



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street

August 12, 2025

12:00 PM

AGENDA

CALL TO ORDER

1. Roll Call
- [2.](#) Election of EDC Officers

PUBLIC COMMENT

FINANCES

- [3.](#) July 2025 Revenue & Expense Report

CONSENT AGENDA

- [4.](#) EDC Regular Meeting Minutes of June 10, 2025

UNFINISHED BUSINESS

NEW BUSINESS

- [5.](#) EDC Board Renewal | Gary Maynard

CITY STAFF UPDATES

6. Industrial Facility Tax (IFT) District Established for AMI Industries
7. 2025 Downtown Gladstone Survey
8. 2025 Facade Grant Program
9. Gladstone Social District
10. Candidates Announced for Gladstone City Commission Seats
11. City Hall Staff Updates
12. Planning Commission Vacancy
13. Public Hearing for Grand View Estates #4
14. Public Safety Drone Purchase
15. Sale of City Owned Property in Escanaba Township

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.

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.



Board:	Economic Development Corporation
Agenda	August 12, 2025
Date:	
Presenter:	Patricia West

Staff Report

Agenda Item Title:

EDC Officer Election

Background:

According to the City of Gladstone's EDC By-Laws, the officers of the corporation shall be elected annually by the board of directors. The election should take place at the first regularly scheduled board meeting in April. If the election of officers shall not be held or at such meeting, such election shall be held or made as soon thereafter as is convenient. Each officer so elected shall hold office for the term of which he or she is elected and until his or her successor is elected and qualified, or until his or her resignation or removal.

Officer Positions Based on By-Laws:

The officers of the corporation shall consist of a president, secretary, treasurer, and if desired, one or more other vice presidents, and such other officers as may from time to time be determined by the board of directors, each of whom shall be elected by the affirmative vote of at least five (5) directors. Any two offices other than President, Secretary, and Treasurer may be held by the same person but an officer shall not execute, acknowledge, or verify an instrument in more than one capacity of the instrument is required by law or the articles or by-laws to be executed, acknowledged or verified by two or more officers.

Current Officers:

Chairman/President: Steve Tackman

Fiscal Effect:

None

Supporting Documentation:

None

Recommendation:

Nominate and elect an EDC Chairperson and if appropriate, other officer positions.

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 07/31/2025

Item 3.
 YTD
 07/31/2025
 Normal (Abnormal)

GL Number	Description	Normal	(Abnormal)
Fund: 244 ECONOMIC DEVELOPMENT FUND			
*** Assets ***			
244-000-001.000	CASH	43,766.40	
244-000-017.000	INVESTMENT IN FIRST BANK	24,480.92	
244-000-017.001	INVESTMENTS IN MI CLASS	32,939.33	
244-000-055.000	ACCRUED INCOME	207.53	
Total Assets		101,394.18	
*** Fund Equity ***			
244-000-389.000	CURRENT SURPLUS - RESERVE	39,727.35	
244-000-390.000	FUND BALANCE	22,858.15	
Total Fund Equity		62,585.50	
Total Fund 244:			
TOTAL ASSETS		101,394.18	
BEG. FUND BALANCE - 24-25		62,585.50	
+ NET OF REVENUES/EXPENDITURES - 24-25		38,824.18	
+ NET OF REVENUES & EXPENDITURES		(15.50)	
= ENDING FUND BALANCE		101,394.18	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		101,394.18	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 07/31/2025
 % Fiscal Year Completed: 33.42

Item 3.

GL Number	Description	25-26 Original Budget	25-26 Amended Budget	YTD Balance 07/31/2025 Normal (Abnormal)	Available Balance 07/31/2025 Normal (Abnormal)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND						
Account Category: Revenues						
Department: 000 REVENUE						
244-000-665.000	INTEREST ON INVESTMENTS	2,200.00	2,200.00	1,154.42	1,045.58	52.47
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	1,154.42	11,395.58	9.20
Revenues		12,550.00	12,550.00	1,154.42	11,395.58	9.20
Account Category: Expenditures						
Department: 537 ADMINISTRATIVE						
244-537-751.000	MATERIALS & SUPPLIES	100.00	100.00	0.00	100.00	0.00
244-537-756.000	COMPUTER	100.00	100.00	23.92	76.08	23.92
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	0.00	7,000.00	0.00
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	0.00	400.00	0.00
Total Dept 537 - ADMINISTRATIVE		12,550.00	12,550.00	1,169.92	11,380.08	9.32
Expenditures		12,550.00	12,550.00	1,169.92	11,380.08	9.32
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		12,550.00	12,550.00	1,154.42	11,395.58	9.20
TOTAL EXPENDITURES		12,550.00	12,550.00	1,169.92	11,380.08	9.32
NET OF REVENUES & EXPENDITURES:		0.00	0.00	(15.50)	15.50	

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 4.

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.



Board: Economic Development Corporation
Agenda August 12, 2025
Date: _____
Presenter: Patricia West

Staff Report

Agenda Item Title:

EDC Board Renewal | Gary Maynard

Background:

According to the City of Gladstone's EDC By-Laws, each member's term lasts six years. Gary Maynard's term expired in April 2025. Mr. Maynard is seeking reappointment.

The Mayor of the City of Gladstone with the advice and consent of the City Commission,
shall appoint the members of the board of directors of the corporation.

Fiscal Effect:

None

Supporting Documentation:

Gary Maynard's letter of interest in reappointment

Recommendation:

Motion 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.



Re: Gladstone's EDC Board Renewal Inquiry

From Gary Maynard <gmaynard2968@yahoo.com>

Date Fri 2/21/2025 2:26 PM

To Patricia West <pwest@gladstonemi.gov>

Yes Patricia I would be very happy to continue to help the city by serving on the EDC Board.

Gary E. Maynard

On Thursday, February 20, 2025 at 02:25:53 PM EST, Patricia West <pwest@gladstonemi.gov> wrote:

Hi Gary,

Your EDC Board term is up for renewal in April 2025. Would you be interested in serving another six-year term? Please let us know either way—we truly appreciate your contributions to the board.

Thank you!

Patricia West

City of Gladstone