



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street
January 13, 2026
12:00 PM

AGENDA

CALL TO ORDER

1. Roll Call

PUBLIC COMMENT

FINANCES

- [2.](#) November 2025 Revenue & Expenditure Report

CONSENT AGENDA

- [3.](#) EDC Meeting Minutes - June 10, 2025
- [4.](#) EDC Meeting Minutes - September 9, 2025

UNFINISHED BUSINESS

NEW BUSINESS

- [5.](#) 2026 Regular Meeting Schedule

CITY MANAGER'S REPORT

DELTA COUNTY ECONOMIC DEVELOPMENT AUTHORITY REPORT

ADJOURNMENT

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone. Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 01-09-2026

Patricia West, Community Development & Zoning Administrator
Phone: 906-428-2311, Opt. 2, Ext. 5

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

(Excerpt from City Commission Rules of Procedure Adopted: 11-25-2019)

- A. Public Comment / Public Hearings

At regular and special meetings of the commission, individuals wishing to be heard may address the commission during the public comment/public hearing periods as set forth in the agenda under the following rules:

1. Each speaker shall state name and address for the record.
2. Each speaker is limited to three (3) minutes of comment unless the presiding officer decides more time is necessary
3. Each speaker shall try to be concise and refrain from repeating comments already addressed by the commission.
4. Speakers who do not cease speaking when asked to do so will be deemed out of order and will not be allowed to address the commission again for the remainder of the meeting; continued disruption will warrant removal from the meeting.
5. The commission shall not decide issues that arise during public comment.
6. Speakers should address the commission through the presiding officer.
7. Commissioners and staff will not debate with the public.
8. Speakers will not verbally attack City Commissioners, City Staff or members of the public attending the meeting. Any such behavior will not be tolerated and any person presenting in this manner will be warned by the Mayor and shall be removed by Public Safety for noncompliance.
9. No vulgar or obscene language will be used by the speakers.
10. Any information the speaker wants to distribute to the Commission must first ask the Chair (Mayor) if they may present the Commission written comments at the meeting.
11. Speakers may not ask questions of the board during this time as the Commission or Staff will not address them during this public comment period.

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 11/30/2025
 % Fiscal Year Completed: 66.85

Item 2.

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 11/30/2025 Normal (Abnormal)	Available Balance 11/30/2025 Normal (Abnormal)	% Bdg Used
Fund: 244 ECONOMIC DEVELOPMENT FUND						
Account Category: Revenues						
Department: 000 REVENUE						
244-000-665.000	INTEREST INCOME	2,200.00	2,200.00	2,752.82	(552.82)	125.13
244-000-699.390	TRANSFER FROM FUND BALANCE	10,350.00	10,350.00	0.00	10,350.00	0.00
Total Dept 000 - REVENUE		12,550.00	12,550.00	2,752.82	9,797.18	21.93
Revenues		12,550.00	12,550.00	2,752.82	9,797.18	21.93
Account Category: Expenditures						
Department: 537 ADMINISTRATIVE						
244-537-751.000	MATERIALS & SUPPLIES	100.00	100.00	68.43	31.57	68.43
244-537-756.000	COMPUTER	100.00	100.00	83.76	16.24	83.76
244-537-757.000	COPIES	50.00	50.00	0.00	50.00	0.00
244-537-761.000	GENERAL FUND ADMINISTRATIVE FEES	500.00	500.00	546.00	(46.00)	109.20
244-537-800.000	CONTRACTED SERVICES	100.00	100.00	600.00	(500.00)	600.00
244-537-800.004	GIS	750.00	750.00	0.00	750.00	0.00
244-537-800.005	ECONOMIC DEVELOPMENT ALLIANCE CONTRI	7,000.00	7,000.00	7,000.00	0.00	100.00
244-537-802.000	LEGAL FEES	500.00	500.00	0.00	500.00	0.00
244-537-803.000	AUDIT FEES	50.00	50.00	0.00	50.00	0.00
244-537-880.000	COMMUNITY PROMOTION	3,000.00	3,000.00	0.00	3,000.00	0.00
244-537-960.000	OTHER OPERATING SUPPLIES	400.00	400.00	238.66	161.34	59.67
Total Dept 537 - ADMINISTRATIVE		12,550.00	12,550.00	8,536.85	4,013.15	68.02
Expenditures		12,550.00	12,550.00	8,536.85	4,013.15	68.02
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		12,550.00	12,550.00	2,752.82	9,797.18	21.93
TOTAL EXPENDITURES		12,550.00	12,550.00	8,536.85	4,013.15	68.02
NET OF REVENUES & EXPENDITURES:		0.00	0.00	(5,784.03)	5,784.03	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As of 11/30/2025

Item 2.

YTD
11/30/2025

GL Number	Description	Normal	(Abnormal)
Fund: 244 ECONOMIC DEVELOPMENT FUND			
*** Assets ***			
244-000-001.000	CASH		6,825.94
244-000-017.000	INVESTMENT IN FIRST BANK		25,024.58
244-000-017.001	INVESTMENTS IN MI CLASS		63,567.60
244-000-055.000	ACCRUED INCOME		207.53
Total Assets			95,625.65
*** Fund Equity ***			
244-000-389.000	CURRENT SURPLUS - RESERVE		39,727.35
244-000-390.000	FUND BALANCE		61,682.33
Total Fund Equity			101,409.68
Total Fund 244:			
TOTAL ASSETS			95,625.65
BEG. FUND BALANCE			101,409.68
+ NET OF REVENUES & EXPENDITURES			(5,784.03)
= ENDING FUND BALANCE			95,625.65
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			95,625.65



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street
June 10, 2025
12:00 PM

MINUTES

CALL TO ORDER

EDC Chair, Steve Tackman, called the meeting to order at 12:09 PM ET.

1. Roll Call

PRESENT	ABSENT
Gary Maynard	Dirk Manson
Jim Andersen	Michael Nardi
Kevin Gendron	Steve DeLaire
Steve O'Driscoll	Steve Soderman
Steven Tackman	

Others in Attendance: Eric Buckman, Patricia West, Janice Frizzell, Ed LeGault

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion made by Gendron, seconded by Andersen to approve the consent agenda.

Voting Yea: Maynard, Andersen, Gendron, O'Driscoll, Tackman

MOTION CARRIED.

2. EDC Regular Meeting Minutes of February 18, 2025

Motion made by Andersen, seconded by Gendron to approve the EDC Regular Meeting Minutes of February 18, 2025.

Voting Yea: Maynard, Andersen, Gendron, O'Driscoll, Tackman

MOTION CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

3. DelFab Update

Manager Buckman reported that he is currently working with a prospective buyer for the Delfab property. If the sale is finalized, the new business is expected to employ up to 45 individuals, primarily in welding and machining positions.

4. GIS & Industrial Property Valuation

City Assessor Janice Frizzell provided an overview of the GIS tools available on the City's website, including guidance on how to access property valuation information.

During the discussion, it was suggested that including a “last updated” date on GIS data would enhance usability. Frizzell agreed to explore the feasibility of adding this feature.

Item 3.

4. Year to Date Financial Report

The year-to-date financial report was reviewed during the meeting. It was noted that the contract with Orange Cat Media will not be renewed, and the board was encouraged to consider alternative ways to utilize the \$3,000 previously allocated for Community Promotion.

CITY MANAGER'S REPORT

Manager Buckman invited DDA Director Patricia West to provide an update on the 2025 Farmers Market season, which is off to an excellent start. Vendor participation has more than doubled compared to last year, and the DDA expressed pride in Downtown Ambassador Samantha Gaudino for her ambition and dedication to growing the event and increasing foot traffic downtown.

West also noted that there is a vacancy on the DDA Board and encouraged attendees to share the opportunity with anyone who meets the qualifications and would be a strong advocate for shaping the future of Downtown Gladstone.

Additionally, Buckman provided updates on the Grand View Estates and Braves Avenue residential development projects, both of which are currently underway.

DELTA COUNTY ECONOMIC DEVELOPMENT AUTHORITY REPORT

Ed LeGault from the Economic Development Alliance provided an update on the ongoing momentum and revitalization efforts throughout Delta County. He emphasized the importance of storytelling, highlighting the need for communities to actively share their narratives—particularly those centered on the region’s high quality of life. LeGault also noted the increased success of the fairgrounds, which has seen significant growth in utilization over the past few years.

ADJOURNMENT

Motion made by Gendron, seconded by O'Driscoll to adjourn at 1:11 PM.

Voting Yea: Maynard, Andersen, Gendron, O'Driscoll, Tackman

MEETING ADJOURNED.



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street
September 09, 2025
12:00 PM

MINUTES

CALL TO ORDER

Gendron called the meeting to order at 12:08 PM.

1. Roll Call

PRESENT	ABSENT
Gary Maynard	Dirk Manson
Kevin Gendron	Jim Andersen (Excused)
Michael Nardi	Steve O'Driscoll
Steve DeLaire	Steven Tackman (Excused)
Steve Soderman	

Others in Attendance: Eric Buckman, Patricia West, Ed LeGault

2. Election of EDC Officers

Motion made by Maynard, seconded by Gendron to reappoint Steve Tackman as the EDC Chairman/President and Michael Nardi as the Vice-President.

Voting Yea: Maynard, Gendron, Nardi, DeLaire, Soderman

MOTION CARRIED.

PUBLIC COMMENT

None.

FINANCES

3. July 2025 Revenue & Expenditure Report

Manager Buckman and West provided an overview of the July financial report. West reminded the corporation of the funding appropriated for Community Promotion and encouraged members to consider how best to utilize those funds.

A question was raised regarding the cash available under the EDC's assets on the balance sheet, specifically whether maintaining that level of liquidity was necessary and if the funds could be better utilized through investments. Buckman stated he would consult with City Treasurer Vicki Schroeder to identify existing funding commitments and return with a staff recommendation.

The consensus of the board was that a breakdown of the EDC's assets and investments would be valuable to review at the next meeting.

CONSENT AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

Item 4.

4. EDC Board Renewal | Gary Maynard

Motion made by Nardi, seconded by Soderman to recommend Gary Maynard to the mayor for reappointment to the Economic Development Corporation, subject to the approval by a majority vote of the members elect of the City Commission, with a new term expiration of April 2031.

Voting Yea: Maynard, Gendron, Nardi, DeLaire, Soderman

MOTION CARRIED.

CITY STAFF UPDATES

Manager Buckman provided an update on the sale of city owned property near Transitions Assisted Living, the status of the Jones Property, and the new construction of the Pram Shack.

Maynard expressed concerns to the City Manager regarding the maintenance needs at Kids Kingdom..

West provided an update on the items below.

5. 2025 Downtown Gladstone Survey

West reviewed the results of the survey and encouraged the EDC to consider partnership opportunities with the DDA. Maynard inquired about the definition of “downtown,” and clarification was provided regarding the Tax Increment Financing (TIF) district. It was noted that a map of the downtown TIF district is available, and West stated she would share that map with the group.

6. 2025 Facade Grant Program

The DDA's facade grant application round opened on September 1st and will close on October 31st. The DDA has allocated \$30,000 in funding, to be utilized during 2026.

7. Candidates Announced for Gladstone City Commission Seats

Manager Buckman shared the names of the four candidates running for three seats with the Gladstone City Commission in November:

- Joe Thompson
- Mike O'Connor
- Steve O'Driscoll
- Whitney Maloney

8. City Hall Staff Updates

Renee Barron has retired from the Community Development role, and Patricia West has stepped in as her replacement. West will continue to oversee the Downtown Development Authority (DDA) while also providing support to the EDC. The role encompasses Planning and Zoning responsibilities, along with community promotion.

Additionally, Manager Buckman announced his intent to retire by the end of the calendar year. The City Commission has appointed a subcommittee to begin the search process for his replacement.

9. Downtown Day on September 27th

West promoted Gladstone's second Downtown Day and encouraged everyone to attend.

10. Grand View Estates #4 Subdivision

Manager Buckman and West were excited to share the approval of the preliminary plats for Grand View Estates Subdivision #4, which is expected to bring 24 single-family homes to Gladstone.

11. Hot Rods & Harleys on September 18th

The final Hot Rods & Harleys event of the year will take place near the American Legion in downtown Gladstone. The DDA will be sponsoring this event.

12. Industrial Facility Tax (IFT) District Established for AMI Industries

The established IFT district for AMI has been approved following a public hearing by the City Commission. The process for AMI to pursue an IFT District is ongoing.

13. Sale of City Owned Property in Escanaba Township

The City of Gladstone has two properties for sale in Escanaba Township. Manager Buckman is working with parties interested in purchasing the land.

DELTA COUNTY ECONOMIC DEVELOPMENT AUTHORITY REPORT

Ed LeGault provided the following updates:

- He has coordinated presentations for the Delta Force cohort's Economic Day on September 18.
- The state budget deadline is approaching, and the possibility of a state shutdown has not been ruled out. Significant cuts are anticipated for MEDC, EGLE, and the DNR.
- Housing remains a critical issue in the Upper Peninsula, and municipalities are encouraged to continue focusing on being development-friendly.

ADJOURNMENT

Motion made by Gendron, Seconded by DeLaire to adjourn at 1:05 PM.

Voting Yea: Maynard, Gendron, Nardi, DeLaire, Soderman

MEETING ADJOURNED.



2026 Regular Meeting Schedule

The regular meeting schedule for the Gladstone Economic Development Corporation (EDC) will occur on the **second Tuesday of each month at 12:00 PM Eastern Time** unless otherwise noted by an asterisk in the **Electric Department Conference Room, 10 N 11th St, Gladstone, MI.**

In adherence with the Open Meetings Act, a schedule of the meeting dates, times, and places is set at the first meeting of the Economic Development Corporation in each calendar year.

Date	12:0
January 13, 2026	12:00 PM
February 10, 2026	12:00 PM
March 10, 2026	12:00 PM
April 14, 2026	12:00 PM
May 12, 2026	12:00 PM
June 9, 2026	12:00 PM
July 14, 2026	12:00 PM
August 11, 2026	12:00 PM
September 8, 2026	12:00 PM
October 13, 2026	12:00 PM
November 10, 2026	12:00 PM
December 8, 2026	12:00 PM
January 12, 2027	12:00 PM

**Meeting deviates from regular schedule.*

Approved: TBD
Posted: TBD