



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

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

AGENDA

CALL TO ORDER

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

PUBLIC COMMENT

FINANCES

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

CONSENT AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

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

CITY STAFF UPDATES

- [5.](#) 2025 Downtown Gladstone Survey
6. 2025 Facade Grant Program
7. Candidates Announced for Gladstone City Commission Seats
8. City Hall Staff Updates
9. Downtown Day on September 27th
10. Grand View Estates #4 Subdivision
11. Hot Rods & Harleys on September 18th
12. Industrial Facility Tax (IFT) District Established for AMI Industries
13. 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.

Posted: 09-08-2025

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 Date: September 9, 2025

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	



Board: Economic Development Corporation
Agenda September 9, 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:

None

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.

Gladstone

DOWNTOWN DEVELOPMENT AUTHORITY

2025 Annual Downtown Survey Results

How well did we communicate information on each of these activities or initiatives?

	Downtown Day	Farmers Market	Facade Grant Program	Social District	Old-Fashioned Christmas
I felt adequately informed.	10	13	6	11	15
I did not feel informed.	5	1	3	4	0
This did not apply to me.	1	1	6	0	0

How well are we keeping up with downtown beautification and maintenance?

	Downtown Trash Bins	Farmers Market Square	Flower Baskets	Grass & Weed Maintenance	Sidewalk Snow Removal	Street Snow Removal
Satisfied	9	14	10	9	6	7
Neutral	5	1	4	4	6	4
Unsatisfied	1	0	1	3	3	4

Do you have any suggestions on where we should focus our downtown placemaking and beautification efforts? (Ex. additional trash receptacles, bike racks, picnic tables, etc.)

- More benches, bike racks, trees, plants and pretty things.
- Street plows often push snow into the angle parking in front of the 10th street businesses, making parking and accessing the businesses difficult. occasionally it is pushed to the center of the street, which is much better for business access.
- Weeds in sidewalk then spray
- More places to gather.
- Bench's or picnic tables would be beneficial for people to sit. The flower baskets are beautiful. The large trees on Delta Ave cause an issue with their size as it blocks the businesses signs. Also, the tree roots are starting to grow into the sewer pipes causing plumbing issues. A smaller type of tree or shrub would be better."
- Leadership and administration wastes money and has taxes residents abusively to the point of residents leaving Gladstone
- some benches need sealing. trees are sad, sad, need replacing. painting on side of rialto building should be maintained
- Relevant corners/areas to accent buildings compliment our quaint downtown and small businesses that make our community so wonderful!

The DDA partners with Community Development to identify code enforcement issues with the downtown. This may be as minor as timely sidewalk snow removal or could be a much larger issue involving blight or unsafe inhabitation of a property. Do you have any code enforcement concerns which you would like to share with the DDA?

- Have businesses register vacant buildings.
- The sidewalk on 10th Street between Wisconsin Ave and the Baybank (West side of the street) is rarely cleared of snow. This is a main route for kids after school. In heavy snowfalls, people divert to the street, which is obviously more dangerous due to automobile traffic.
- Get rid of the old bus and semi trailer and other junk in the alley behind 817 Delta
- I am not sure if this belongs in the code enforcement area or not, however, when closing down Delta Ave. for events such as "Business after Hours" I believe that entire block should be closed down and not just a small area. The issue arises when travelling down 9th St. when cars turn onto Delta Ave. they do not know the road is closed, and they do not see that the road is closed until they're already on the street. Now the only option for them is to cut through the parking lot next to Walley's which means many cars are now being rerouted through a parking lot that is already compacted and busy. It is very hard to see with the angle parking when turning onto delta what is further up on Delta until you are actually in the road. I know this problem was brought up before and I do not believe it was taken seriously thank you.
- "Snow removal on Delta Avenue has been an issue with some businesses. Also, plowing on the weekends is an issue. There are businesses that open at 8am 7 days a week, and many times Delta hasn't been cleared yet in the parking area prior, which makes it difficult for customers to get out of their vehicles or park. This is especially when it snows over night on Saturday."
- You are over-enforcement minded to the point of stifling growth.
- cars not licensed should be removed

Please briefly describe your potential [façade grant] project. It is okay if the project changes as you solidify your planning efforts.

- **Old Glory Firearms** | driveway and sidewalk entrances to our building. I know a few years ago the city did a huge project at 1023 delta ave, but we definitely would like to upgrade some of the work that was done and add a little bit more. A non shared driveway, more sidewalk access, etc..
- **Dew Drop Family Restaurant** | The outdoor patio at the Dewdrop needs to be revamped. I'm looking at replacing the fencing to an aluminum base instead of what is currently there due to upkeep and safety. Currently children like to climb the fence the way it is built. I would also like to have an entrance gate at both the front and back. Fresh paint, décor, speakers, lighting and tables/chairs would also be replaced and upgraded to allow for more seating. A different method of heating, creating a nicer ambiance than the current patio heaters (which don't adequately provide enough heat in the spring and fall). Also would like to consider some sort of protection for when it rains.
- **Rialto Building** | The Rialto would like to use funds as soon as our MEDC project gets approved by MEDC
- **Youth Empowering Services** | If applicable based on future strategies of our organization

Traverse City has its cherries. Mackinac has its fudge. What iconic signature could Gladstone create that sets us apart from other communities? Get creative! It doesn't have to be food related, either.

- Happy Rock
- Quaint, quiet and friendly
- I like this idea, but I don't have any great inspiration here. Looking forward to seeing what others come up with.
- Only small town in Michigan that cannot special assess for improvements in the ROW. Or.... I enjoyed it when people were putting hand painted happy rocks around town with little messages on the underside
- Small Town on the Little Bay
- I like the idea of murals. I'd be willing to have my business painted in the back parking lot and on the metal above the rocks in the front. I think its a fun, beautiful piece of art that people would enjoy. I also think that we should be utilizing our farmers market square for other things to increase foot traffic.
- Trains
- The beach. Breweries/wineries. Do a beer and wine festival down by the baseball diamond, have a band and maybe some food vendors.
- A dying destination
- firewood, flannels, waves (both ""Hello"" and the water kind!), trees, fish (walleye), a tent (campground)...how many communities have their quaint downtown, the waterfront and a campground so close to one another!, a smiling rock (gladSTONE/happyROCK), a firework...nothing beats the 4th of july in gladstone

How can the DDA better support you? Is there anything else you'd like to share that hasn't already been covered?

- The social district may sound good in theory because most people drink and want to hang out with drinking friends. However, I feel that Gladstone has the small town family charm, and by doing the social district we are losing that family friendly attitude. I have talked to many people about the social district idea and have only had negative comments. For example, dairy flo is the ice cream place where kids go to hang out and get ice cream. But throw in a few adults who can't hold their liquor, and now we've got disorderly conduct and calling the cops. I think it would be best to not have the social district at all. There are plenty of spots for people to get their alcohol, but does it have to be in the hear of the kid section?
- I would appreciate a road sign on the corner of Delta and 10th street. I'm not sure why there is not one there. It would help my customers that aren't familiar with Downtown Gladstone find there way to my 10th street business.
- We need a downtown clock and message board.
- Let's get involved with community events to create foot traffic! Look at all Escanaba does!
- Just more family activities would be awesome but they need to be at a time where working parents can go. I would love to go to the farmers markets but the hours dont work. It would be great if it could go to even 630
- It's on me! A recurring touch base to do just that...stay in touch and plan ahead!