

GLADSTONE



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street
February 18, 2025
12:00 PM

AGENDA

CALL TO ORDER

1. Roll Call

PUBLIC COMMENT

CONSENT AGENDA

- [2.](#) EDC Regular Meeting Minutes of September 10, 2024

UNFINISHED BUSINESS

3. EDC Marketing Initiatives with Orange Cat Media

NEW BUSINESS

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

CITY MANAGER'S REPORT

6. EDC Board Renewal | Gary Maynard (April 2025)
7. EDC Website Updates
- [8.](#) Social District Exploration

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: 02-17-2025

Kimberly Berry, MiPMC
906-428-2311

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.



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
September 10, 2024
12:00 PM

MINUTES

CALL TO ORDER: Steve Tackman called the meeting to order at 12:05PM.

1. Roll Call:

Present: Jim Anderson, Kevin Gendron, Dirk Manson, Gary Maynard, Mike Nardi, Steve O'Driscoll, Steve Soderman and Steve Tackman.

Absent: Steve DeLaire-Excused

Motion by Steve O'Driscoll; second by Dirk Manson to move Orange Cat Media-Marketing discussion to the top of the agenda. **MOTION CARRIED**

PUBLIC HEARINGS: None

PUBLIC COMMENT: None

CONFLICTS OF INTEREST: None

CONSENT AGENDA

2. EDC Regular Meeting Minutes of June 11, 2024

Motion by Gary Maynard; second by Kevin Gendron to approve the minutes of June 11, 2024 with the correction noted that Steve Tackman was absent. **MOTION CARRIED**

UNFINISHED BUSINESS

3. Proposed Industrial Park Layout

Eric Buckman reviewed two proposed layouts of the industrial park. These maps were created to help staff with identifying available land for sale and to locate existing businesses for perspective clients. General discussion included the "Union Pacific Railroad" name change and looking into naming rights for Clark Drive East and zoning requirements.

Motion by Jim Anderson; second by Steve O'Driscoll to support layout (B) which provides that Clark Drive goes straight through to Braves Avenue. **MOTION CARRIED**

NEW BUSINESS

4. EDC Marketing initiative W/Orange Cat Media

Patricia West introduced Orange Cat staff, and they reviewed the current activities that are currently being worked on for the City. The EDC has contributed \$1500 towards the efforts and Patricia is seeking input from the EDC on what they want their priorities to be. General discussion covered different possibilities including the website, the industrial park, vacant land, membership and businesses. A subcommittee was formed with Steve O'Driscoll and Steve Soderman to help staff create priorities for the EDC regarding this initiative. Once the sub-committee formulates a plan that will be submitted to the full board.

- 5. Year to Date Financial Report: Eric Buckman reviewed the year-to-date budget.
- 6. Land Purchase 8 Robert Hupy Drive

Eric Buckman reviewed a proposal from Daryl Lawrence, owner of Choice Propane for 8 Robert Hupy Drive. The proposal included an offer of \$38,000 for the 2.4 acres and a site plan of proposed activities at that location. The board discussed the property and voiced concerns over the lack of job creation, the frontage to the highway potential for that site, the lack of revenue this sale will create (no substantial build) and the appraisal that was secured for other properties in the park.

Motion by Steve O’Driscoll Second by Gary Maynard to counter offer a sale price of \$50,000 to Mr. Lawrence for that property based on the lack of job creation, low potential for tax/utility revenues and the highway frontage. **MOTION CARRIED**

CITY MANAGER’S REPORT: Eric Buckman talked about the Mike O’Connor petition initiative which would remove the ability of the City to special asses, the pickleball court and the Cabella’s Walleye Tournament.

DELTA COUNTY ECONOMIC DEVELOPMENT CORPORATION REPORT

BOARD MEMBER COMMENTS

ADJOURNMENT: Meeting adjourned at 1:20PM

Economic Development Corporation

City of Gladstone
10 N 11th St
Gladstone, MI 49837

2025 Regular Meeting Schedule

The regular meeting schedule for the Gladstone Economic Development Corporation (EDC) Board 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.**

A schedule of the meeting dates, times, and places shall be set at the first meeting of the EDC in each calendar year.

Date	Time
January 14, 2025 - CANCELLED	12:00 PM ET
*February 18, 2025	12:00 PM ET
March 11, 2025	12:00 PM ET
April 8, 2025	12:00 PM ET
May 13, 2025	12:00 PM ET
June 10, 2025	12:00 PM ET
July 8, 2025	12:00 PM ET
August 12, 2025	12:00 PM ET
September 9, 2025	12:00 PM ET
October 14, 2025	12:00 PM ET
November 11, 2025	12:00 PM ET
December 9, 2025	12:00 PM ET
January 13, 2026	12:00 PM ET

*Meeting deviates from the regular schedule.

Posted:

Item 5.

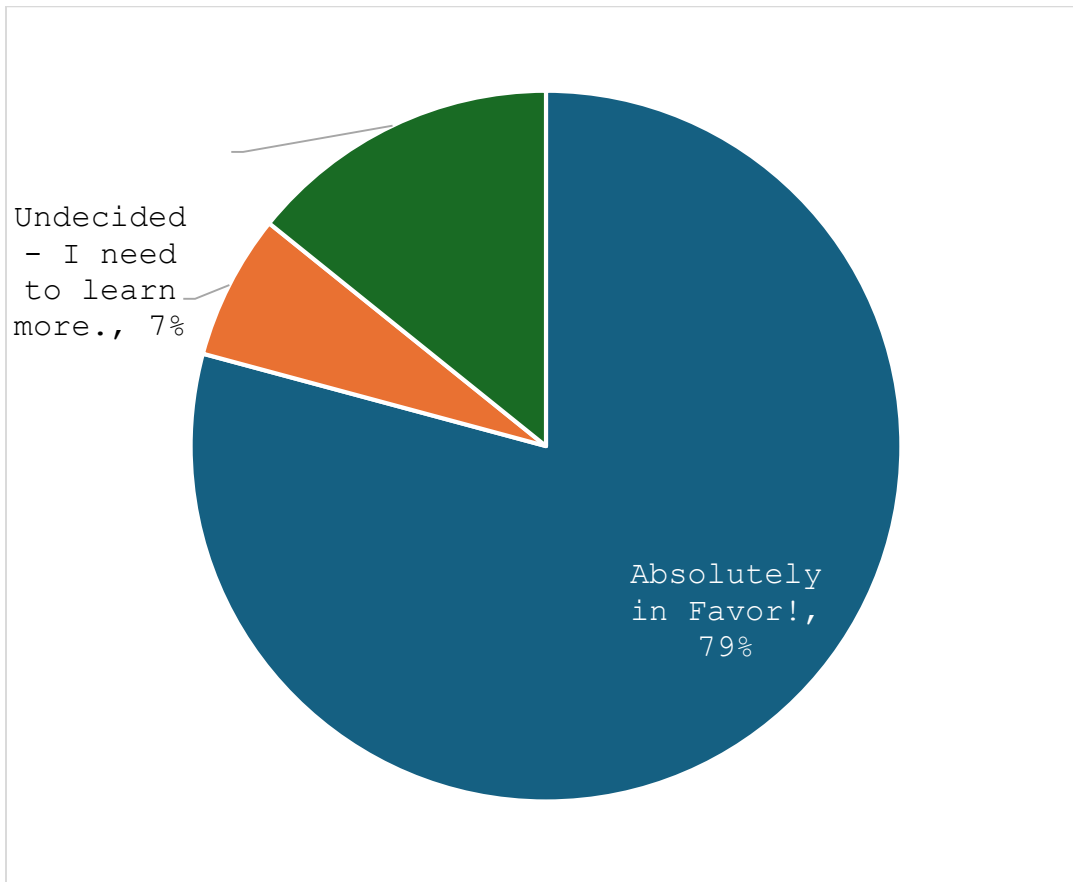
GL Number	Description	23-24 Activity	24-25 Amended Budget	24-25 Activity	24-25 PROJECTED	25-26 REQUESTED	25-26 RECOMMENDED
Fund: 244 ECONOMIC DEVELOPMENT FUND							
Department: REVENUE							
244-000-665.000	INTEREST ON INVESTMENTS	\$2,135.00	\$5,000.00	\$2,007.00	\$2,300.00	\$2,200.00	\$0.00
244-000-680.000	SALE OF LAND	\$18,965.00	\$0.00	\$49,465.00	\$49,465.00	\$0.00	\$0.00
244-000-699.000	TRANSFER FROM FUND BALANCE		\$7,700.00			\$10,350.00	
Total Department REVENUE:		\$21,100.00	\$12,700.00	\$51,472.00	\$51,765.00	\$12,550.00	\$0.00
Department: ADMIN. APPROPRIATIONS							
244-537-751.000	MATERIALS & SUPPLIES	\$71.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00
244-537-756.000	COMPUTER	\$0.00	\$0.00	\$67.00	\$100.00	\$100.00	\$0.00
244-537-757.000	COPIES	\$30.00	\$50.00	\$25.00	\$50.00	\$50.00	\$0.00
244-537-761.000	GENERAL FUND ADMINISTRATIVE FEES	\$0.00	\$0.00	\$458.00	\$458.00	\$500.00	\$0.00
244-537-800.000	CONTRACTED SERVICES	\$1,600.00	\$0.00	\$91.00	\$91.00	\$100.00	\$0.00
244-537-800.004	GIS	\$0.00	\$0.00	\$743.00	\$743.00	\$750.00	\$0.00
244-537-800.005	ECONOMIC DEVELOPMENT ALLIANCE CONTRIBUTI	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00
244-537-802.000	LEGAL FEES	\$0.00	\$0.00	\$1,355.00	\$1,355.00	\$500.00	\$0.00
244-537-803.000	AUDIT FEES	\$44.00	\$50.00	\$28.00	\$28.00	\$50.00	\$0.00
244-537-880.000	COMMUNITY PROMOTION	\$0.00	\$5,000.00	\$2,900.00	\$2,900.00	\$3,000.00	\$0.00
244-537-960.000	OTHER OPERATING SUPPLIES	\$459.00	\$500.00	\$210.00	\$400.00	\$400.00	\$0.00
244-537-995.390	TRANSFER TO FUND BALANCE	\$11,896.00			\$38,640.00		
Total Department ADMINISTRATIVE:		\$21,100.00	\$12,700.00	\$12,877.00	\$51,765.00	\$12,550.00	\$0.00
Fund 244 - ECONOMIC DEVELOPMENT FUND:							
TOTAL ESTIMATED REVENUES		\$21,100.00	\$12,700.00	\$51,472.00	\$51,765.00	\$12,550.00	\$0.00
TOTAL APPROPRIATIONS		\$21,100.00	\$12,700.00	\$12,877.00	\$51,765.00	\$12,550.00	\$0.00
NET OF REVENUES & APPROPRIATIONS:		\$0.00	\$0.00	\$38,595.00	\$0.00	\$0.00	\$0.00

Social District Survey Data

Total Responses: 197

Are you for or against a social district in Gladstone?

	Count	Percentage
Absolutely in Favor!	156	79%
Undecided - I need to learn more.	13	7%
I am not in favor of this initiative.	28	14%
Total	197	



The data below filtered out anyone who was **not** a Gladstone Resident, Gladstone Business Owner, or City Staff.

	Count	Percentage
Absolutely in Favor!	112	80%
Undecided - I need to learn more.	11	8%
I am not in favor of this initiative.	17	12%
Total	140	

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

	Absolutely in Favor!	Undecided - I need to learn more.	I am not in favor of this initiative.
Aggression/Bad Behavior	1	2	2
Child Safety or Proximity to Alcohol	1	3	9
Enforcement	5	1	1
Drunk Driving		1	1
Hours of Operation	3	2	
Litter & Trash	3	2	1
Noise		2	1
Parking & Traffic	5	1	
Pedestrian Crossing	2		
Public Intoxication	4	1	8
Smoking Cigarettes or Marijuana		1	2
Underage Drinking	4		3
Vandalism	1		1

Please share your thoughts or feedback on the proposed boundaries of the district.

- Over 60 responses indicated the proposed boundary was appropriate.
- 16 individuals expressed interest in extending the boundaries
- There were eight responses encouraging the city to make the boundary smaller or avoid the 800 block on Delta Avenue due to extracurricular activities targeted towards children (Dance It Up and Superior Martial Arts).
- Notable comments also expressed concern about extending the boundary to pass near the elementary/middle school.

Do you have any other thoughts or feedback you'd like to share?

- I think this is an innovative idea that has potential to be successful if the downtown businesses are on board.
- Just that I think it's a fantastic idea.
- I like this idea. I've been to many cities in Michigan and Wisconsin that have this, and they are very popular.
- Music nights downtown!
- We would love to set up a booth or be involved where we can be.
- 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 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 their 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 like the idea but want to know more details
- 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 it is a great idea. Gladstone is a great city with great options for business. I think it can only help grow.
- I also like the idea to possibly expand the social district to our beautiful water front.
- 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 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 to try and prop up downtown businesses at the expense of 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'd like to see 10th street, north of Delta Ave to the alley, turned into green space
- I look forward to seeing how the city embraces this for tourism growth!
- Love this!
- I think it would enhance the downtown area and encourage people to socialize
- I am already dealing with vaping, smoking, f bombs, GD's and such when I am out shopping with my 6 year old, now he can see the wonders of drinking and all that entails plus when glasses are left unattended, which they will, what prevents a child from tasting?
- I think it is an amazing idea and should bring people to downtown especially since the new brewer has opened! This should help other established businesses in town also.
- From my vantage point Gladstone already has substance abuse issues. It seems like this initiative might facilitate the problem. This would not be top of my list on ways to promote growth and tourism to this tiny but awesome town.
- Adding alcohol to the streets will need more police patrol. Can we afford to have police spend their time walking the Gladstone social district to insure safety? Are the facilities that will sell the alcohol aware that The Licensee must apply to the MLCC for the Social District Permit and the Licensee is required to pay an inspection fee of \$70 and a permit fee of \$250? See attached link for the Michigan restaurant & lodging assoc.

<https://www.mrla.org/may21ateallen.html>

- Need to make public aware of specific details. A blanket "social district" is vague. Make sure businesses have a vote-not just those in district. Detail changes this will cause.
- Love to see more uses for the farmers market space and chances to build community rapport.
- I would love to see our local government go and recruit businesses to come to the area. Example Costco, or other manufactures.
- Please please please do this. I'm begging you. In order to get younger people to want to move here we need to offer social opportunities that many of them experience in the larger areas that they go to college in. This is a great first step for us!
- I think Dew Drop Inn has done a great job at offering outdoor seating where people, if they so choose, can enjoy the outdoors while also enjoying their drinks. Other businesses are free to take the steps they did.
- This would be a great opportunity for businesses to do more summer outdoor events and draw more people to our community. Live music, street festivals, business collaboration events, etc.
- Our community needs to be proactive and progressive. There are communities our size that have done this with success and we should too.
- Be great especially in the summer. Could have more downtown activities
- I think this would be great for the Gladstone community! It opens up opportunities for many different events to happen in Gladstone that would attract people to the area.
- More police to help keep people acting classy.
- Animal and family friendly if possible?
- Love the idea! I feel it would help revitalize our beautiful downtown. It would attract people and more businesses. .
- This is a great idea
- I hope it brings more outside activities and music to the area.
- If people can't walk the two blocks from the VFW to the Brewery without a beverage in hand, then that is problematic
- A social district in Gladstone is a fantastic opportunity to bring the community together, support local businesses, and create a vibrant, welcoming atmosphere. It encourages people to gather, connect, and enjoy shared spaces while boosting the local economy. Social districts often foster a sense of pride and belonging, making your hometown an even better place to live, work, and visit.
- I think this would be a great thing for us as citizens living in this fine community and also for Tourists coming and going and will help our city and also all the local small businesses here this is long over due for us as a community
- More benches down on Delta would be really nice
- Love this idea, my daughter goes to college in Midland and they have a wonderful set up. Cornhole boards, corner fire tables, music outdoors, etc.
- Perhaps having social events only at designated times and not a free for all. That way businesses that have children can make sure they are closed during these events. So maybe a Saturday night on the first Saturday of the month.
- I like the idea of being able to walk with a beverage or ride bike to restaurants within our small downtown area.
- I am highly disappointed in the fact of alcohol potentially being allowed openly and freely downtown is even being considered. As a DDA you could be using time to be much more

productive. You're catering to a crowd of people who can potentially create major problems for the city and people of the city.

- i think this would be a great idea, especially in the summer so we can enjoy our drinks outside!
- An area for food trucks would be something to consider.
- Please think of the minors
- I think it is a great idea. I see this being more popular in the summer months. Will be a draw for people to come to downtown Gladstone and enjoy the nice weather.
- I applaud the creative thinking around making downtown Gladstone more socially engaged.
- I think it is most effective if the public and businesses are well educated on how it works. A few suggestions.
 - 1) clear signage on the street
 - 2) windows decals that businesses can display so it's easier to identify who is participating
 - 3) Postcard or rack card with the rules and other information info
 - 4) QR code on signage that directs to a dedicated page/section of the website, including who to contact if they have any questions.
- I think this is a great idea for Gladstone. I have visited communities where a social district is in place and it seemed to work very well.