



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
January 21, 2025
8:15 AM

A Regular Meeting of the Downtown Development Authority will be held on Tuesday, January 21, 2025 at 8:15 AM hosted at City Hall Chambers – 1100 Delta Avenue.

AGENDA

CALL TO ORDER

1. Roll Call

PUBLIC COMMENT

APPROVAL OF MINUTES

- [2.](#) Regular Meeting Minutes - December 17, 2024

FINANCIALS

- [3.](#) December Revenue & Expenditure Report

CONFLICTS OF INTEREST

ADDITIONS TO THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

- [4.](#) 2025 Regular Meeting Schedule
- [5.](#) 2025-2026 Budget Proposal Discussion

CITY COMMENTS & REPORTS

6. 2024 Facade Grant Awarded Projects
- [7.](#) 2024-25 DTE Energy Foundation Tree Planting Grant Award
8. Informational Meeting Presented to the Parks & Rec Advisory Board
9. North Shore Development
10. Retirement of Community Development Director/Zoning Administrator | Renee Barron
- [11.](#) Social District Community Survey

BOARD COMMENTS & REPORTS

PUBLIC COMMENT

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: 01-17-2025 | Patricia West, DDA Director| pwest@gladstonemi.gov

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

(Excerpt from DDA By-Laws & Rules of Procedure)

G. Public Comment

1. During this portion of the agenda, a member of the audience may address the DDA, including items that were not scheduled on that agenda.
2. A member of the audience speaking during this portion of the agenda shall limit his/her remarks to three minutes unless such time limit is extended by the Chairperson.



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY

City Hall Chambers – 1100 Delta Avenue

December 17, 2024

8:15 AM

MINUTES

CALL TO ORDER

Board Chair, Jay Bostwick, called the meeting to order at 8:15 AM ET.

1. Roll Call

PRESENT	ABSENT
Joe Thompson	Melissa Silta (Excused)
Daniel Becker	Robert LeDuc (Excused)
Jacob Taylor	
Jason Lippens	
Jay Bostwick	
Kyle Closs	
Nathan Neumeier (Arrived at 8:22 AM)	

Staff Present: Patricia West

PUBLIC COMMENT: *None.*

APPROVAL OF MINUTES

2. Regular Meeting Minutes - November 19, 2024

Motion made by Closs, seconded by Thompson to approve the regular meeting minutes of November 19, 2024.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Lippens, Closs, Neumeier

MOTION CARRIED.

FINANCIALS

3. November Revenue & Expenditure Report

DDA Director, Patricia West, provided an overview of the November financials. The board can expect invoices from the Old-Fashioned Christmas to hit the Christmas Celebration line item in the coming weeks.

CONFLICTS OF INTEREST: *None.*

ADDITIONS TO THE AGENDA: *None.*

UNFINISHED BUSINESS

NEW BUSINESS

4. Facade Grant Agreement & Terms Review

The materials for distributing the facade grant included a contract agreement and terms document referencing decisions made by the DDA nearly twenty years ago. DDA Director, Patricia West, updated these documents and presented them to the board to ensure alignment with current funding terms.

Motion made by Closs, seconded by Lippens to accept the facade grant agreement a facade grant terms as presented.

Item 2.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Lippens, Closs, Neumeier
MOTION CARRIED.

5. Permanent Structures at the Market Square

DDA Director Patricia West met with Barry Lund (DPW Superintendent) and Jason Lippens (DDA Board Member) to discuss the possibility of constructing permanent pergola-like structures at the Farmers Market Square. The estimated cost of materials is approximately \$20,000. The board is also interested in exploring partnerships with student trade programs in welding and woodworking to assist with the labor for the project.

Motion made by Becker, seconded by Taylor to support the pursuit of permanent structures at the Farmers Market Square, with a detailed financial plan presented to the board during the 2025-2026 budget planning process.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Lippens, Closs, Neumeier
MOTION CARRIED.

CITY COMMENTS & REPORTS

6. 2024 Informational Meeting

As part of the Tax Increment Financing requirement, an informational meeting was presented to the board and meeting attendees. The presentation highlighted the DDA's achievements and challenges in 2024, as well as an overview of funding commitments and upcoming projects planned for 2025. The slideshow from the presentation will be made available on the DDA's website for the community to access.

7. Holiday Home Decorating Contest

Seven participants have signed up for the holiday home decorating contest, with the prizes funded by WPPI Energy. Winners will be announced on the City of Gladstone's website and Facebook page on Friday, December 20th.

8. North Shore Development

The North Shore Development was discussed during the Informational Meeting. City staff reported that there are no significant updates to share at this time.

9. Old-Fashioned Christmas Updates

The 2024 event was a success despite the cold weather. Downtown Ambassador, Samantha Gaudino has exciting ideas to explore for next year. A debrief meeting will be held after the new year with this year's event coordinator, Shelly Claycomb, to discuss what worked well and identify areas for improvement.

10. Vacancies on the Planning Commission and Parks & Recreation Board

DDA Director, Patricia West, provided an overview of the two city board vacancies and encouraged attendees to apply or share the opportunity with others who may be a good fit.

11. MEDC Visit to Gladstone

Raymond Govus from MEDC visited Gladstone on Friday, December 13th. DDA Director, Patricia West, and City Manager, Eric Buckman, met with Raymond to discuss current city challenges and initiatives before taking him on a downtown tour.

During the tour, Mr. Govus visited Superbloom Coffee House, toured the Rialto Center and discussed funding resources with Patrick Johnson, and met with Jake Mills at Saunders Point Brewing

BOARD COMMENTS & REPORTS

DDA Board Chair, Jay Bostwick, inquired about the impact of the City of Gladstone's loss of special assessment revenue. The city will lose over \$580,000 in revenue that had originally been anticipated. City Manager, Eric Buckman, is exploring funding solutions and will present them to the City Commission during budget planning.

PUBLIC COMMENT: *None.*

ADJOURNMENT

Motion made by Neumeier, Seconded by Becker to adjourn at 9:01 AM ET.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Lippens, Closs, Neumeier

MOTION CARRIED.

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 12/31/2024

Item 3.
12/31/2024
Normal (Abnormal)

GL Number	Description	
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY		
*** Assets ***		
248-000-001.000	CASH	9,283.01
248-000-017.000	INVESTMENT IN FIRST BANK	74,229.85
248-000-017.001	INVESTMENTS IN MI CLASS	99,911.62
248-000-055.000	ACCRUED INCOME	1,550.43
Total Assets		184,974.91
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	2,877.66
248-000-216.000	REVENUE COLLECTED IN ADVANCE	3,400.00
Total Liabilities		6,277.66
*** Fund Equity ***		
248-000-390.000	FUND BALANCE	170,658.87
Total Fund Equity		170,658.87
Total Fund 248:		
TOTAL ASSETS		184,974.91
BEG. FUND BALANCE		170,658.87
+ NET OF REVENUES & EXPENDITURES		8,038.38
= ENDING FUND BALANCE		178,697.25
+ LIABILITIES		6,277.66
= TOTAL LIABILITIES AND FUND BALANCE		184,974.91

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2024
% Fiscal Year Completed: 75.34

Item 3.

GL Number	Description	24-25 Amended Budget	YTD Balance 12/31/2024 (Abnormal)	Activity For 12/31/2024 (Decrease)	Available Balance 12/31/2024 Normal (Abnormal)	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-437.001	CITY CAPTURE	208,066.00	243,487.87	2,919.31	(35,421.87)	117.02
248-000-437.005	BAY COLLEGE CAPTURE	44,406.00	28,781.87	3,089.56	15,624.13	64.82
248-000-437.009	DELTA COUNTY CAPTURE	67,568.00	79,021.00	947.44	(11,453.00)	116.95
248-000-437.013	DC ROAD PATROL CAPTURE	17,474.00	2,180.92	2,180.92	15,293.08	12.48
248-000-437.015	COMM ACTION CAPTURE	10,752.00	1,342.06	1,342.06	9,409.94	12.48
248-000-437.019	911 DISPATCH CAPTURE	10,079.00	1,258.05	1,258.05	8,820.95	12.48
248-000-437.021	DATA CAPTURE	8,063.00	1,010.85	1,010.85	7,052.15	12.54
248-000-437.023	DC RECYCLING CAPTURE	4,030.00	503.08	503.08	3,526.92	12.48
248-000-437.025	DELTA COUNTY JAIL BOND CAPTURE	9,676.00	1,196.21	1,196.21	8,479.79	12.36
248-000-540.000	GRANT REVENUE	4,000.00	600.00	600.00	3,400.00	15.00
248-000-573.000	LOCAL COMM STABILIZATION SHARE APPRO	6,363.00	6,363.18	0.00	(0.18)	100.00
248-000-642.000	DDA FACADE OWNER'S MATCH	25,000.00	0.00	0.00	25,000.00	0.00
248-000-665.000	INTEREST REVENUE	5,500.00	5,804.11	658.99	(304.11)	105.53
248-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	60.00	59.91	0.00	0.09	99.85
248-000-675.006	FARMERS MARKET	1,125.00	1,325.00	0.00	(200.00)	117.78
248-000-675.007	FARMERS MARKET--PRESCRIPTION FOR HEA	4,500.00	1,705.00	0.00	2,795.00	37.89
248-000-675.008	FARMERS MARKET--SQUARE RENTAL FEES	200.00	20.00	0.00	180.00	10.00
248-000-699.390	TRANSFER FROM FUND BALANCE	78,812.00	0.00	0.00	78,812.00	0.00
Total Dept 000 - REVENUE		505,674.00	374,659.11	15,706.47	131,014.89	74.09
Revenues		505,674.00	374,659.11	15,706.47	131,014.89	74.09
Account Category: Expenditures						
Department: 537 ADMINISTRATIVE						
248-537-704.000	WAGES-PART TIME EMPLOYEES	23,178.00	17,819.81	2,267.54	5,358.19	76.88
248-537-707.000	TEMPORARY EMPLOYEES	2,000.00	2,780.00	610.00	(780.00)	139.00
248-537-708.000	UNEMPLOYMENT	100.00	2.87	0.37	97.13	2.87
248-537-709.000	FICA 6.2%	1,519.00	1,461.88	198.86	57.12	96.24
248-537-711.000	MEDICARE 1.45%	355.00	341.95	46.51	13.05	96.32
248-537-716.000	DEFINED CONTRIBUTION PENSION PLAN EX	346.00	333.95	36.46	12.05	96.52
248-537-728.000	MSA EMPLOYER EXPENSE	140.00	106.74	4.59	33.26	76.24
248-537-735.000	EDUCATION & TRAINING	500.00	0.00	0.00	500.00	0.00
248-537-736.000	TRANSPORTATION & LODGING	500.00	0.00	0.00	500.00	0.00
248-537-751.000	MATERIALS & SUPPLIES	750.00	135.12	0.00	614.88	18.02
248-537-753.000	PRINTING & PUBLISHING	0.00	586.00	586.00	(586.00)	100.00
248-537-754.000	POSTAGE	150.00	13.58	0.00	136.42	9.05
248-537-756.000	COMPUTER	3,000.00	757.26	73.80	2,242.74	25.24
248-537-757.000	COPIES	700.00	9.10	0.00	690.90	1.30
248-537-760.000	EQUIPMENT RENTALS	0.00	33.74	33.74	(33.74)	100.00
248-537-761.000	GENERAL FUND ADMINISTRATIVE FEES	20,000.00	20,000.00	0.00	0.00	100.00
248-537-761.003	GENERAL FUND CONCIERGE FEES	7,000.00	7,000.00	0.00	0.00	100.00
248-537-762.000	INTEREST EXPENSE	17,654.00	17,653.33	17,653.33	0.67	100.00
248-537-802.000	LEGAL FEES	500.00	0.00	0.00	500.00	0.00
248-537-803.000	AUDIT FEES	1,000.00	0.00	0.00	1,000.00	0.00
248-537-808.000	TELEPHONE	540.00	(271.20)	(708.50)	811.20	(50.22)
248-537-819.000	FACADE GRANT PROGRAM	50,000.00	0.00	0.00	50,000.00	0.00
248-537-880.001	CHRISTMAS CELEBRATION	5,500.00	5,208.30	4,641.10	291.70	94.70
248-537-880.003	FARMERS MARKET	4,300.00	11,584.33	533.27	(7,284.33)	269.40
248-537-880.004	FARMERS MARKET--PRESCRIPTION FOR HEA	4,500.00	1,800.00	0.00	2,700.00	40.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 12/31/2024
% Fiscal Year Completed: 75.34

Item 3.

GL Number	Description	24-25 Amended Budget	YTD Balance 12/31/2024 (Abnormal)	Activity For 12/31/2024 (Decrease)	Available Balance 12/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Expenditures						
Department: 537 ADMINISTRATIVE						
248-537-880.005	FARMERS MARKET--SQUARE	4,000.00	6,022.06	0.00	(2,022.06)	150.55
248-537-900.000	PRINTING & PUBLISHING	4,000.00	2,500.00	0.00	1,500.00	62.50
248-537-910.000	INSURANCE LIABILITY	100.00	150.00	0.00	(50.00)	150.00
248-537-960.000	OTHER OPERATING SUPPLIES	250.00	0.00	0.00	250.00	0.00
248-537-970.051	NORTH SHORE	84,500.00	0.00	0.00	84,500.00	0.00
248-537-995.006	9TH STREET BOND PAYMENT	227,000.00	227,000.00	0.00	0.00	100.00
248-537-995.007	NORTHSHORE LOAN PAYMENT	43,592.00	43,591.91	43,591.91	0.09	100.00
Total Dept 537 - ADMINISTRATIVE		507,674.00	366,620.73	69,568.98	141,053.27	72.22
Expenditures		507,674.00	366,620.73	69,568.98	141,053.27	72.22
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		505,674.00	374,659.11	15,706.47	131,014.89	
TOTAL EXPENDITURES		507,674.00	366,620.73	69,568.98	141,053.27	
NET OF REVENUES & EXPENDITURES:		(2,000.00)	8,038.38	(53,862.51)	(10,038.38)	

Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: 01/21/2025
Department: DDA
Presenter: Patricia West

AGENDA ITEM TITLE:

2025 Regular Meeting Schedule

BACKGROUND:

In adherence to the DDA By-Laws & Rules of Procedure, a schedule of the meeting dates, times, and places shall be set at the first meeting of the DDA in each calendar year.

FISCAL EFFECT:

TBD

RECOMMENDATION:

Motion to approve the Downtown Development Authority's 2025 Regular Meeting Schedule, which includes the first calendar meeting of 2026.



Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

2025 Regular Meeting Schedule

The regular meeting schedule for the Gladstone Downtown Development Authority (DDA) Board will occur on the **third Tuesday of each month at 8:15 AM Eastern Time** unless otherwise noted by an asterisk in the **City Hall Chambers, 1100 Delta Ave, Gladstone, MI**.

In adherence to the DDA By-Laws & Rules of Procedure, a schedule of the meeting dates, times, and places is set at the first meeting of the DDA in each calendar year.

Date	Time
January 21, 2025	8:15 AM ET
February 18, 2025	8:15 AM ET
March 18, 2025	8:15 AM ET
April 15, 2025	8:15 AM ET
May 20, 2025	8:15 AM ET
June 17, 2025	8:15 AM ET
July 15, 2025	8:15 AM ET
August 19, 2025	8:15 AM ET
September 16, 2025	8:15 AM ET
October 21, 2025	8:15 AM ET
November 18, 2025	8:15 AM ET
December 16, 2025	8:15 AM ET
January 20, 2026	8:15 AM ET

**Meeting deviates from the regular schedule.*

Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: 01/21/2025
Department: DDA
Presenter: Patricia West

AGENDA ITEM TITLE:

2025-2026 Budget Proposal Discussion

BACKGROUND:

The DDA Budget Subcommittee met on Thursday, January 16th, to review the proposed budget in detail. Key budget line items include:

- 9th Street Bond Payment
- Annual Administrative Fee
- Increasing Downtown Ambassador Hours
- Expanding Parks & Recreation Contract
- North Shore Payment
- Permanent Vendor Structures at Farmers Market Square
- Façade Grant Program Planning
- Social District Development
- Tree Planting along Delta Avenue

The subcommittee seeks board feedback on replacing the Christmas garland for Delta Avenue light posts. The current garland, over 25 years old, is insufficient to wrap all poles. Additionally, 27 net lights need replacement. The proposed solution is to purchase 50 pre-lit garland strands for next winter at an estimated cost of \$10,000. This expense is accounted for under the “Beautification Purchases” budget line.

FISCAL EFFECT:

\$493,720.00

RECOMMENDATION:

Motion to recommend the proposed 2025-2026 budget to the City Commission.



01/07/2025

BUDGET REPORT FOR CITY OF GLADSTONE
Calculations As Of 11/30/2024

		23-24	24-25	24-25	24-25	25-26	25-26
GL Number	Description	Activity	Amended Budget	Activity	PROJECTED	REQUESTED	RECOMMENDED
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Department: REVENUE							
248-000-437.001	CITY CAPTURE	198,816.00	208,066.00	240,569.00	240,569.00	240,569.00	0.00
248-000-437.005	BAY COLLEGE CAPTURE	43,358.00	44,406.00	25,692.00	51,384.00	51,384.00	0.00
248-000-437.009	DELTA COUNTY CAPTURE	66,319.00	67,568.00	78,074.00	78,074.00	78,074.00	0.00
248-000-437.013	DC ROAD PATROL CAPTURE	16,953.00	17,474.00		17,474.00	17,474.00	0.00
248-000-437.015	COMM ACTION CAPTURE	10,432.00	10,752.00		10,752.00	10,752.00	0.00
248-000-437.019	911 DISPATCH CAPTURE	9,779.00	10,079.00		10,079.00	10,079.00	0.00
248-000-437.021	DATA CAPTURE	7,823.00	8,063.00		8,063.00	8,063.00	0.00
248-000-437.023	DC RECYCLING CAPTURE	3,910.00	4,030.00		4,030.00	4,030.00	0.00
248-000-437.025	DELTA COUNTY JAIL BOND CAPTURE	9,388.00	9,676.00		9,676.00	9,767.00	0.00
248-000-540.000	GRANT REVENUE	1,960.00	4,000.00		4,000.00	6,000.00	0.00
248-000-573.000	LOCAL COMM STABILIZATION SHARE APPROPRIA	6,363.00	6,363.00	6,363.00	6,363.00	6,363.00	0.00
248-000-642.000	DDA FACADE OWNER'S MATCH		25,000.00		37,500.00	25,000.00	0.00
248-000-665.000	INTEREST REVENUE	6,651.00	5,500.00	5,145.00	5,145.00	5,500.00	0.00
248-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	60.00	60.00	60.00	60.00	60.00	0.00
248-000-675.006	FARMERS MARKET	6,815.00	1,125.00	1,325.00	1,325.00	1,500.00	0.00
248-000-675.007	FARMERS MARKET--PRESCRIPTION FOR HEALTH		4,500.00	1,705.00	1,705.00	1,800.00	0.00
248-000-675.008	FARMERS MARKET--SQUARE RENTAL FEES		200.00	20.00	20.00	200.00	0.00
	NEW: SOCIAL DISTRICT SPONSORSHIP					6,000.00	
	NEW: SOCIAL DISTRICT STICKER PURCHASES					1,200.00	
248-000-699.390	TRANSFER FROM FUND BALANCE		78,812.00		0.00	0.00	0.00
Total Department REVENUE:		388,627.00	505,674.00	358,953.00	486,219.00	483,815.00	0.00
Department: ADMINISTRATIVE							
248-537-702.000	NEW: FULL TIME LABOR & FRINGE BENEFITS					7,500.00	0.00
248-537-704.000	WAGES-PART TIME EMPLOYEES	13,025.00	23,178.00	15,552.00	23,178.00	31,498.00	0.00
248-537-707.000	TEMPORARY EMPLOYEES	1,344.00	2,000.00	2,170.00	3,000.00	0.00	0.00
248-537-708.000	UNEMPLOYMENT	5.00	100.00	3.00	100.00	125.00	0.00
248-537-709.000	FICA 6.2%	1,093.00	1,519.00	1,263.00	1,519.00	1,953.00	0.00
248-537-711.000	MEDICARE 1.45%	256.00	355.00	295.00	355.00	457.00	0.00
248-537-716.000	DEFINED CONTRIBUTION PENSION PLAN EXP	358.00	346.00	297.00	346.00	433.00	0.00
248-537-728.000	MSA EMPLOYER EXPENSE	140.00	140.00	102.00	140.00	176.00	0.00
248-537-734.000	NEW: MEMBERSHIPS & DUES				250.00	250.00	0.00
248-537-735.000	EDUCATION & TRAINING	105.00	500.00		100.00	700.00	0.00
248-537-736.000	TRANSPORTATION & LODGING		500.00		0.00	500.00	0.00
248-537-751.000	MATERIALS & SUPPLIES	494.00	750.00	135.00	750.00	750.00	0.00
248-537-751.00?	NEW: BEAUTIFICATION PURCHASES					14,521.00	
248-537-751.00?	NEW: SOCIAL DISTRICT PURCHASES					8,100.00	
248-537-754.000	POSTAGE	90.00	150.00	14.00	50.00	50.00	0.00
248-537-756.000	COMPUTER	747.00	3,000.00	683.00	3,000.00	4,270.00	0.00
248-537-757.000	COPIES	136.00	700.00	9.00	700.00	700.00	0.00
248-537-761.000	GENERAL FUND ADMINISTRATIVE FEES	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	0.00
248-537-761.003	GENERAL FUND CONCIERGE FEES	15,000.00	7,000.00	7,000.00	7,000.00	10,000.00	0.00
248-537-762.000	INTEREST EXPENSE	18,779.00	17,654.00		17,654.00	16,499.00	0.00
248-537-802.000	LEGAL FEES		500.00		500.00	500.00	0.00
248-537-803.000	AUDIT FEES	987.00	1,000.00		1,000.00	1,000.00	0.00
248-537-808.000	TELEPHONE	498.00	540.00	437.00	540.00	540.00	0.00
248-537-819.000	FACADE GRANT PROGRAM	4.00	50,000.00		37,500.00	62,500.00	0.00
248-537-880.000	NEW: COMMUNITY PROMOTION					2,000.00	
248-537-880.001	CHRISTMAS CELEBRATION	5,535.00	5,500.00	567.00	5,500.00	3,000.00	0.00
248-537-880.003	FARMERS MARKET	16,872.00	4,300.00	11,051.00	11,051.00	4,500.00	0.00
248-537-880.004	FARMERS MARKET--PRESCRIPTION FOR HEALTH		4,500.00	1,800.00	1,800.00	1,800.00	0.00
248-537-880.005	FARMERS MARKET--SQUARE		4,000.00	6,022.00	6,022.00	0.00	0.00
248-537-900.000	PRINTING & PUBLISHING		4,000.00	2,500.00	4,000.00	5,000.00	0.00
248-537-910.000	INSURANCE LIABILITY	100.00	100.00	150.00	150.00	150.00	0.00
248-537-960.000	OTHER OPERATING SUPPLIES	187.00	250.00		0.00	0.00	0.00
248-537-970.000	NEW: FARMERS MARKET STRUCTURES PROJECT					22,500.00	
248-537-970.051	NORTH SHORE	219.00	84,500.00		0.00	0.00	0.00
248-537-995.006	9TH STREET BOND PAYMENT	227,000.00	227,000.00	227,000.00	227,000.00	227,000.00	0.00
248-537-995.007	NORTHSHORE LOAN PAYMENT	42,467.00	43,592.00		43,592.00	44,748.00	0.00
Total Department ADMINISTRATIVE:		(365,441.00)	(507,674.00)	(297,050.00)	416,797.00	493,720.00	0.00
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL ESTIMATED REVENUES		388,627.00	505,674.00	358,953.00	486,219.00	0.00	0.00
TOTAL APPROPRIATIONS		365,441.00	507,674.00	297,050.00	416,797.00	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		23,186.00	(2,000.00)	61,903.00	69,422.00	0.00	0.00

18' X 14" Cumberland Fir Garland – Clear LED

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DEPARTMENT OF NATURAL RESOURCES
LANSING



M. SCOTT BOWEN
DIRECTOR

December 16, 2024

Patricia West
City of Gladstone Downtown Development Authority
1100 Delta Ave.
Gladstone, MI 49837

Dear Patricia,

Thank you for applying for consideration to the 2024-25 DTE Energy Foundation Tree Planting Grant Program, administered by the Michigan Department of Natural Resources (DNR), Urban Forestry Program. I am pleased to notify you that your project was approved for award in the amount of **\$4,000.00** with an effective period of December 20, 2024 – September 1, 2025. Congratulations!

The Grant Agreement awards package will be sent via email through the State of Michigan's eSignature system to you as the Project Contact identified on the application. **If you are not authorized to sign the grant agreement, please provide me with the name, email address and title** of the authorized signer. The grant agreement package includes:

- Grant Agreement (PR 4167-8E)
- Grant Agreement Attachment 1 (IC 4167-9)
- Department of Agriculture Certification Regarding Drug-Free Workplace (AD-1049)

Public Act 533 of 2004 requires that all vendors and payees enroll for state payments by electronic funds transfer (EFT). On the grant agreement **please verify or provide the City of Gladstone Downtown Development Authority's SIGMA Vendor ID and Address ID numbers and address**. This is the number and address that all payments will be made to through SIGMA, the state's Vendor Payment System. For more information visit the [SIGMA Vendor Self Service webpage](#) and for assistance on obtaining a SIGMA Vendor ID contact (888)734-9749 or email SIGMA-Vendor@Michigan.gov.

Payment will be made upon completion of the grant and may be requested as soon as the project is completed, and all supporting documentation of eligible expenses and match is submitted. Payment must be requested no later than 30 days after the grant expiration date of September 1, 2025.

If the grant agreement is satisfactory, please provide all required signatures and information in the identified areas and submit the package through the State of Michigan eSignature system. After the DNR's countersignature is obtained, the fully executed grant agreement can be downloaded from the eSignature system for your files. Grant reporting forms will be provided separately.

If you have any questions, please contact me at grayk12@michigan.gov or 734-691-1806.

Sincerely,

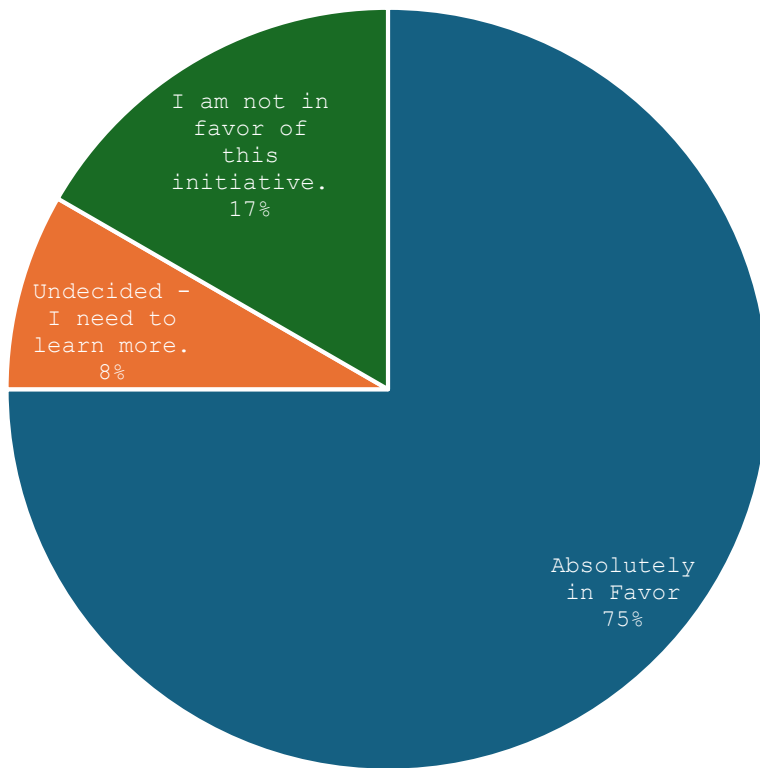
Kerry Gray, IRA Grant Specialist
DNR, Urban and Community Forestry Program

Social District Feedback

As of January 17, 2025

The survey will remain open through the end of January. As of January 17th, there have been 60 responses.

Are you for or against a social district in Gladstone?



If you break down the responses by those who are Gladstone residents or business owners, the support is as follows:

- 77% in Favor
- 13% Against
- 10% Undecided

What concerns do you have if Gladstone implemented a social district?

Item 11.



Boundary Feedback:

- Many agree with the proposed boundary.
- Varying opinions on whether the Saloon should be captured within the district.
- Community recommendations on extending to the marina and park system.
- Notable Comments:
 - “I would suggest eliminating the 800 Block of Delta Ave. from the district to reduce the amount of people crossing our busiest intersection while intoxicated.”
 - “Would like to see it include the Veterans Memorial Park”
 - “I am totally in favor of a social district, but it needs to be done with an open mind. As much as the intent is to bring people to the businesses of Gladstone, the city has more to offer than that. We have a beautiful beach area that should be included in the area. There should be some corridor/pathway added to the district that would include the pavilion, yacht club, marina and beach area.”
 - “I think it just needs to be mindful of the school. Maybe hours or time of the year.”
 - “I like the current boundaries that are being suggested. I would suggest that if it was expanded to go to the marina that it would go down 9th street rather than right past the middle school.”
 - “Being able to have a drink outside and walk around a little will drive traffic and awareness to what Gladstone has to offer, especial our downtown. Once this is in place it might lead to other fun events Gladstone can host in our downtown. Having a fun and inviting town is what people are looking for.”
 - “Either people should have these types of freedoms throughout Gladstone, or they shouldn't. Freedoms shouldn't be given to a few blocks but not to others. If a place like the old Marina Bay, Arcadia, or Bungalow wants to try and compete with those in this district, they are restricted from doing so. That isn't smart or right.”
 - “I believe the proposed boundaries would not provide any benefit given the liability and other factors involved. I don't see anyone wanting to drink and visit businesses or stroll downtown. There are simply not enough businesses to visit within the boundaries that would be similar to Marquette where you're visiting cafes, music shops, etc”

Other feedback:

Positive	Opposed
"Social districts can enhance visitors and citizens interest in the downtown events and certainly make them more festive! Having the district will naturally help businesses within the district plan together as they will all benefit from more pedestrian traffic."	"I am not in favor of more booze walking around the streets. The rules we have are there for a reason. This seems like an attempt t try and prop up downtown businesses at the expense of hose not downtown and even at increased risk of injury and misery to the citizens of the town and proposed district. As a former resident, who has many family and friends still there, I am in opposition."
"I don't know who is behind the push to revitalize the downtown area of Gladstone, but I applaud your effort! Thank you!"	
"I am an economic partner in the area and I think this would hugely benefit many downtown Gladstone businesses. Such a great idea!"	
"promote business advertising in the district and establishments. Example: signage/marketing for our dental office (gallery b smiles) in/outside saunders point brewery."	
"Would like to see the event include like a flea market area where people could set up a table and sell there goods. This could be done in the parking lot of the Veterans Park (next to the Legion). Might draw more people downtown if they knew they could participate, fund raise for cub scouts, girl scouts, themselves, etc."	
"I've noticed, during the couple of times I've attended the music nights at Van Cleve Park in the summer, that a lot of people bring and enjoy their own alcoholic beverages at those events, which (unless I'm mistaken) is allowed by 436.1915: ""alcoholic liquor may be possessed or consumed in public parks, public places of amusement, or a publicly owned area not licensed to sell for consumption on the premises. However, if the park became part of that social district, wouldn't that mean the only booze people could consume there would be from licensed participating establishments? For one, that's a very long walk from the nearest licensed place; for another, that hurts people who like to enjoy music alongside a drink that's not priced from a bar. So that would be my argument against adding the park to the district."	
"I think this is a great idea. I feel like in delta county we are so behind on trying new things. I understand we're more of an old person community but some of us are still younger."	
"I'd like to see 10th street, north of Delta Ave to the alley, turned into green space"	