



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING

City Hall Chambers – 1100 Delta Avenue

July 28, 2026

8:15 AM

MINUTES

CALL TO ORDER

DDA Chairperson, Jay Bostwick, called the meeting to order at 8:15 AM ET.

1. Roll Call

PRESENT	ABSENT
Daniel Becker (Arrived at 8:17 AM)	Nathan Neumeier (Excused)
Jacob Taylor	
Jay Bostwick	
Jason Lippens	
Joe Thompson	
Kyle Closs (Arrived at 8:17 AM)	
Robert LeDuc	
Parker Grzybowski	

PUBLIC COMMENT

Morgan Frappier, Manager of the Dew Drop Family Restaurant, reiterated comments made at the previous meeting regarding the impact of food trucks on her employer and on her personal circumstances.

Brooke Johnson, owner of the Gladstone Dairy Flo, spoke as a follow-up to her statement made at the July 21, 2026 meeting. She stated that her business experienced positive sales during the Farmers Market from 3:00 p.m. to 6:00 p.m. the previous evening. She also discussed previous concerns regarding road closures and communication related to road closures and food truck scheduling, noting that she had since reviewed the remaining food truck schedule for the market season and expressed confidence in her ability to continue those discussions with the involved parties.

A statement was read by Patricia West on behalf of Amanda Phillips, who was unable to attend the meeting. The statement addressed concerns regarding food trucks operating in the downtown, the economic impact of recent minimum wage legislation, the Dew Drop Family Restaurant's community fundraising efforts, parking availability in the downtown, a follow-up request regarding the Michigan Municipal League, and concerns related to the conduct of the Board and staff at the previous meeting.

APPROVAL OF MINUTES

Motion made by Closs, seconded by Taylor to approve the regular meeting minutes of May 26, 2026, June 16, 2026, July 21, 2026.

Voting Yea: Becker, Taylor, Lippens, Closs, LeDuc, Grzybowski

MOTION CARRIED.

2. **Regular Meeting Minutes - May 26, 2026**
3. **Regular Meeting Minutes - June 16, 2026**
4. **Regular Meeting Minutes - July 21, 2026**

FINANCIALS

5. May Financial Reports

West provided an overview of the May financial reports.

CONFLICTS OF INTEREST

None.

ADDITIONS TO THE AGENDA

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

6. Rocking For Bay | Waiving Market Square Rental Fee

Motion made by Becker, seconded by Closs to waive the Market Square Rental Fee for the Rocking For Bay fundraiser event on August 29th, 2026.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

7. Future Business After Hours

Motion made by Closs, seconded by Taylor to direct staff to begin planning for the Downtown Development Authority to serve as the lead organizer of Business After Hours beginning in 2027, in coordination with the Delta County Chamber of Commerce and other community partners.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

8. Recommendation to Update Chapter 10 - Businesses (Mobile Food Vendor)

Motion made by Taylor, seconded by Grzybowski to direct staff to work with the City Clerk to prepare proposed amendments to Chapter 10 (Businesses) of the City Code establishing a modern regulatory framework for mobile food vendors and to return with a draft ordinance amendments and a companion Downtown Mobile Food Vendor Policy for future consideration by the Downtown Development Authority.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

9. Buy Nearby Promotional Campaign (October 2-4)

Motion made by Grzybowski, seconded by Becker to approve the City of Gladstone DDA's participation in the Michigan Retailers Association's Buy-Nearby Weekend promotional campaign for October 2-4, 2026, and authorize staff to coordinate marketing efforts and business outreach in support of the initiative.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

10. Michigan Downtown Association Workshop | Marquette Township Hall

Jay Bostwick, Parker Grzybowski, and Kyle Closs were the three DDA board members identified to attend the Michigan Downtown Association's Workshop at the Marquette Township Hall on August 6, 2026. Rob Spreitzer, Samantha Gaudino, and Patricia West also plan to be in attendance.

11. The Great Gladstone Harvest Fest

Motion made by Closs, seconded by LeDuc to authorize staff to coordinate and promote The Great Gladstone Harvest Fest on Sunday, October 25, 2026, including partnerships with participating businesses and organizations to facilitate the Harvest Market, downtown trick-or-treating, free pumpkin giveaway, and related seasonal activities with a budget of up to \$1000.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

12. Veteran Affairs Capture Discussion

Motion made by Closs, seconded by Thompson to table the discussion while expressing a willingness to revisit the matter if a representative of the affected taxing jurisdiction initiates the request.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

CITY COMMENTS & REPORTS

In addition to the items below, Gaudino shared that the author, J.L. Hyde, will be conducting a book signing at the Farmers Market on August 3rd.

13. Facade Grant Subcommittee

West shared that the Facade Grant Subcommittee will convene in the coming weeks in preparation for the 2026 funding round.

14. "The Depot" Updates

The DDA Director provided an update that Dynamic Designs has prepared three conceptual site plan layouts for the property. A more thorough discussion regarding the project's direction and anticipated progression over the coming year is expected at the August meeting.

BOARD COMMENTS & REPORTS

Closs recognized the efforts of the TV6 Around Town promotion campaign.

ADJOURNMENT

Motion made by LeDuc, seconded by Thompson to adjourn at 9:04 AM ET.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MEETING ADJOURNED.