



# Calumet

**Stabilizing & Redeveloping a Unique  
Historic Place**



# Background

- Founded as Red Jacket in 1869, established as Calumet in 1929
- Township Population peaked in 1900 at 36,000 with 4,600 in the Village
- Calumet was unique in being a planned village with substantial buildings and infrastructure
- 1913-14 miner's strike led to first exodus of residents
- Depression led to another exodus
- Closure of last copper mines in 1969 led to final exodus
- Population today is 6,500 in the township and less than 800 in the village

# Background - Continued

- 1989 - Calumet designated as a National Historic District
- 1992 - Keweenaw National Historical Park established with Park HQ in Calumet
- 2002 - Calumet Civic and Historic District established
- 2004 - Main Street Calumet established
- 2013 - Historic District Ordinance revised to address Demolition By Neglect
- Partial Street improvement, building rehabs, and building stabilization
- Growth of active arts community

# Vision

Calumet is a community that is economically, environmentally, and socially healthy and resilient by creating a vibrant downtown that supports technology, manufacturing, innovation, arts, outdoor adventure enthusiasts, and heritage tourism; through effective governance supported by meaningful and broad-based citizen participation.

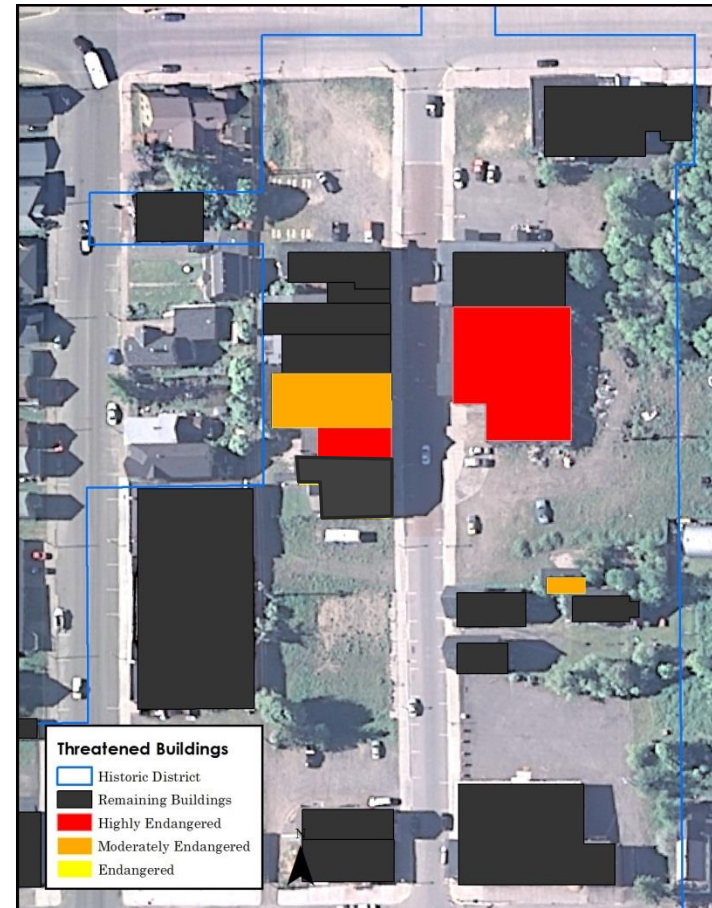
# The Challenge

- Loss of the fabric of the historic district
- Loss of 13 of 150 historic structures with another 12 threatened since 1989
- Fragmentation of downtown into diminishing clusters of buildings
- “Demolition by neglect” conditions by private owners
- Lack of Village financial resources due to decline of tax base
- Rental market dominated by low income housing

# Challenge - Fragmentation



# Challenge – Fragmentation



# Opportunity

- Houghton County's second largest tax base surrounds Calumet
- Area hosts traditional manufacturing, advanced manufacturing, and technology companies
- Gateway to a growing outdoor adventure sport industry in the Keweenaw (Copper Harbor Trails, Mt. Bohemia, Swedetown Trails, etc.)
- Heart of growing heritage tourism destination with KNHP
- TMA supports identified lack of appropriate mix of housing for talent demands of area's growing companies
- Growing redevelopment potential
- Enforceable demolition by neglect ordinance
- Collaborative effort engaged in pursuing redevelopment



# Opportunity

- Master plan underway with assistance from MSU and MML
- Keweenaw Economic Development Strategic Plan in place with goals that recognize the importance of revitalizing communities such as Calumet
- Coordination and cooperation among County Land Bank, County BRA, Village, KEDA, KNHP and others
- Morrison School redevelopment
- Quello and Kirby Buildings rehab underway
- 3 potential rehab projects being planned

# Opportunity



# Opportunity



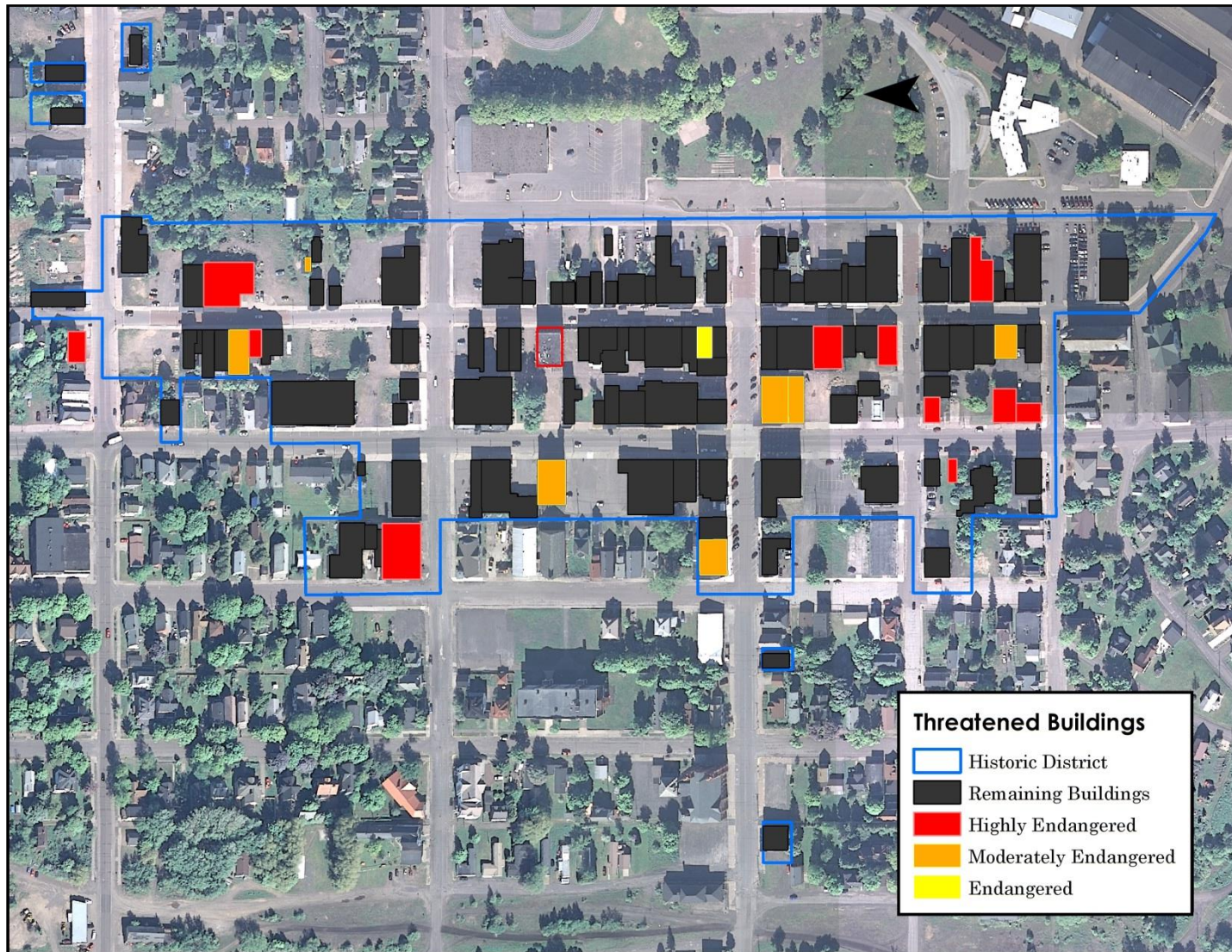
# Opportunity



# Our Ask

- Funds to stabilize three publicly owned buildings
- Funds to establish a revolving fund to allow the enforcement of HDC's demolition by neglect ordinance provision on private buildings
- Assistance with identifying developers and bringing them to the table

# Our Ask – Stabilization



# Our Ask – Stabilization



Croatian Coop Ca. 1902



Ruppe Block Ca. 1885



# Our Ask – Stabilization



Erkkila Buildings Ca. 1900



Aho Building Ca. 1895





# Our Ask – Stabilization



Herman Flats Ca. 1898



Palosarri Building Ca. 1900



# Our Ask – Stabilization



Curto Saloon Ca. 1900



Baer's Meat Market Ca. 1880



Sullivan Livery Ca. 1900



H&R Block Ca. 1890

# Our Ask – Stabilization

- Working with HDC, NPS architect, KEDA, MTU, and Village; created database of all downtown structures, assessed conditions, and prioritized
- Prepared a scope of work for each prioritized building and hired a professional construction cost estimator to develop costs
- Selected buildings represent over 81,000 square feet of real estate

# Our Ask - Stabilization

<b>Buildings Needing Stabilization</b>	<b>Ownership</b>	<b>Total</b>
426-428 5th St. – Erkkila Bldgs.	County	\$ 172,799
537 5th St. – Sullivan Livery	County	\$ 44,690
215 Portland – Curto Saloon	Village	\$ 25,124
400 7th St. - Croatian Coop	Bank	\$ 235,112
425 5th St. – Aho Bldg.	Private	\$ 81,409
211-213 5th St. – Ruppe Block	Private	\$ 173,375
100-102 6th St. - Palosaari Bldg.	Private	\$ 59,880
104-106 6th St. - Herman Flats	Private	\$ 144,955
201 5th St. - Baer Bros. Meat Market	Private	\$ 62,303
106-108 5th St. – Evergreen Restaurant	Private	\$ 85,795
113 6th St. - H&R Block	Private	\$ 21,866
<b>Total</b>		<b>\$ 1,107,310</b>
<b>Contingency (20%)</b>		<b>\$ 221,462</b>
<b>Total</b>		<b>\$ 1,328,772</b>

# Our Ask - Redevelopment



# Our Ask - Redevelopment

- Working with individual building owners to rehab properties is important
- Need to move away from ownership of buildings by individuals with no resources or willingness to maintain buildings
- Recognize that best way forward is to have experienced developers involved
- Need multi-building projects to make a difference
- Multi-building projects require knowledge and experience with tools, process and access to financing



**Thank You**

