) program, it's made significant progress on economic development and infrastructure planning" says Soucy. RRC assesses and certifies communities based on their development plans, ordinances, and review processes, while providing helpful practices and perks for being certified. The RRC program, and State law requires a commu-

nity to keep their Master Plan and CIP updated, and CUPPAD has been supporting the City as it maintains these documents for the past three years. The master plan is the community's guiding strategy for future growth and development, while the CIP looks at capital expenditures of all types, such as city infrastructure over the following six years."

"Sometimes communities just get caught up in the day-to-day operations; acting on short-term opportunities and sort of lose touch with the vision and long-term goals," says Soucy. "Having a solid plan makes keeping that focus on the future more attainable and easier to communicate with other leaders and the public." Negaunee's CIP considers data on the condition of city infrastructure, along with other planned improvements to better coordinate its replacement and repair in future years to make efficient use of local tax dollars. "It would be a waste of resources to pave a road, only to tear it up again in a couple of years to replace an old water main. And every so often, city leadership changes over, so it's important to have this awareness of priorities as new leaders and city department

heads step in and take the reins."

As the ways we live, work, shop, and spend our free time change, cities must also adapt and become livable places that can sustain themselves through the ups and downs that are sure to come. The City of Negaunee demonstrates responsible and proactive leadership as it confronts this dynamic future. Moving Forward is not just a simple tagline for this historic working-class community; it is an ethos that has emerged from the alignment of opportunities and strategic thinking from its leaders.





COMMUNITY INVESTMENTS

SENIOR CENTER UPGRADES

In 2019, City staff engaged the Michigan Economic Developed Corporation (MEDC) to seek a Community Block Grant (CDBG) for a rehabilitation project at the Negaunee Senior Center. The center has been in need of many fixes over the last decade and the city was not in a position to make a large investment into the facility. Over the last few years, the center has been working with their current condition, while still providing quality service.

Fortunately, the MEDC was able to offer a grant of \$426,600.00, leaving the city with the remaining match of 10% (\$47,400) of the \$474,000 project.

The project has created a new parking-lot with twenty-six new spaces, replaced the broken and aged sewer main beneath it, replaced the outside lighting, installed new sidewalks, installed new entrance ways, and most notably; re-sided the building. A new sign will be installed, but is taking some time to get there.

On the inside, one restroom has been rehabilitated, privacy/security features have been installed at the front desk, and a rehabilitation of the kitchen has taken place. The kitchen specifically received new cabinetry and shelving, new laminated countertops, new wall paneling, a new drop ceiling and lighting, a new range and hood, a new steam table, and a new dishwasher. Once the project is completed and COVID-19 restric-

tions are lifted, the center will hold a grand opening and invite the public to share in this community treasure.

City officials believe this project is a great investment in our downtown and that the center will continue to be a hub of activity for years to come. State and City officials see this as an important investment in Downtown Negaunee. They hope the center will be a shining example that inspires current building and business owners to reinvest, and at the same time attracts others to come to Negaunee.





INFRASTRUCTURE INVESTMENT: SIDEWALKS

In 2019, the City adopted a Complete Street Ordinance. This policy will ensure that engineers and planner's design roadways to accommodate all users, not just motorists. A complete street allows pedestrians, bicyclists, transit users and those with disabilities to easily and safely use roads in their communities.

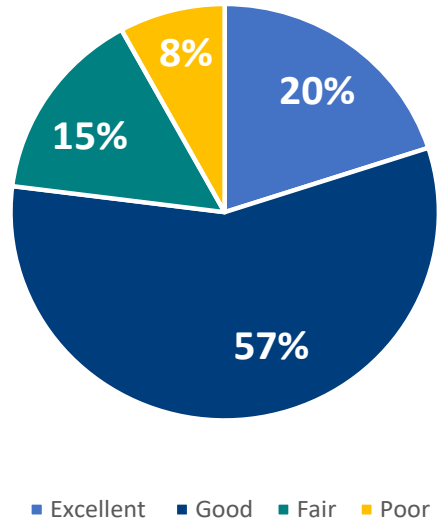
So, what does a "complete street" look like? Well, that depends. It looks different in different communities, based on their individual residents. In many cases, a complete street can mean curb ramps, audible or tactile signals for blind pedestrians, longer crossing times, smooth sidewalks and bike lanes that are free of obstacles, and transit stops that can be easily boarded.

In Negaunee, we will be using several approaches when implementing our complete streets policy. Our

key focuses will include, improving traffic flow, accommodating bike/snowmobile/ORV modes of traffic, creating a walkable downtown with reduced pedestrian-vehicle interactions, and accommodating underserved populations. These populations include those with physical conditions that require specialized parking and take into consideration the elderly members of our community.

To the right, is an informative graphic that reports on the current status of city sidewalks. We also have more comprehensive maps that show the exact condition for every sidewalk. Major improvements will begin on sidewalks under our USDA Water and USDA Sewer projects. Additional sidewalks will be repaired yearly as funds become available.

NEGAUNEE SIDEWALK NETWORK CONDITIONS





INFRASTRUCTURE INVESTMENT: STREETS - WATER - SEWER

Soon, the sounds of construction will fill the air for three to eight years. It's not the sound most people want to hear day-to-day, but this should be music to everyone's ears. However, this should be music to everyone's ears. This music is the sound of progress! The installation of new water mains, replacement of sewer mains, the paving of 5.21 miles or more, the replacement of sidewalks, and finally, addressing the concerns of alleyways.

City staff have been working with engineering consultants over the past year and a half to develop a comprehensive project. It stems from two main policy objectives.

Using our "dig once policy," we look for opportunities to couple projects together. For example, it would not

make sense for the city to pave a street with the knowledge that the water or sewer infrastructure underneath it needs to be replaced. This is why we design projects that provide maximum benefits that will save tax dollars.

One area of infrastructure that needs attention is alleyways. We all know our alleys are in rough shape. Unfortunately, the need for real repairs to our alleys is due to a lack of funding. However, at this year's budget discussion, City staff will present a plan to the City Council to pave nearly 70% of all alleyways in 2022.

How are we able to do all of this? A number of factors are allowing us to set these ambitious goals. These factors include, lower interest

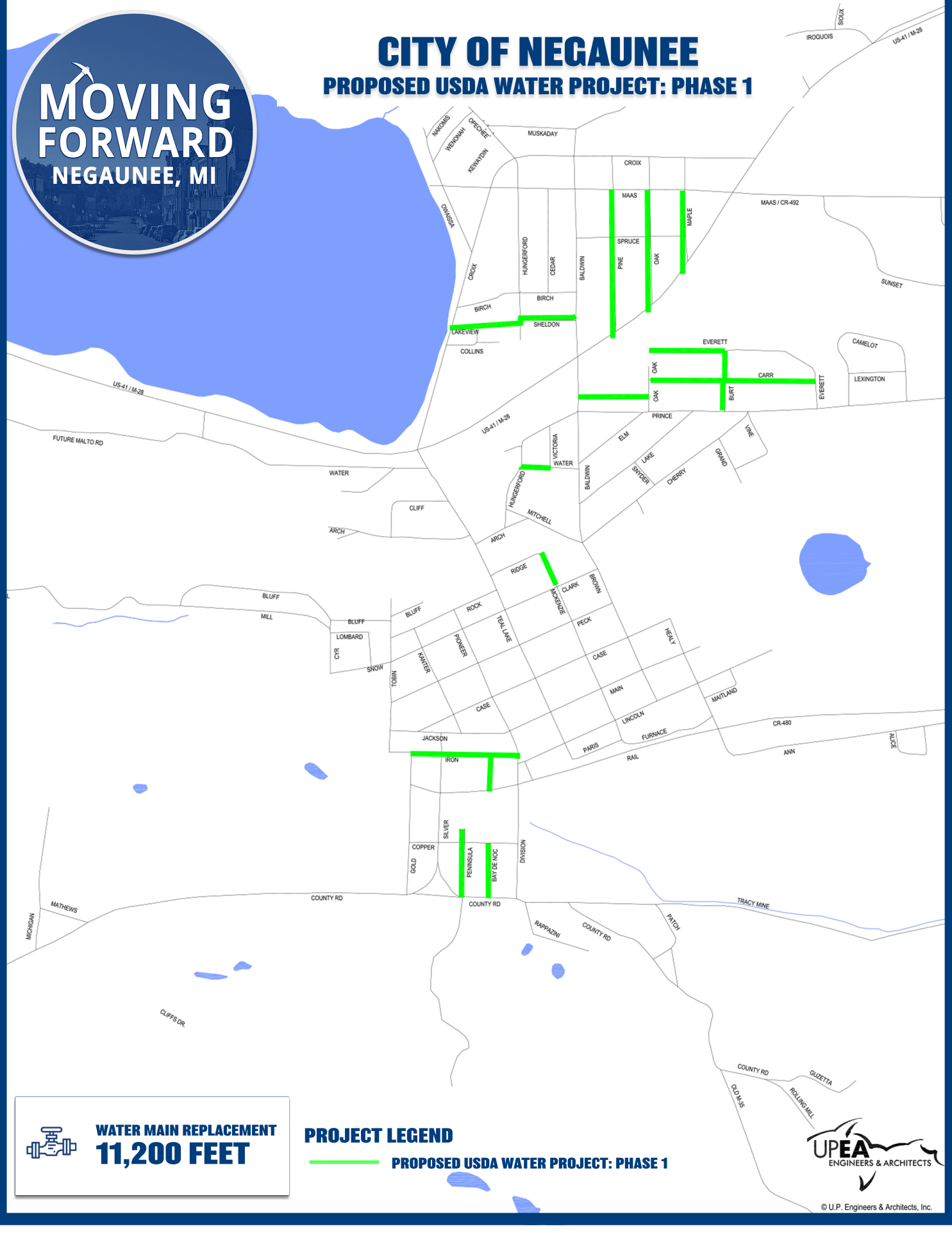
rates, the City's ability to obtain an increased number of grants, planning, proper and fair utility rates, and the widespread support of the City's streets millage in 2020.

Negaunee has unprecedented power to make real change happen quickly. As we make these vital investments in our community, it will display an important message to the outside world. A message that says, we are ready! We are ready for your family to move here, for you to build a home, for a business to expand, or for a start-up to open in Negaunee.



CITY OF NEGAUNEE

PROPOSED USDA WATER PROJECT: PHASE 1



WATER MAIN REPLACEMENT
11,200 FEET

PROJECT LEGEND

 **PROPOSED USDA WATER PROJECT: PHASE 1**



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NEGAUNEE RESIDENTS, THANK YOU FOR SUPPORTING THE EQUIPMENT MILLAGE!





PARKS & PLAYGROUNDS

THE CITY OF NEGAUNEE HAS BEEN AWARDED A \$125,700 MICHIGAN DEPARTMENT OF NATURAL RESOURCES TRUST FUND GRANT FOR THE CONSTRUCTION OF A PLAYGROUND NEAR THE NEWLY BUILT JIM THOMAS PAVILION. CONSTRUCTION WILL BEGIN IN 2022.

The new playground will consist of one or more large play structure and several smaller features. The layout of the park will be designed to allow for additional features in the future. Benches and tables will also be located in the area. A universal design access path, approximately 225 feet in length will connect the proposed playground and Jim Thomas Pavilion.

The overall estimated cost of the project is \$167,647.00, with the city having to contribute a minimum of 25 percent of the funding, equaling nearly \$42,000. "We hope to find other organizations as generous as the Lions Club who have pledged \$10,000 to assist us with the City's contribution. We also have in-kind services we will be able to apply to this grant as our match," Heffron said.



BEACH EXPANSION

The City of Negaunee has been awarded a grant in the amount of \$82,600 from the Michigan Department of Agriculture and Rural Development for their beach expansion project on Teal Lake.

The project will involve multiple upgrades to the Teal Lake shoreline beach area. These improvements are based on recommendations from the Michigan State University's Teal Lake Shoreline Climate and Health Adaptation Vision project which was completed in July of 2020.

The project nearly doubles the sand area of the beach from 1,000 square feet to 1,800 square feet. It will also relocate the street surface storm water discharge pipes and install an ADA ramp and beach mat.

The city was awarded two additional grants for this project. One from the West End Health Foundation and the other from the Ishpeming/Negaunee Community Fund. Construction will begin spring 2022.



ALL TRAILS LEAD TO NEGAUNEE

It's not all business and no play in Negaunee's Downtown. Our businesses bring in a large number of individuals looking for a drink, tasty meal, cozy place to stay, and local gifts to buy. These businesses are not the only thing that motivate visitors to come to our fair city, our local trails do as well. In recent years, investments have been made to complement the Iron Ore Heritage Trail (IOHT), a premier tourist destination in Marquette County.

One of these investments was the Jim Thomas Pavilion. The \$485,000 project was paid for with a great number of grants (\$291K grant from the Michigan DNR Trust Fund, \$70K from Cliffs & Eagle Mine MQT Co Community Fund, \$25K from the Iron Ore Heritage Recreation Authority, and \$8,500 from the Negaunee Area Community Foundation).

The project provided an outdoor eating area, a small kitchenette, restrooms, access to water, greenspace for large event tents, a main parking lot and one overflow parking lot, a bike repair station, and a trail head connector to the IOHT.

The IOHT is not the only trail that sneaks its way to

Negaunee. The ORV/Snowmobile trail, and state route #8 can play a vital role in helping make Downtown Negaunee economically successful! Unfortunately, this trail has not always been thought to be an economic aid.

"It has been long overdue that state route #8 has not been properly utilized to capture economic benefits for Downtown Negaunee businesses. Our Downtown businesses cannot survive on local dollars alone," Heffron said.

According to Heffron, the DDA will be working in the next few years to accommodate ORV/Snowmobilers in the downtown, but in limited locations. Parking areas along the trail system in the downtown will be improved, signage will be installed for better direction, informational kiosks and advertising will be made to attract and inform trail users, and programs will be created to help local businesses showcase Negaunee as a welcoming place for trail users.

ORV Snowmobile trail accommodations discussions will begin in 2022. Heffron said the design will not interfere with local traffic.





NEW DOCKS NEW ACCESS

The City of Ishpeming, the City of Negaunee, and the Rotary Club of Ishpeming have been notified by the Michigan Department of Natural Resources that they have been approved for a Recreation Passport Grant for the Teal Lake Dock Project. Both grants are being sought to improve the chances of partially funding the estimated \$152,000.00 cost of the project.

Both docks will be provided by EZ-Dock and will be of universal accessible design, one step higher than ADA standards. The docking system on the west-side (Ishpeming), will handle both canoes and kayaks. The east-side (Negaunee) will be able to handle canoes, kayaks, and the sculls used by the Marquette Rowing Club.

THE 25% REQUIRED GRANT MATCH HAS ALREADY BEEN SUCCESSFULLY RAISED.

Grants have been awarded by the following organizations: City of Ishpeming (\$5,000), City of Negaunee (\$5,000), Ishpeming Rotary Club (10,000), TruNorth Credit Union (\$1,000), West End Health Foundation (\$7,500), Ishpeming/Negaunee Community Fund (1,900.00), U.P. Rowing Club (\$1,000.00), and District #6220 Rotary Club (\$7,500). In total, \$38,900 has been raised, \$900 over the match required. Construction of this project will take place summer of 2022.





GET INVOLVED!

**City Manager &
Downtown Development Authority**
Nate Heffron
cmsecretary@cityofnegaunee.com
PH: 906-475-7700 Ext 11

Planning & Zoning
David Nelson
dnelson@cityofnegaunee.com
PH: 906-475-7700 Ext. 12

Department of Public Works
Mark Daavettila
mdaavettila@cityofnegaunee.com
Ph: 906-475-9991

Parks & Recreation Department
Derek Dushane
parksandrec@cityofnegaunee.com
PH: 906-475-7900

NEGAUNEE CITY COUNCIL MEETINGS

2nd Tuesday of every month
Negaunee Senior Center
7:00 PM



**MOVING
FORWARD**
NEGAUNEE, MI

Always looking ahead

THANK YOU TO OUR PARTNERS

