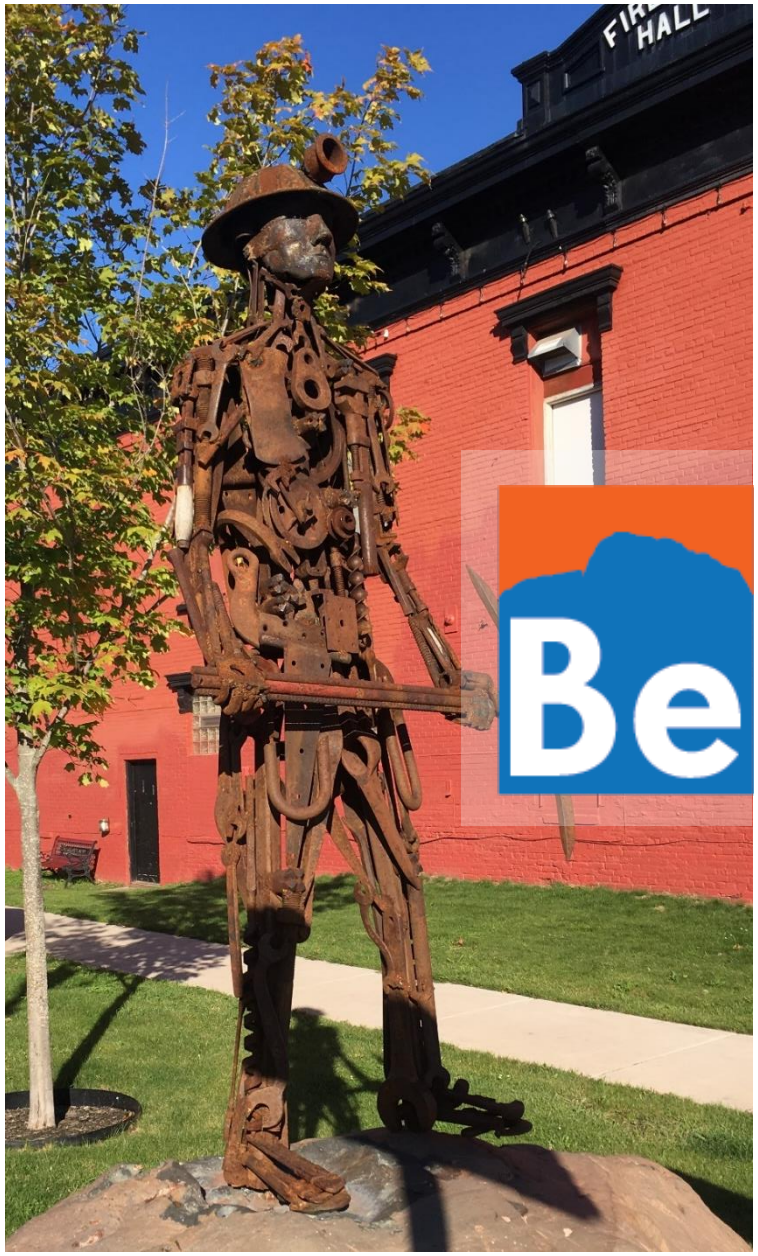


Be Industrious

Michigan Bessemer

Why Locate to Bessemer, MI

- We're kind of **awesome** when it comes to working with businesses. We've had over 13 businesses starting in the past 4 years that are still in business so we know how to help you find your feet in Bessemer.
- Prior to the pandemic, the City of Bessemer's unemployment rate is 5.3% while the country's average was 3.9%. In June of this year our unemployment rate was 5.2%. This means **we have workers ready to get working.**
- The City of Bessemer is **Redevelopment Ready Certified** which means the State of Michigan acknowledges that we deal quickly and efficiently with developers and businesses. We cut through our bureaucratic tape as much as we can.
- The cost of living in Bessemer is considerably lower than the national average. A typical starter house can be purchased for $50,000 to $100,000 meaning **wages go further in Bessemer**.
- The City of Bessemer has available land in their Industrial Park. Our industrial park is **a hop, skip and a jump off US-2**, a federal trucking route. The road leading from US-2 through our industrial park is a Class A Road which allows for year round, **interruption-free shipping** to and from the sites.
- The Upper Peninsula is the **best place to be if you're worried about climate change**. Don't just take our word for it, take fivethirtyeight.com's word. We are projected to avoid the increased risks of sea level rise, drought, tornadoes, hurricanes, wildfires, and disease-carrying mosquitoes. We are already seeing climate refugees moving here from California and other western states.
- We stay on our toes to keep Bessemer prospering. Between 2017 and 2023, the City of Bessemer will have **invested over $29,000,000** in our infrastructure to ensure we can continue to provide high quality services to our residents and businesses alike.
- The City of Bessemer is **actively recruiting young workers** through a marketing campaign. The campaign is being pushed to millennials out west. We are highlighting our **premier mid-west outdoor adventures** combined with our low cost of living to attract millennials out-priced in the west.

Overview

- Bessemer is smack in-between Ironwood and Hurley to the west, Wakefield to the east, and Lake Superior to the north. Highways 2 and 28 connect Gogebic County to its economic region. Bessemer is sitting cozy on US-2 which links the city to Duluth and Iron Mountain. It has an average traffic count of 10,600 vehicles daily. Highway 28 links the area to Marquette.
- The Gogebic-Iron County Airport in Ironwood Township provides cheap commercial service to Chicago and Minneapolis and serves general aviation uses.
- Manufacturing makes up 12.5% of employment in Gogebic County indicating that we have a strong base of workers skilled in manufacturing. Education, health, and social services make up 23.4% of employment in Gogebic County. Arts/entertainment, recreation, hospitality, and retail make up 13.2% of countywide employment.
- With a 5.2% unemployment rate in Bessemer, we have a work force looking to lace their boots up and get working!

The City of Bessemer from one of our bluffs

Incentives

If all checks out, the City of Bessemer, is very willing to work with you. In exchange for bringing jobs to our area, we can work to give you quite the deal on the cost of the land. Likewise, the city will strongly entertain giving you a good tax break on any new building or personal property. The state will let us grant up to 50% tax break on real and personal property for up to 12 years. Check out our Tax Abatement and Incentive policy for more information. We are working with another business on this right now. Vicki Schwab with Michigan Economic Development Corporation knows more about this process and her number is 906-235-9208.

City Hall in downtown Bessemer

Other Incentives

- PA 198 1974 Industrial Property Tax Exemption
- PA 255 1978 Reinstated 2009 — Commercial Redevelopment Tax
- PA 210 -2005 — Commercial Rehabilitation Tax
- PA 328 — 1998 — Personal Property Tax Relief in Distressed Communities
- PA 146 2000 — Obsolete Property Rehabilitation Act
- PA 198 New Warehousing, Distribution and Logistics Facilities in Border Counties
- The City will also consider other Tax Increment Financing options

Investment into Bessemer

Iron Belle Trail in Bessemer

We like to put our best foot forward. The City of Bessemer is very proactive in improving our Community. Between 2017 and 2023 we will have invested over $29,000,000 into our infrastructure. This includes roads, water, sewer, and sidewalks to ensure a healthy, vibrant community today and tomorrow.

Not only is the City of Bessemer committed to updating our infrastructure, we are also committed to helping businesses grow and thrive. The city has started a pop-up shop program that has assisted 13 businesses starting up in the past 4 years. We are also working with downtown business owners to provide façade assistance and help build a fun and vibrant downtown.

To help current and future residents connect with our community, and fall head over heels with us, we are focused on building a trail system through town. The Iron Belle, non-motorized, paved trail, connects us with the neighboring communities of Ironwood and Ramsay. We are building trails off this to each of our neighborhoods to improve all of our resident's quality of life.

You can find more information about our plans by checking out our Master Plan at CityofBessemer.org

Major Employers in Gogebic County

- Lac Vieux Desert Band of Lake Superior Chippewa Indians (Watersmeet) | Tribal Gov't
- Bessemer Plywood Corporation (Bessemer) | Wood Manufacturing
- Extreme Tool & Engineering (Wakefield) | Metal Manufacturing
- Gogebic-Iron County Airport (Ironwood Township) | Transportation
- First National Bank of Wakefield | Financial Services
- Lac Vieux Desert Resort and Casino (Watersmeet) | Entertainment
- Indianhead Mountain Resort (Wakefield) | Recreation
- Big Powderhorn Mountain Resort (Bessemer) | Recreation

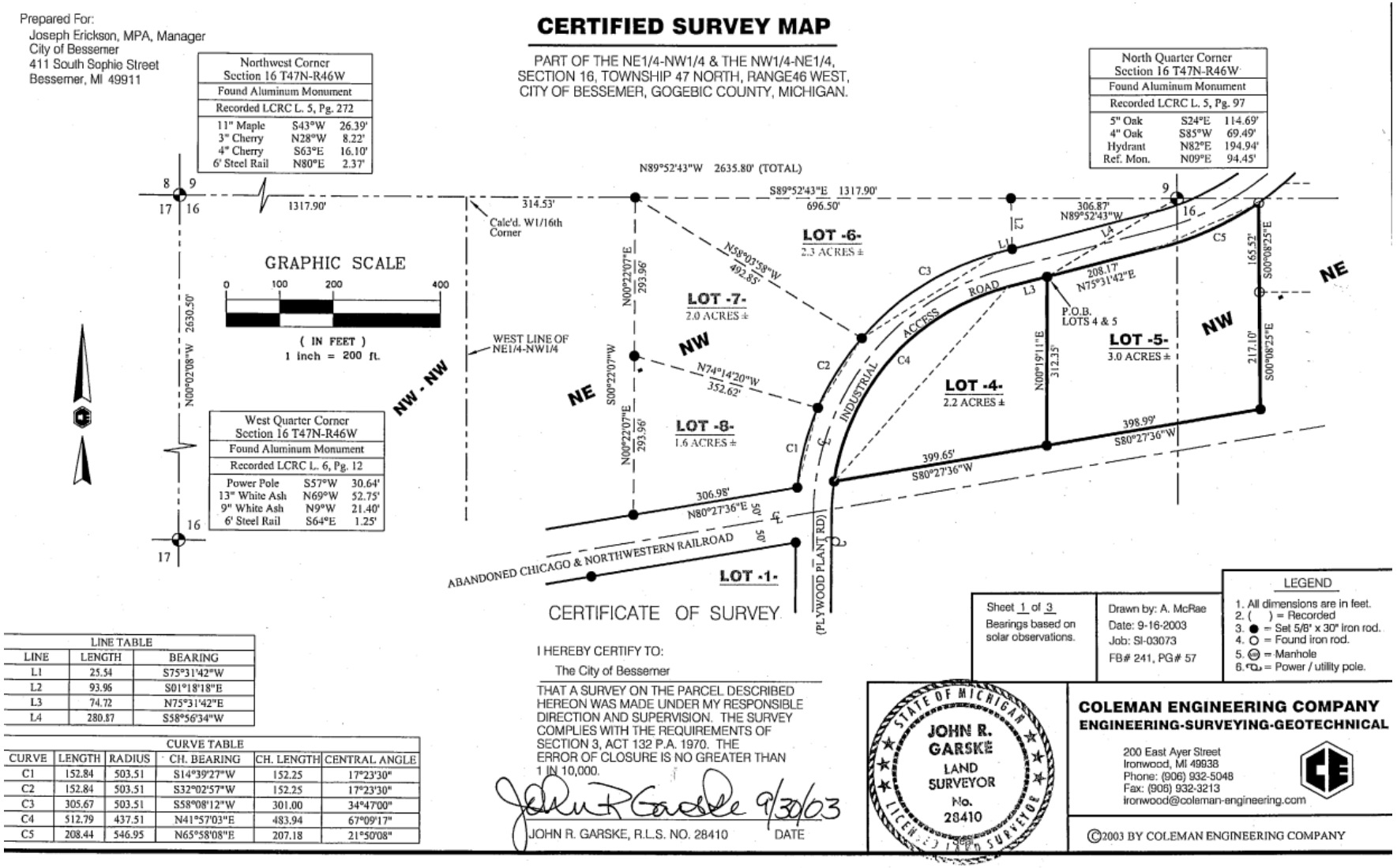
Bob, the owner of the regionally famous Bread of Life, holding fresh pasties.

You can bet your boots that we have the best property available

Lot 5: Industrial Access Rd

- Lot Size: 3 acres
- Location: GPS coordinates are 46.47714, 90.06366, north-east of John Hellman and Son's
- Zoning: Light Industrial
- Building size: none
- State Equalized Value: $0 (city owned)
- Utilities on Site: Water, Sewer, Gas, Internet up to 60 Mbps
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Map of Lot 5


CERTIFIED SURVEY MAP
PART OF THE NE1/4-NW1/4 & THE NW1/4-NE1/4, SECTION 16, TOWNSHIP 47 NORTH, RANGE46 WEST, CITY OF BESSEMER, GOGEBIC COUNTY, MICHIGAN.
Prepared For:
Joseph Erickson, MPA, Manager
City of Bessemer
411 South Sophie Street
Bessemer, MI 49911
Northwest Corner Section 16 T47N-R46W
Found Aluminum Monument
Recorded LCRC L. 5, Pg. 272
11" Maple S43°W 26.39'
3" Cherry N28°W 8.22'
4" Cherry S63°E 16.10'
6' Steel Rail N80°E 2.37'
North Quarter Corner Section 16 T47N-R46W
Found Aluminum Monument
Recorded LCRC L. 5, Pg. 97
5" Oak S24°E 114.69'
4" Oak S85°W 69.49'
Hydrant N82°E 194.94'
Ref. Mon. N09°E 94.45'
West Quarter Corner Section 16 T47N-R46W
Found Aluminum Monument
Recorded LCRC L. 6, Pg. 12
Power Pole S57°W 30.64'
13" White Ash N69°W 52.75'
9" White Ash N9°W 21.40'
6' Steel Rail S64°E 1.25'
GRAPHIC SCALE
0 100 200 400
(IN FEET)
1 inch = 200 ft.
N89°52'43"W 2635.80' (TOTAL)
S89°52'43"E 1317.90'
696.50'
1317.90'
314.53'
Calc'd. W1/16th Corner
2630.50'
N00°02'08"W
WEST LINE OF NE1/4-NW1/4
NW - NW
NE
NW
LOT -6- 2.3 ACRES ±
LOT -7- 2.0 ACRES ±
LOT -8- 1.6 ACRES ±
LOT -4- 2.2 ACRES ±
LOT -5- 3.0 ACRES ±
LOT -1-
N58°07'58"W 492.85'
N74°14'20"W 352.62'
N00°22'07"E 293.96'
S00°22'07"W
306.98'
N80°27'36"E
399.65'
S80°27'36"W
398.99'
S80°27'36"W
306.87'
N89°52'43"W
208.17'
N75°31'42"E
P.O.B. LOTS 4 & 5
N00°19'11"E 312.35'
165.52'
S00°08'25"E
217.10'
S00°08'25"E
INDUSTRIAL ACCESS ROAD
(PLYWOOD PLANT RD)
ABANDONED CHICAGO & NORTHWESTERN RAILROAD
50'
LINE TABLE
LINE LENGTH BEARING
L1 25.54 S75°31'42"W
L2 93.96 S01°18'18"E
L3 74.72 N75°31'42"E
L4 280.87 S58°56'34"W
CURVE TABLE
CURVE LENGTH RADIUS CH. BEARING CH. LENGTH CENTRAL ANGLE
C1 152.84 503.51 S14°39'27"W 152.25 17°23'30"
C2 152.84 503.51 S32°02'57"W 152.25 17°23'30"
C3 305.67 503.51 S58°08'12"W 301.00 34°47'00"
C4 512.79 437.51 N41°57'03"E 483.94 67°09'17"
C5 208.44 546.95 N65°58'08"E 207.18 21°50'08"
CERTIFICATE OF SURVEY
I HEREBY CERTIFY TO:
The City of Bessemer
THAT A SURVEY ON THE PARCEL DESCRIBED HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THE SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, ACT 132 P.A. 1970. THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 10,000.
JOHN R. GARSKE, R.L.S. NO. 28410
DATE
Sheet 1 of 3
Bearings based on solar observations.
Drawn by: A. McRae
Date: 9-16-2003
Job: SI-03073
FB# 241, PG# 57
LEGEND
1. All dimensions are in feet.
2. ( ) = Recorded
3. ● = Set 5/8" x 30" Iron rod.
4. ○ = Found Iron rod.
5. MH = Manhole
6. = Power / utility pole.
STATE OF MICHIGAN
JOHN R. GARSKE
LAND SURVEYOR
No. 28410
LICENSED PROFESSIONAL SURVEYOR
COLEMAN ENGINEERING COMPANY
ENGINEERING-SURVEYING-GEOTECHNICAL
200 East Ayer Street
Ironwood, MI 49938
Phone: (906) 932-5048
Fax: (906) 932-3213
ironwood@coleman-engineering.com
©2003 BY COLEMAN ENGINEERING COMPANY

Lot B

- Zoning: M-2 General Industrial
- Size: approx. .9 acres.
- Utilities: No Water, No sewer, Gas, Internet up to 60 Mbps, electric
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot C

- Zoning: M-2 General Industrial
- Size: approx. .5 acres.
- Utilities: Water, No sewer, Gas, Internet up to 60 Mbps
- Possibilities: storage building
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot D

- Zoning: M-2 General Industrial
- Size: approx. 1 acres.
- Utilities: Water, sewer, Gas, Internet up to 60 Mbps
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot E

- Zoning: M-2 General Industrial
- Size: approx. .75 acres.
- Utilities: Water, No sewer, Gas, Internet up to 60 Mbps
- Possibilities: storage building
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot E max
.75 acres
51-17-500-350
CITY OF BESSEMER
Lot B max
.9 acres
51-17-000-851
CITY OF BESSEMER
Kalla Rd
Lot D max
1 acre
Lot C max
.5 acres

Lot F

- Zoning: M-1 Light Industrial
- **Size: approx. 4.5-5.7 acres.**
- Utilities: Water, sewer, Gas, Internet up to 60 Mbps
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot I

- Zoning: M-1 Light Industrial
- Size: approx. 1.45 acres.
- Utilities: short jog for both water, sewer, Gas, Internet up to 60 Mbps
- Lot can be combined with Lot J
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot J

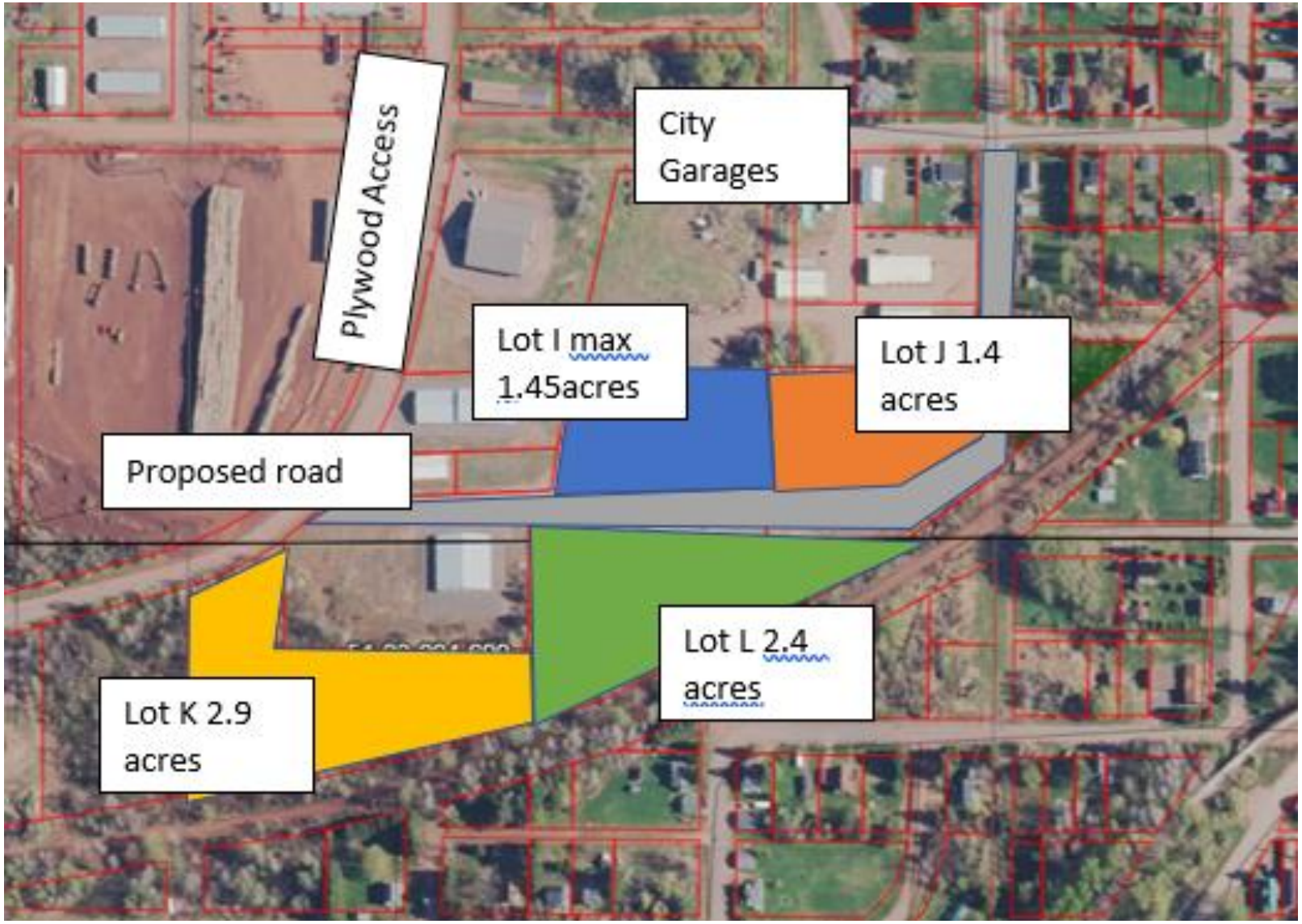
- Zoning: M-1 Light Industrial
- Size: approx. 1.4 acres.
- Utilities: short jog for both water, sewer, Gas, Internet up to 60 Mbps
- Lot can be combined with Lot I
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

Lot K

- Zoning: M-1 Light Industrial
- Size: approx. 2.9 acres.
- Utilities: sewer and water onsite, Gas, Internet up to 60 Mbps
- Lot can be combined with Lot L and Lot 5
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311

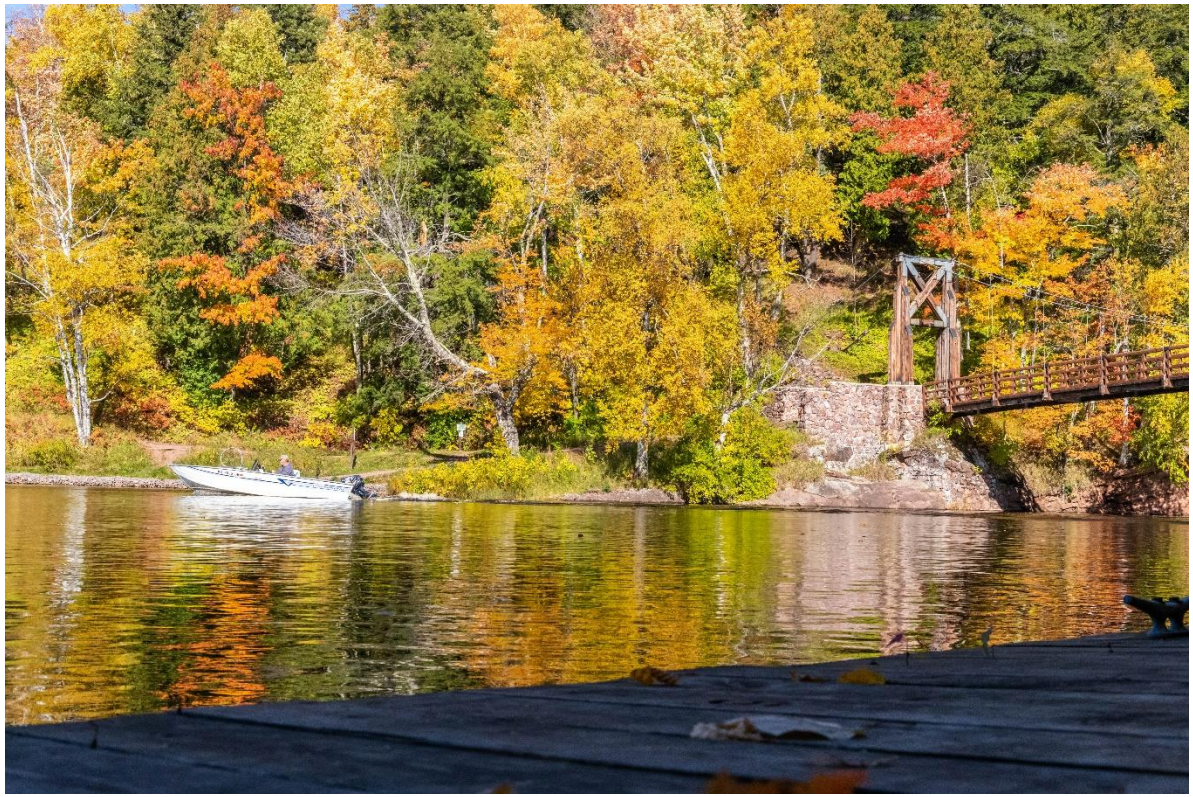
Lot L

- Zoning: M-1 Light Industrial
- Size: approx. 2.4 acres.
- Utilities: short jog for both water, sewer, Gas, Internet up to 60 Mbps
- Lot can be combined with Lot K and Lot 5
- Owner: City of Bessemer
    - Address: 411 S. Sophie, Bessemer, MI 49911
    - Phone Number: (906) 663-4311


Plywood Access
City Garages
Lot I max 1.45acres
Lot J 1.4 acres
Proposed road
Lot L 2.4 acres
Lot K 2.9 acres

Zoning Requirements, the fun stuff

We do our best to make the zoning pain free. In fact, the state reviewed our zoning process and routinely checks in on people who go through our zoning process to see how we are doing. They certified us as a Redevelopment Ready Community because we work with businesses so well. See our Guide to Development on our website, CityofBessemer.org for more information.



Black River Harbor, 15 minutes outside Bessemer

Business Contacts

Governments and non-profits

- City of Bessemer: City Manager, 906-663-4311
- Gogebic County: 906-667-0411
- Ironwood Chamber of Commerce: 906-932-1122
- Western Upper Peninsula Planning and Development Region: 906-482-7205
- Access Management, Michigan Department of Transportation: 906-875-6644
- Gogebic County Soil Erosion and Sediment Control: 906-663-4512

Energy Providers

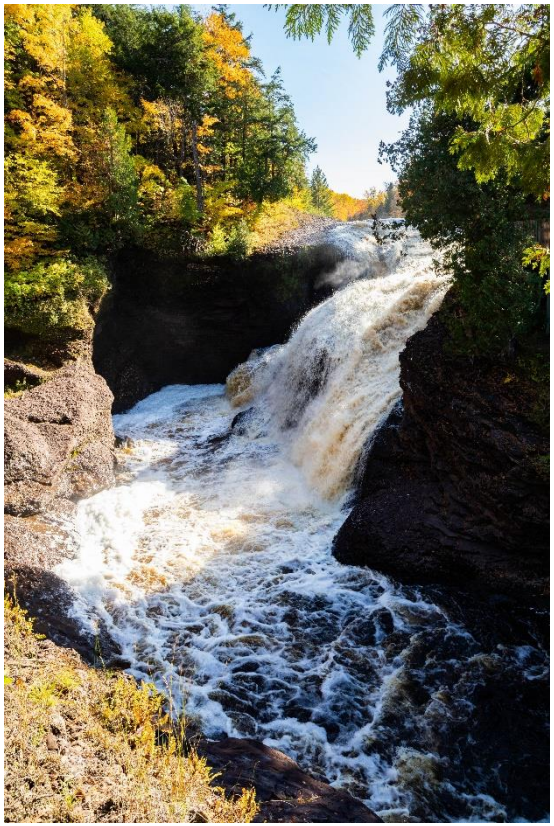
- Xcel Energy for gas and electric: 1-800-481-4700

Internet Providers

- Gogebic Range: 906-842-3394
- Charter: 855-757-7328
- AT&T: 866-861-6075

Garbage Services

- Republic Services: 715-477-0077
- Gogebic Range Solid Waste Management: 906-932-0600



Rainbow Falls, one of hundreds of gorgeous waterfalls in the two-county area.