DICKINSON AREA ECONOMIC DEVELOPMENT ALLIANCE

Fall Update 2026

Each September, we take the opportunity to share progress across our task force groups and initiatives and look ahead to the rest of the year. We're making many strides and building positive momentum to keep us focused now and through the rest of 2026.

EXECUTIVE COMMITTEE

Tony Edlebeck, Chair
Retired - City of Kingsford

Benjamin Wood, Vice Chair
Range Bank

Russ Kassin, Secretary/Treasurer
First National Bank & Trust

David Holmes
David Holmes Consulting LLC

Ryan Danielson
Danielson Insurance Agency

DIRECTORS

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First Bank

Nikki Bowers,
Systems Control, a Hubbell brand

Theresa Caylor
M.J. Electric

Natalie Chmiko
Lake Superior Community Partnership

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BOSS Snowplow

Ryan Gordon
Stephens Real Estate

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Bay College

Sereena Johnson
Trident Maritime Systems

Jacob Lynch
Ryan & Lynch Law

Paul Meneghini
Enbridge

Trenton Rankin
Marshfield Medical Center-Dickinson

Dr. Phil Shealey
VA Medical Center

Joe Stephens
Dickinson County

Steve Verrette
Champion, Inc.

HIGHLIGHTS

Our Task Force groups have been very active January through August of this year. Our Infrastructure and Housing Development Task Force continues to work on housing initiatives, including meeting with local developers, conducting an updated Housing Needs Assessment, and working on access to state funding. The Small Business Retention and Growth Task Force has hosted a Small Business Lunch Meet for Dickinson Area businesses and is planning another topic to present in the fall. The Talent and Education Task Force continues to work on the talent pipeline with area schools and industry, while the Government Relations Task Force focuses on building strong relationships with elected officials and offering legislative tours at area businesses. We have continued to build our network with partners across the region and the State of Michigan. We also continue our advocacy efforts in Wisconsin.

Our work is made possible by the time, investment and expertise of The Alliance investors. We are grateful for the experience and value you bring to our organization, and we appreciate your volunteer hours supporting our task force groups and initiatives.

Mindy Meyers
Executive Director
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BUSINESS DEVELOPMENT ACTIVITY

January – August 2026

BUSINESS DEVELOPMENT EFFORTS

6	Site Location
2	Biz Plan
1	Tech Assistance
28	Financing
6	Marketing Assistance
154	Information Shared/Consult
21	Advocacy
59	Retention
36	Talent
1	Succession Planning

TOTAL MEETINGS: 154

39	Partner Meeting
45	Project Meeting
60	Retention/Expansion
10	Advocacy

INDIVIDUAL VOLUNTEERS: 108

430	Estimated Combined Volunteer Hours through August

GOVERNMENT RELATIONS & ADVOCACY

Advocating for businesses and our community.

Joe Stevens, Chair
Dave Brisson, Dale Cook, Mark Pontti, Trenton Rankin

- Ski Jumps Legislative Reception in February with 60 attendees
- Spring visits in Lansing with legislative and department leaders and the Governor
- Hosted Legislative tour at LP Sagola with Elected Officials
- Building Relationships with Local, State, and Federal Elected Officials
- Expanding Relationships with Elected Officials in Wisconsin
- Hosting a Legislative tour at Billerud after elections in November

SMALL BUSINESS RETENTION & GROWTH

Promoting and acknowledging the value of businesses in our community.

Ryan Danielson, Chair
Benji Wood, Suzanne Larson, Nicole Lutz, Kevin Hanson, Jake Hogberg, Jeffery Van Holla

- Hosted a Small Business Lunch Meet with presentations on Modern Cyber Security Risks with Evan Rice from GuideStar and Bridging the Gap in a Multigenerational Workplace by David Holmes, David Holmes Consulting LLC
  - 45 attendees
  - Key take a ways on cyber security and how to best protect yourself and your business and how to communicate in a multigenerational workplace
- Hosting a Small Business Lunch Meet with topics on how to prepare for tax changes with the Big Beautiful Bill
  - Tentative date October 28 or 29
- Loyal 2 Local Succession into The Alliance Small Business Investor Tier
  - Since its inception, Loyal 2 Local has proudly inspired residents to reinvest in the Dickinson area by shopping locally and raising awareness of the positive economic impacts of doing so. The program celebrated the small businesses that make our area unique. We are fortunate to live and work in a community that supports local first.
  - With the L2L mission successfully rooted in our community, and to better coordinate our economic development goals, we are excited to introduce a new Small Business Investor tier with the Dickinson Area Economic Development Alliance for Loyal 2 Local participants.

Many thanks to the Loyal 2 Local Planning Committee for their commitment to supporting local businesses and their efforts in the transition.

- Shana Thompson-Hegy, Danielson Insurance, Chair
- Kevin Hanson, Office Planning Group
- Nicole Lutz, C.J. Graphics
- Pete Tomassoni, Recreation Lanes
- Christie Lofholm, Edelweiss Coffee

INFRASTRUCTURE & HOUSING DEVELOPMENT

2026 FALL UPDATE

Improving access to infrastructure data and encouraging new development opportunities.

Tony Edlebeck, Chair
Brian Bousley, Luke Carey, Dale Cook, Ryan Gordon, Jim Harris, Gary Hoaglund, Kyle Mulka, Julia Miller, Ryan Soucy, Jordan Stanchina, Mike Stelmaszek, Dan Stoltman, Joe Stevens, Michelle Ball, Tim McCauley

- Advocacy for new housing development tools: MI Neighborhood Program, MEDC Developer Tools, Tax Increment Financing, Build U.P. fund through InvestUP, MSHDA Housing Tif.
- Collaborating with Anne Giroux, Build UP Director of Development and Investment Services with Invest UP
- Conducting an updated Housing Needs Assessment for Dickinson County with CUPPAD.
- Creating a Michigan and Wisconsin Housing Tools Comparable
- Brownfield Authority Projects: Pine Mountain, Venue 906 and Appliance and Furniture Mart.
- Landbank Projects: Constructing homes on Lehman Ave. and renovated and and sold house at 400 Birch St. Kingsford.
- Building permits were pulled between Jan – June, resulting in new homes
- Moyle Construction along with Allen Edwin Homes will construct 4 new homes in the City of Norway and 7 new homes in the City of Kingsford.
- McCole and Company plans 3 new Duplexes in Kingsford.
- The City of Kingsford approved an Attainable Housing District that offers temporary tax abatements to incentivize the investment, construction, or rehabilitation of rental housing with four or fewer units in the Breitung and Kingsford Heights Area of Kingsford.
- The City of Kingsford established Neighborhood Enterprise Zones (NEZ) under Michigan's Public Act 147 of 1992 to promote the development and rehabilitation of residential rental housing in Subdivisions in the Breitung Area of Kingsford except those along the Menominee River.
- Kingsford is continuing with a multi-year water main and water service line replacement project in the city. This work is being accomplished due to the State of Michigan mandate to replace all water services that contain any lead components. In addition, the streets are being reconstructed that includes replacing curbing and much of the sidewalks.
- Iron Mountain has begun major water and sanitary sewer replacement projects in addition to replacing some individual water service lines containing lead as part of the ongoing Michigan State mandate.
- Breitung Township is endeavoring on a project to upgrade the water system in East Kingsford in addition to replacing water services containing lead.
- Norway is in the process of identifying any remaining water services containing lead components that require replacement.

INFRASTRUCTURE & HOUSING DEVELOPMENT (CONTINUED)

- The Dickinson County Ford Airport continues to expand. New hangars are being constructed, both private and county owned. The County continues to evaluate additional developments of the airport properties.
- The County Road Commission is continuing with Townships to make improvements to various county and township roads throughout the County.
- The County Road Commission received non motorized funding to install 5 foot wide walking-biking lanes on both sides of Pine Mountain Road
- The City of Iron Mountain and the Michigan Department of Transportation are continuing discussions to make improvements for traffic control in the area of US 2 and the Home Depot, Culver's, Carlo's, Aldi's Area.
- The Michigan Department of Transportation has announced the plan to construct a roundabout at the intersection of US 141 and the Breitung Cut Off.

HOUSING DEVELOPMENT ACTIVITY

January – August 2026

HOUSING EFFORTS & MEETINGS

24	Hours Spent with Local Developers
5	Emerging Developers Assisted
4	Projects Supported
42	Units in the Pipeline
3	Brownfield Educational Meetings

Iron Mountain/Kingsford/City of Norway, and Township Association

TALENT & EDUCATION

Recruit, retain, and grow the talent needed to support our employers' workforce needs.

Sereena Johnson, Chair
Justin Cowen, Michelle Copley, Tanya Hiltonen, David Holmes, Lisa Villringer, Joe Tinti, Shelly Petrusch, David Lindbeck, Aaron Yonke, Jerry Sardina, Sara Pericolosi, Megan Elsey, Jason Sullivan, Amy Gibbs, Susan Moll, Brandon Jerue, Eric Printz, Ryan Holm, Ann Kresel

- The CTE Magazine was released in late spring, highlighting career paths and educational options for students to gain the skills and knowledge to be successful right out of high school.
- Recognized area seniors pursuing a skilled trades career through the CTE Grad Recognition Program
- Preparing for Manufacturing Day on October 2 at Bay College Iron Mountain Campus for 300 ninth-grade students to experience the hands-on skills needed by our local manufacturers. Participating Manufacturers include, Billerud, Boss, CCI, Loadmaster, Michigan Manufacturing Technology Center, Nelson Paint, and Trident
- Planning Healthcare Career Day on February 19 for area tenth-grade students to experience hands-on healthcare careers needed by our local healthcare employers.
- Gathering Student Exit Data from all local schools
- Creating Industry Directory for Educators
- Migrating the CTE Magazine from PDF format to web-based format on The Alliance website for better user-experience (daeda.org/shift)

MARKETING, COMMUNICATION, & BRANDING

Communicating the benefits of living, working, and investing in the Dickinson Area.

Elsa Pontbriand (efp communiqué) and Lake Superior Community Partnership

- Created Alliance investor toolkit
- Developed and rolled out Small business/L2L integration and succession planning
- Created new blog posts about grants and placemaking
- Created promotional materials for Healthcare Career Day and the Small Business Retention and Growth Task Force Lunch Meet
- Working on Manufacturing Day communication plan and implementation
- Belong Dickinson
  - Produced and released stories featuring Breitung Township Schools, M.J. Electric, and Bay College.
  - Producing BOSS Snowplow story (ETA: October deployment)
  - Presented Belong Dickinson to Michigan Economic Developers Association and Iron Mountain-Kingsford Rotary Club
  - Created winter and spring seasonal guides
  - Developed and deployed Small Business Belong program.

BELONG DICKINSON

The living and working initiative of The Alliance.

Quality of life increases when individuals find community where they are united with others through shared interests. This initiative tells the story of living and working through the eyes of an employee by exploring employment, community involvement, and the relationships resulting from feeling a sense of belonging when living and working in the Dickinson area.

Elsa Pontbriand, efp communiqué and Seth Anderson, Mountain Media House

How to participate

Belong Dickinson is an investor-sponsored multi-media talent recruitment and retention initiative. It is open to all investors for an additional fee. Contact Mindy to set up a meeting.

Full Belong Program
$5000.00
Includes podcast episode, story feature video, business profile feature, story feature, 7 social media posts, photo gallery.

Small Business Belong Program
$1650
Includes business profile feature, story feature, photo gallery, 4 social media posts