



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY

City Hall Chambers – 1100 Delta Avenue
September 17, 2024
8:15 AM

A Regular Meeting of the Downtown Development Authority will be held on Tuesday, September 17, 2024 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 - August 20, 2024

FINANCIALS

- [3.](#) DDA Investment Updates | First Bank & MI Class

CONFLICTS OF INTEREST

ADDITIONS TO THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

- [4.](#) Grant Opportunity - Community Foundation for Delta County

CITY COMMENTS & REPORTS

- [5.](#) DDA Director

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: 09-16-2024 | 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
 August 20, 2024
 8:15 AM

MINUTES

CALL TO ORDER

Board Chair, Jay Bostick, called the meeting to order at 8:17 AM ET.

1. Roll Call

| Present | Absent |
|------------------------------------|---------------------------|
| Joe Thompson | Jason Lippens (Excused) |
| Daniel Becker | Nathan Neumeier (Excused) |
| Jacob Taylor | |
| Jay Bostwick | |
| Kyle Closs | |
| Melissa Silta (Arrived at 8:18 AM) | |
| Robert LeDuc | |

Staff Present: Eric Buckman, Wendy Taavola, Patricia West

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

2. Regular Meeting Minutes - July 16th, 2024

Motion made by LeDuc, seconded by Becker to approve the regular meeting minutes from July 16th, 2024.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Closs, Silta, LeDuc

MOTION CARRIED.

FINANCIALS

3. July Revenue & Expenditure Report

A review of the July financials was provided to the DDA Board. Board member, Kyle Closs, inquired about the progress of the DDA investments, but city staff did not have that information available at the meeting. DDA Director, Patricia West, offered to collect more information on this for the next meeting.

Board Chair, Jay Bostwick, inquired about the (\$45.92) in the Farmers Market Square expense line item (248-537-880.005). DDA Director, Patricia West, committed to reviewing that expense to understand why a negative amount would hit an expense line.

CONFLICTS OF INTEREST

ADDITIONS TO THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

Item 2.

4. Amendment to the Parks & Recreation Contract

A need to purchase mulch during beautification efforts on 10th St. helped Parks & Recreation and the DDA Director realize that the existing contract between the two departments does not cover materials and supplies.

Motion made by Closs, seconded by Silta to amend the existing Parks & Recreation Contract by adding "Purchase materials and supplies for beautification within the downtown district" and increase their funding from \$5000 to \$7000 to allow for the purchase of materials and supplies.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Closs, Silta, LeDuc

MOTION CARRIED.

CITY COMMENTS & REPORTS

5. City Manager

- **Special Assessment Ballot Language:** The City Commission has approved ballot language for the issue related to the elimination of special assessments within the City of Gladstone. City Manager, Eric Buckman, discussed the financial and future infrastructure impact this would have on the City of Gladstone if the residents vote to eliminate special assessments. This ballot item will not change or impact the recent Public Act 33 special assessment for police and fire approved by the City Commission early this year.

6. DDA Director

- **DDA Email List:** The first email update was sent to businesses and residents within the DDA district on Monday, August 12th. The update was sent to over 80 recipients.
- **Facade Grant Program:** The return of the Facade Grant Program has generated excitement among the downtown businesses and property owners, and the application will be available on September 1st.
- **Downtown Day:** The Gladstone Downtown Development Authority (DDA) will be sponsoring our first Downtown Day on Saturday, September 28th from 12:00 PM - 4:00 PM. This will include sidewalk sales, a street fair, a walking tour of the historical markers, and live music. DDA Director, Patricia West, encouraged the board to participate and help spread the word.
- **Downtown Ambassador Position:** The position has been posted, with a priority deadline to apply of Friday, August 30th. DDA Director, Patricia West, prioritized outreach and recruitment when the position was first posted and is optimistic about filling the role.
- **Small Business Grant Opportunity:** The Central U.P. Small Business Support Hub recently announced more than \$400,000 will be available in direct grants to those businesses who work with their county's Small Business Resource Navigator and that participate in at least one Hub program, event, or service within the six months prior to the Award.
- **Farmers Market Square Updates:** DPW is working on budgeted repairs to the market square this month. This includes pressure washing the concrete, repairing the caps on the planters, and two coats of sealant on the concrete.
- **Farmers Market Canopies:** Five high quality canopies have been purchased for the Farmers Market. These are large 10x20 canopies and have been well received by our market vendors.

- **Master Plan Amendment:** The Master Plan Amendment was approved by the Planning Commission on Tuesday, August 13th. Item 2.

BOARD COMMENTS & REPORTS

PUBLIC COMMENT

None.

ADJOURNMENT

Motion made by Closs, Seconded by Becker to adjourn at 9:03 AM ET.

Voting Yea: Thompson, Becker, Taylor, Bostwick, Closs, Silta, LeDuc

MOTION CARRIED.

DDA Investment Income
8/22/2024

I also worked with Baybank to increase our interest on our regular checking account.
Regular checking account--3.56%
First Bank investments range from 4% to 5.6%
MI Class Investments--5.4%

| | <u>3/31/2021</u> | <u>3/31/2022</u> | <u>3/31/2023</u> | <u>3/31/2024</u> | <u>To</u> <u>7/31/2024</u> | <u>Total</u> |
|------------|------------------|------------------|------------------|----------------------------|-------------------------------|--------------|
| First Bank | (2,954.80) | (5,339.78) | (4,300.27) | 5,584.91 | 340.46 | (6,669.48) |
| MI Class | | | | 159.51 | 1,094.61 | 1,254.12 |
| | | | | (MI Class Dec to March) | | |

Michigan CLASS

| Fund Name | Subaccount Number | Subaccount Name | NAV Date | NAV Per Share | Share Balance | Acct. Balance | MTD Income | FYTD Income | Inception Date |
|----------------|-------------------|------------------------------|------------|---------------|-----------------|-----------------------|--------------------|--------------------|----------------|
| Michigan CLASS | MI-01-0886-0001 | General Fund | 08/20/2024 | \$1.00 | 484,601.340 | \$484,601.34 | \$1,350.09 | \$6,850.19 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0002 | Major Street Fund | 08/20/2024 | \$1.00 | 106,092.420 | \$106,092.42 | \$295.56 | \$1,479.15 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0003 | Local Street Fund | 08/20/2024 | \$1.00 | 231,070.360 | \$231,070.36 | \$643.76 | \$3,221.68 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0004 | EDC Fund | 08/20/2024 | \$1.00 | 31,527.580 | \$31,527.58 | \$87.83 | \$439.66 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0005 | DPA Fund | 08/20/2024 | \$1.00 | 98,112.770 | \$98,112.77 | \$273.33 | \$1,367.94 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0006 | Harbor Fund | 08/20/2024 | \$1.00 | 82,016.400 | \$82,016.40 | \$228.51 | \$1,143.52 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0007 | Retirement System Fund | 08/20/2024 | \$1.00 | 238,115.170 | \$238,115.17 | \$663.38 | \$3,319.88 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0008 | Cemetery Perpetual Care Fund | 08/20/2024 | \$1.00 | 163,878.240 | \$163,878.24 | \$456.58 | \$2,284.87 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0009 | General Debt Service Fund | 08/20/2024 | \$1.00 | 210,705.120 | \$210,705.12 | \$587.02 | \$2,937.70 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0010 | Solid Waste Fund | 08/20/2024 | \$1.00 | 75,390.850 | \$75,390.85 | \$210.03 | \$1,051.15 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0011 | Electric Fund | 08/20/2024 | \$1.00 | 864,322.770 | \$864,322.77 | \$2,408.02 | \$12,050.79 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0012 | Water Fund | 08/20/2024 | \$1.00 | 388,237.710 | \$388,237.71 | \$1,081.63 | \$5,412.94 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0013 | Wastewater Fund | 08/20/2024 | \$1.00 | 193,028.080 | \$193,028.08 | \$537.80 | \$2,691.28 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0014 | Trust & Agency Tax Fund | 08/20/2024 | \$1.00 | 0 | \$0.00 | \$0.00 | \$0.00 | 11/09/2023 |
| Michigan CLASS | MI-01-0886-0015 | Trail | 08/20/2024 | \$1.00 | 8,462.010 | \$8,462.01 | \$23.59 | \$173.93 | 12/21/2023 |
| Michigan CLASS | MI-01-0886-0016 | Olson Trust | 08/20/2024 | \$1.00 | 44,309.140 | \$44,309.14 | \$123.44 | \$910.78 | 12/21/2023 |
| Michigan CLASS | MI-01-0886-0017 | Dr Mary Cretens | 08/20/2024 | \$1.00 | 543,982.600 | \$543,982.60 | \$1,515.54 | \$7,328.36 | 12/22/2023 |
| | | | | | Totals = | \$3,763,852.56 | \$10,486.11 | \$52,663.82 | |

8/20/2024

Patricia West

From: Patricia West
Sent: Friday, September 13, 2024 12:44 PM
To: Patricia West
Subject: DDA Investment Updates

Microsoft Teams



Vicki Schroeder 22 days ago

Investments

First Bank initial investment was \$174,835.57 July, 2020.
MI Class Investment initial investment was \$96,781.78.

Like I said. MI Class protects the principal. If interests rates drop, you just make less.



Vicki Schroeder 22 days ago

Patricia West

[Go to Teams >](#)

Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: 09/17/2024
Department: DDA
Presenter: Patricia West

AGENDA ITEM TITLE:

Grant Opportunity – Community Foundation for Delta County

BACKGROUND:

The Community Foundation for Delta County is offering a grant for \$2000 to non-profit organizations, including subdivisions of government. Grants must be for charitable purposes.

Funding would be used to purchase and install commercial grade shade-sails to provide coverage over the Farmers Market Square and eliminate the need to consistently replace broken pop-up canopies.

FISCAL EFFECT:

\$8000 (**Expense Line:** 248-537-880.005)

- \$2000 – Grant Revenue
- ~ \$6000 – DDA Match

SUPPORTING DOCUMENTATION:

- **Community Foundation Application**
- **Budget Considerations**
- **Public Act 57 of 2018:** 125.4207
- **City of Gladstone’s Master Plan:** Goal 2: Downtown Gladstone
- **Tax Increment Financing Plan:** Improvement Projects #40, #61, #66

RECOMMENDATION:

Motion to support the Gladstone Downtown Development Authority’s application for the Community Foundation for Delta County’s grant application for \$2000 to pursue funding to purchase commercial grade shade-sail.



Community Foundation for Delta County

2420 1st Avenue South

Escanaba, MI 49829

Phone: 906-786-6654 Fax: 906-786-9124 E-mail: Office@cfup.org

Information for Grant Applicants

A non-profit organization seeking a grant must complete the attached application and return it and required copies to the Foundation. The application consists of:

- A. Grant Application Cover sheet,
- B. Information requested on Narrative form,
- C. Grant budget,
- D. Copy of IRS determination letter indicating 501 (c)(3) or other non-profit status,
- E. Letter(s) of support, which verify project need and collaboration with other organizations.

A COMPLETED ORIGINAL WITH FOUR (4) COPIES ALONG WITH ALL REQUESTED ITEMS LISTED ABOVE MUST BE SUBMITTED. FAILURE TO SUBMIT ANY PART OF THE GRANT REQUIREMENTS MAY DISQUALIFY YOUR APPLICATION.

Grant Amounts

Grants will normally not exceed \$2000*. Applicants may request any amount; however, the full board of trustees of the CFFDC must approve both the higher amount as well as the grant itself.

Due Dates for Applications

Grant applications are due on April 1st and October 1st (or the first business day after, if the 1st falls on a weekend). In fairness to those submitting applications on time late applications will not be considered.

How long does the grant decision process take?

The grant committee meets within the month after the due date. The decisions of the committee must be approved by the CFFDC Board of Trustees at their monthly meeting. Applicants will be notified, via mail, on whether or not their grant request has been approved, usually within 10 days of May and November.

Who may apply for a grant?

1. CFFDC has a commitment to the people of the Delta County area. Grants are only given to projects which will benefit Delta County area residents or which will meet a general community need.
2. Grants are made only to non-profit organizations, including subdivisions of government, exempt from federal taxation, your Federal I.D. # is required on grant application.
3. Grants must be used for charitable purposes.
4. Grants are generally not made to individuals, except for scholarships via charitable organizations.
5. No grants may be used for any political campaign or to support attempts to influence any governmental body other than through making publicly available the results of nonpartisan analysis, study or research.
6. Grants are usually given one time only, for specific purposes with the understanding that the Foundation has no obligation or commitment to provide any additional support to the grantee. No project will be funded more than once over a 12-month period.
7. **The Foundation does not fund operating expenses, including personnel.**
8. The Foundation operates without discrimination as to age, race, religion, disability, sex or national origin in the consideration of grant requests, and will award grants only to grant seekers, which do not discriminate.

A. Grant Application --- COVER SHEET

Date of Application: _____

Legal Name of Organization

Applying: _____

(Should be same as on IRS determination letter and as supplied on IRS Form 990).

Federal I.D. # _____

Year Founded: _____

Current Operating Budget: _____

Executive Director: _____ Phone number: _____

Contact Person/Title/Phone Number: _____

(If different from Executive Director) _____

Principal Address of Administrative Office: _____

City/State/Zip: _____ Fax Number: _____

Project Name: _____

Purpose of Grant: _____

Dates of the Project: _____ Amount Requested: \$ _____

Total Project Cost: \$ _____

Geographic Area Served: _____

List any previous support from received in the last 5 years: _____

(Signature, President, Director or Administrator) (Date) (Signature, Youth Participant) (Date)*

(Type Name and Title) (Type Name and Title)

(Signature, Project Director) (Date)

(Type Name and Title)

B. Grant Application --- NARRATIVE

Please provide the following information in the order given.

This narrative should briefly explain why your organization is requesting this grant, what outcomes you hope to achieve and on what you will spend the grant funds. **Please do not exceed 2 pages.**

This summary should include:

- Statement of needs/problems to be addressed.
- Description of target population and how they will benefit.
- If youth are targeted, it is **very** helpful if they take part in planning, grant writing, etc. If targeted youth do not take part in the process, please explain why not.
- If youth are not specifically targeted, are youth involved in the project? How?
- Description of the active involvement of the target population in defining problems to be addressed, making policy and planning the program.
- Description of project goals and objectives (measurable, if possible) and a statement as to whether this is a new or ongoing part of the sponsoring organization.
- Plans to accomplish goals and objectives.
- Timetable for implementation.
- Who are the other partners in the project and what are their roles?
- Long-term strategies for funding this project if it is to continue past the grant period.
- Plans for evaluation. This should explain how success will be defined and measured. Include impact on participants and/or the community in your evaluation.
- Description of how the grantee organization will publicize the grant to help bring in new donors to the foundation.

In addition, please submit the following information about your organization. **(If you have submitted this information on a prior grant application, you need not include it here).** **Please do not exceed 1 page.**

- A brief summary of your organization's history.
- It's mission and goals.
- A description of current programs, activities and accomplishments.
- A list of your board of directors with affiliations.

CFFDC

C. Grant Budget Format

Below is a listing of standard budget items. Please provide the budget only for the project for which you seeking a grant.

- A. Organizational fiscal year: _____
- B. Time period this budget covers: _____
- C. Expenses: include amounts (1) to be used from this grant (2) for the total project.

| <u>Expense</u> | <u>Grant Amount Requested</u> | <u>Total Project</u> |
|-----------------------------|-------------------------------|----------------------|
| Salaries, Taxes, Benefits | Not Funded Thru Grant | \$ _____ |
| Professional Fees | \$ _____ | \$ _____ |
| Travel | \$ _____ | \$ _____ |
| Equipment | \$ _____ | \$ _____ |
| Printing, Copying, Supplies | \$ _____ | \$ _____ |
| Telephone and Fax | \$ _____ | \$ _____ |
| Postage and Delivery | \$ _____ | \$ _____ |
| Rent and Utilities | \$ _____ | \$ _____ |
| Evaluation | \$ _____ | \$ _____ |
| Marketing | \$ _____ | \$ _____ |
| Other (specify) | \$ _____ | \$ _____ |

Total Amount Requested: \$ _____ **Total Project Expenses** \$ _____

Revenue: Please indicate which sources of revenue are committed and which are pending.

| | <u>Committed</u> | <u>Pending</u> |
|-----------------------------------|------------------|-----------------|
| 1. Grants/Contracts/Contributions | | |
| Local Government | \$ _____ | \$ _____ |
| State Government | \$ _____ | \$ _____ |
| Federal Government | \$ _____ | \$ _____ |
| Foundations (itemize) | \$ _____ | \$ _____ |
| Corporations (itemize) | \$ _____ | \$ _____ |
| Individuals | \$ _____ | \$ _____ |
| Other (specify) | \$ _____ | \$ _____ |
| 2. Earned Income | \$ _____ | \$ _____ |
| Events | \$ _____ | \$ _____ |
| Publications and Products | \$ _____ | \$ _____ |
| 3. Membership Income | \$ _____ | \$ _____ |
| 4. In-Kind Support | \$ _____ | \$ _____ |
| 5. Other (specify) | \$ _____ | \$ _____ |
| 6. Total Revenue | \$ _____ | \$ _____ |

1. Coverage Efficiency

- **Triangular sails** generally cover less area than rectangular sails of the same dimensions because of their shape. You will likely need **more triangular sails** to cover the same 1,750 sq ft.
- **Rectangular sails** are more efficient for covering large, open spaces due to their larger surface area per sail. With triangles, you may need overlapping or multiple sails to ensure adequate coverage, which could slightly increase both material and installation costs.

2. Cost of Sails

- **Triangular sails** are usually **cheaper per sail** compared to rectangular ones, but the **total cost could be higher** due to the need for more sails.
- A typical **20x20x20 ft triangular sail** can cost \$300–\$800 depending on the material and brand, whereas a **20'x20' rectangular sail** may cost \$500–\$1,500 (Backyard City).
- **Estimated Sail Cost** for 1,750 sq ft:
 - Triangular sails: \$1,200–\$3,500 (for 4–6 sails)
 - Rectangular sails: \$1,500–\$4,500 (for 2–3 sails)

3. Hardware & Mounting Structures

- **Triangular sails** require **more attachment points**, typically three for each sail, whereas rectangular sails need only four. More attachment points mean additional poles, brackets, and tensioning hardware.
- **Hardware costs** may increase slightly, as each triangular sail would need extra supports, with each anchor point costing around \$50–\$300 depending on the quality.
- **Estimated Hardware Costs:**
 - Triangular sails: \$1,000–\$2,000 (due to more mounting points)
 - Rectangular sails: \$500–\$1,500

4. Installation Costs

- Since triangular sails require more attachment points, installation might take longer and require more labor.
- **Labor costs** for triangular sails could range from \$1,500 to \$5,000, depending on the complexity of the installation and the number of sails.
- For rectangular sails, installation typically costs between \$1,000 and \$4,000.

Comparison of Total Project Budget for 1,750 sq ft (Triangular vs. Rectangular)

- **Triangular Sails:**

- **Lower Range:** \$6,000–\$10,000
- **Upper Range:** \$11,000–\$16,000
- **Rectangular Sails:**
 - **Lower Range:** \$5,000–\$8,000
 - **Upper Range:** \$9,000–\$15,000

In summary, **triangular sails** may increase costs slightly due to the need for more sails, mounting points, and labor, but they can offer greater flexibility in design and a more aesthetic, dynamic look for your space. Rectangular sails are more efficient for covering larger areas with fewer sails and simpler installation.

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

125.4207 Powers of board; creation, operation, or funding of retail business incubator.

Sec. 207. (1) The board may:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the downtown district necessary to achieve the purposes of this part, in accordance with the powers of the authority as granted by this part.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options with respect to that property.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part of a building or property.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

(o) Contract for broadband service and wireless technology service in the downtown district.

(p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 203(7).

(q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.

(r) Create, operate, and fund retail business incubators in the downtown district.

(2) If it is the express determination of the board to create, operate, or fund a retail business incubator in the downtown district, the board shall give preference to tenants who will provide goods or services that are not available or that are underserved in the downtown area. If the board creates, operates, or funds retail business incubators in the downtown district, the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following:

(a) The lease or rental rate that may be below the fair market rate as determined by the board.

(b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months.

(c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district.

(d) A copy of the business plan of the tenant that contains measurable goals and objectives.

(e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

EXHIBIT A

AMENDMENT TO THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN
OF THE
CITY OF GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY

Adopted by the Downtown Development Authority on July 21, 2020
Recommended by the Development Area Citizens Council on September 1, 2020
Approved by the City Commission of the City of Gladstone on September 14, 2020

INTRODUCTION

The City of Gladstone Downtown Development Authority (the "Authority") was previously created by the City Commission of the City of Gladstone (the "Gladstone") pursuant to the Downtown Development Authority Act, Act 197, Public Acts of Michigan, 1975. The Authority and the City Commission approved and adopted the original *Development and Tax Increment Financing Plan* (the "Original Plan"), dated December 1992. The Original Plan was subsequently amended in 2009 with the primary purpose of extending the life of the Original Plan, updating development plans and projects, and updating provisions regarding the tax increment financing process (as amended, the "Amended Plan").

The Amended Plan contained a list of projects to be undertaken by the Authority in cooperation with the City. This 2020 Amendment allows for the financing and completion of projects described in the Amended Plan and to provide for new projects and activities for the purpose of preventing property value deterioration and encouraging further investment within the district in accordance with the Recodified Tax Increment Financing Act, Act 57, Public Acts of Michigan, 2018 (the "Act"). In order to accomplish these projects, this 2020 Amendment extends the life of the Amended Plan to the Authority's fiscal year end March 31, 2041.

The Development Area remains the same as indicated in Appendix A.

2020 Amendments Supplement the Original Plan

This 2020 Amendment is an update and addition to the Amended Plan and must be read in concert with the Amended Plan. This 2020 Amendment refers to certain portions of the Amended Plan but does not repeal or abrogate any provision of the Amended Plan unless expressly stated herein. (The Amended Plan as further amended by this 2020 Amendment is referred to herein as the "2020 Amended Plan.")

AMENDMENT TO DEVELOPMENT PLAN

The Development Plan of the Amended Plan is hereby amended as follows.

Boundaries of Development Area

This 2020 Amended Plan makes no changes to the Development Area. The Development Area is shown on Appendix A.

The Location, Extent, Character and Estimated Cost of Improvements and Estimated Time for Completion

In light of the changing and growing needs of the community and the need to finance and complete several projects outlined in the Amended Plan in order to fulfill the purpose of the Original Plan and the Act, this 2020 Amended Plan sets forth the full list of the Authority's improvement program. The program continues to focus on projects that will enhance and revitalize the downtown business district, prevent deterioration of the downtown business district, and encourage private development and investment in the district. The Authority intends to undertake the following improvement projects:

1. Replace power pole electric outlets

- a. Outlets on the power poles on Delta Avenue need to be replaced. These outlets supply power to the wreaths at Christmas and will have other uses during the year.
 - b. Total cost - \$5,000
 - c. Timing – 5 years
2. Install Electric vehicle Charging Stations Downtown
- a. Electric Vehicles are becoming more popular and charging stations should be installed downtown.
 - b. Cost - \$120,000
 - c. Timing – 3 years
3. Conversion of 1600 Lake Shore Drive to underground utilities
- a. This project will improve the aesthetics of the south entrance into Gladstone.
 - b. Cost - \$60,000
 - c. Timing 6 years
4. Upgrade Delta Avenue Lighting
- a. Install taller poles for improved lighting and better appearance. They will also allow more options for community events like the Old Fashioned Christmas. Utilize energy efficient LED bulbs.
 - b. Cost \$160,000
 - c. Timing 4 years
5. Move Delta Avenue Utilities Underground
- a. Move utilities underground in the alleys north and south of Delta Avenue to improve appearance and to encourage growth and rear entrance development.
 - b. Cost - \$600,000
 - c. Timing 8 years
6. Replace Wisconsin Avenue Sewers from 8th to 11th Street
- a. Replace the sewer main and laterals to property line
 - b. Cost - \$450,000
 - c. Timing – 5-10 year
7. Install a new 6” HDPE force main from underpass lift station to 9th Street and 3rd Avenue North.
- a. This ties into force main on 9th Street. This corrects proper flow from aging current force main.
 - b. Cost - \$168,000
 - c. Timing – 2020
8. Replace Montana Avenue Sewer from 8th to 11th Street
- a. Replace the existing 80 years old sewer main which is in poor condition and has been identified in the 2019 Inflow / Infiltration report.
 - b. Cost - \$500,000
 - c. Timing – 5 to 10 years
9. Replace Minneapolis Sewer from 8th to 11th Street
- a. Replace lift station, sewer main and laterals to property lines. This has been identified in the 2019 Inflow / Infiltration report.
 - b. Cost - \$700,000
 - c. Timing 5 to 10 years
10. Replace Minnesota Avenue Sewer from 8th to 11th Street

- a. Replace the sewer main and laterals to property lines. This has been identified in the 2019 Inflow / Infiltration report.
 - b. Cost - \$450,000
 - c. Timing - 5 to 10 years
11. Replace Michigan Avenue Sewer from 8th to 11th Street
- a. Replace the sewer main and laterals to property lines. This has been identified in the 2019 Inflow / Infiltration report.
 - b. Cost - \$450,000
 - c. Timing – 5 to 10 years
12. Replace Superior Avenue Sewer from 10th to 11th Street
- a. Replace the sewer main and laterals to property lines. This has been identified in the 2019 Inflow / Infiltration report.
 - b. Cost - \$150,000
 - c. Timing - 5 to 10 years
13. Install 8” DIP Water main on 3rd Avenue North
- a. Approximately 400’ to complete new main from N 13th and N 17th
 - b. Cost - \$70,000
 - c. Timing – 5 years
14. North 14th Street Water Main Replacement
- a. Replace remaining 300’ of old 4” CIP WM with 8” DIP
 - b. Cost - \$70,000
 - c. Timing – 10 years
15. Water Treatment Plant Upgrades
- a. Refurbishment of 50 year old Water Treatment Plant building including all process equipment
 - b. Cost - \$3.0 million
 - c. Timing – 5 years
16. Water Main Replacement Block 49
- a. Replace existing 4” CIP WM with 8” DIP WM. This is a continuation of the 9th Street Project.
 - b. Cost - \$70,000
 - c. Timing 3 Years
17. Construct New Water Plant Intake and Crib
- a. Construct new intake for water treatment plant and crib. Install new intake piping and crib from existing shorewell to lake near current intake position.
 - b. Cost - \$1.6 Million
 - c. Timing – 2 to 5 years
18. New Water Main to Blackwell Avenue
- a. Extend new water main from commercial area between Lowrie and the west end of Minneapolis
 - b. Cost - \$200,000
 - c. Timing – 10 years
19. Hydrant Replacement Upgrades
- a. Replace Hydrants #51 and #61 on the corners of 12th and Railway and 13th and Railway with new pumper hydrant nozzles.
 - b. Cost - \$10,000

- c. Timing – 2 to 3 years
- 20. Improve Solids Handling at Water Plant
 - a. Make improvements to existing backwash ponds and construct new solids drying beds.
 - b. Cost - \$500,000
 - c. Timing – 10 years
- 21. Four Inch Water Main Replacement 10th Street
 - a. Replace existing 4” WM with 8” WM along west edge of 10th Street from Minnesota / Wisconsin Alley south to Wisconsin Michigan alley.
 - b. Cost - \$50,000
 - c. Timing - 10 years
- 22. Replace 4” CIP Water Main Behind City Hall With 8” DIP
 - a. Existing 4” WM provides inadequate Fire Protection. This stretch is the last 300 to 400 linear feet of 4” CIP Water Main left to replace on the north side of Delta Avenue after 9th Street Project
 - b. Cost - \$70,000
 - c. Timing – 5 to 10 years
- 23. Extend Water Main to Kipling
 - a. Extend new 12’ water main North of Lakeview Assisted Living to northern DDA Boundary.
 - b. Cost - \$1.0 million
 - c. Timing - 10 to 20 years
- 24. Four inch Water Main Replacement Delta / Minnesota alley 12th Street to US 2 & 41
 - a. Replace existing 4” CIP WM with new 8” DIP WM along with hydrant valves and service laterals connected to this main
 - b. Cost - \$210,000
 - c. Timing – 5 years
- 25. Build New Public Works Facility
 - a. On east end of town – DDA may assist with public parking lot and public bathrooms and tie in to North Shore / Bike Path
 - b. Cost - \$1,500,000
 - c. Timing – 1 to 2 years
- 26. Reconstruction of Rains Drive and North 8th Street in Buckeye Addition Industrial Park
 - a. Cost - \$500,000
 - b. Timing – 7 to 15 years
- 27. Railway Avenue Reconstruction from 9th Street to Delta Avenue
 - a. Cost - \$500,000
 - b. Timing – 10 to 15 years
- 28. North Lakeshore Drive Reconstruction from Rains Drive to City Limits
 - a. Cost - \$1,500,000
 - b. Timing – 15 to 20 years
- 29. South Hill Reconstruction
 - a. US 2 & 41 to 500’ North – Add Bike/Walking Path With Crosswalk
 - b. Cost - \$75,000
 - c. Timing – 2 to 4 years

- 30. South Lakeshore Drive Reconstruction
 - a. Minneapolis Avenue to 13th Street
 - b. Cost - \$500,000
 - c. Timing – 5 to 15 years
- 31. Rebuilding of Various DDA District Streets
 - a. Coordination with DDA and other departments as needed.
 - b. Cost – Project dependent
 - c. Timing – 5 to 20 years
- 32. Harbor Docks Improvement
 - a. Utilize Waterways grants and DDA support to improve and update the harbor docks.
 - b. Cost - \$300,000
 - c. Timing – 5 years
- 33. Highway Over/Under Pass
 - a. Create over / under pass on US 2 & 41 to get pedestrians safely across major highway and to connect the bluff and downtown
 - b. Cost - \$1,500,000
 - c. Timing – 10 years
- 34. Harbor Club and Restaurant – Construct A Combined Yacht Club/Restaurant/Harbor Master Office
 - a. Use Waterways and DDA funding to construct a multipurpose facility for better operations and increase downtown traffic.
 - b. Cost - \$900,000
 - c. Timing – 10 years
- 35. Waterfront Non-Motorized Trail in Van Cleve Park Connecting the Beach House to the Fishing Pier
 - a. Cost - \$250,000
 - b. Timing – 5 years
- 36. Bring ice rink back to Jones School
 - a. This project will bring people back to the downtown area and improved the economic viability of downtown shops and restaurants.
 - b. Cost - \$250,000
 - c. Timing – 5 years
- 37. City Hall Elevator
 - a. Install elevator at City Hall to encourage downtown commercial use for the second story
 - b. Cost - \$250,000
 - c. Timing – 4 years
- 38. Horse Hitching Posts
 - a. Install horse hitching posts downtown to encourage use by a growing Amish population
 - b. Cost - \$5,000
 - c. Timing – 3 years
- 39. DDA Personnel
 - a. Establish Positions to Serve at the Pleasure of the DDA Board Consistent with Section 205 of P.A. 57
 - b. Cost – Not to exceed 15% of DDA Capture
 - c. Timing – Yearly

40. Downtown Beautification

- a. Provide services consistent with Section 207 of Public Act 57 for downtown public facilities.
- b. Cost – Not to exceed 5% of total DDA Capture
- c. Timing – Yearly

41. Restoration, Preservation and Renovation of Downtown Buildings

- a. As outlined in Public Act 57 Section 207, assist in planning and implementation of downtown buildings necessary to achieve the intent of Section 207 including improvements to outside public areas of the downtown district.
- b. Cost - \$1.0 Million
- c. Timing – Over 20 years

42. Construct Parking in Areas Identified as High Traffic Areas for Businesses along Delta Avenue.

- a. Use Parking Study information to plan for proper parking in the DDA District.
- b. Cost - \$300,000
- c. Timing – 2 to 10 years

43. Administration Support

- a. In order to achieve the intent of Section 207 of Public Act 57, use appropriate City Staff personnel to support DDA activities
- b. Cost – Not to exceed 5% of DDA revenues
- c. Timing – Yearly

44. Encourage Murals & Artwork in Downtown

- a. Encourage repair and beautification of downtown buildings through art.
- b. Cost - \$800,000
- c. Timing – Budget annually

45. Historic Building Signage

- a. Use well place signage to highlight buildings of historic significance resulting in added activity downtown.
- b. Cost - \$200,000
- c. Timing – 2-20 years

46. Relocate Railroad Along US 2 & 41 as Prime Development Opportunity

- a. Cost \$20 million
- b. Timing – 20 years

47. Encourage and Support Business with Industrial Activities to Locate to the Industrial Parks.

- a. Cost - \$1.0 million
- b. Timing – 3 to 7 years

48. Streetscape/Beautification

- a. New sidewalks, lighting, signage and trees will improve downtown's image, public appeal and safety
- b. Cost - \$1,500,000
- c. Timing – on going

49. Signage System

- a. An overall community signage system needs to be planned and developed to provide attractive and functional direction for visitors.
- b. Cost - \$25,000

- c. Timing - ongoing

50. Delta Avenue Turn Lane

- a. To enhance downtown entry from US 2 & 41 install a turn lane.
- b. Cost - \$250,000
- c. Timing – On going

51. Waterfront Linkage

- a. Street, sidewalk, lighting and landscape improvements are proposed for 9th Street, in order to provide a visual and functional linkage with Gladstone's waterfront.
- b. Cost - \$150,000
- c. Timing – 3 to 10 years

52. Marina Expansion

- a. Extend the break wall at the City Marina to provide room for expansion
- b. Cost - \$500,000
- c. Timing – Ongoing

53. Waterfront Park Improvements – Proposed Van Cleve Park Improvements Include Parking Near the Kids Kingdom Playground

- a. Cost - \$200,000
- b. Timing – Ongoing

54. Campground Expansion

- a. Growth in the sport fishing industry in Gladstone has created a demand for more RV campsites. The existing camping facility should be expanded to accommodate this growth.
- b. Cost - \$50,000
- c. Timing – Ongoing

55. Waterfront Trail

- a. A non-motorized trail should be developed to provide a continuous pathway around the City on the waterfront.
- b. Cost - \$150,000
- c. Timing – Ongoing

56. Industrial Site Development

- a. The existing coal dock facility should be improved to enhance this location for marine oriented industrial development.
- b. Cost - \$250,000
- c. Timing - Ongoing

57. North End Sewer Extension

- a. A sewer extension along the lakeshore towards Kipling is needed to solve existing wastewater problems and to allow growth in this resort oriented area.
- b. Cost - \$150,000
- c. Timing – Ongoing

58. US Highway 41

- a. Gladstone's location on US Highway 2 & 41 gives the City excellent access and exposure. Development opportunities are very limited along the highway because of developable land. Instead, the community needs to encourage wise development of the available sites and use the highway corridor to create interest in the City.

- b. Cost - \$100,000
 - c. Timing – Ongoing
59. Industrial Park Lift Station Force Main Replacement
- a. Current force main dumps into gravity sewer at east end of 5th Street and North Court. With new force main, water would be diverted from underpass lift station and sent to a gravity sewer on 6th Street.
 - b. Cost - \$400,000
 - c. Timing – 5 years
60. Minneapolis Street Extension
- a. An extension of Minneapolis Street to US 2 & 41 will improve access to Gladstone and allow development of an adjacent vacant parcel of land for commercial use.
 - b. Cost - \$50,000
 - c. Timing – Ongoing
61. Town Entrance / Focal Points
- a. Defining entrances to the City and focal points increases awareness of and pride in the City. Entrances are suggested for the north and south side of the City on US 2 & 41. Focal points should be established at the junctions of US 2/41 and Lake Shore Drive, Delta Avenue and Forth Avenue North (M-35). Landscaping and special signage are proposed for entrances and focal points.
 - b. Cost - \$50,000
 - c. Timing – Ongoing
62. Rest Stop and Information Center
- a. An information Center with public restrooms could serve several purposes. It could provide travelers with rest facilities and information on the City and area attractions. It could also provide an attractive barrier between the rail yards and the highway. The logical location for the information center is at the existing steam railroad locomotive display.
 - b. Cost - \$250,000
 - c. Timing – Ongoing
63. Redevelopment Activities
- a. As opportunities present themselves, the DDA may actively pursue the development of key properties. Acquisition, site cost write-downs, site work rehabilitation, leasing arrangements, etc. as allowed by P.A. 57 of 2018 and are appropriate DDA activities.
 - b. Cost - \$1.0 million
 - c. Timing – 2 to 20 years
64. Way Finding Signs
- a. Directional and location signs will be installed along Delta Avenue and Lakeshore Drive in the Downtown Development district
 - b. Cost - \$4,500
 - c. Timing – Ongoing
65. Harbor Improvements and Expansion
- a. The long range plan is to enlarge the harbor and improve the park areas identified to encourage economic growth in the harbor area.
 - b. Cost - \$2.0 Million
- c. Timing – Ongoing
66. Support Activities Downtown that Encourage Increased Foot Traffic and More Economic Vitality in the District.
- a. Cost - \$35,000
 - b. Timing - Yearly
67. Waterfront Development Site
- a. A large, vacant, site exists along the waterfront on the northeast side of the downtown area. This area is referred to as the North Shore. The City owns a portion of this property. In the event a developer wants to develop it, the City plans to be in a position to install infrastructure and assist in planning. Plans include a mixed-use commercial and residential development. The beach area will be protected and maintained for public access and use and could include a new path and trail system. This would greatly enhance the economic growth in Gladstone.
 - b. Cost - \$2.5 Million
 - c. Timing – 2-5 Years
68. Beautification of the Highway Corridor
- a. US 2 & 41 and Highway M-35 runs through the center of the City, dividing the City into two areas. The area will be enhanced with improved signage and landscaping. This project would include the entire length of the highway from the North of the City limits to the south City limits. Along with making the highway more attractive, signage would direct traveler into the downtown area and increase economic development.
 - b. Cost - \$250,000
 - c. Timing 3-15 years
69. Ninth Street Enhancement
- a. A new streetscape will be completed for the entire length of the street. This is one of the main streets on the DDA district with many businesses located on it.
 - b. Cost - \$4.8 Million Bond
 - c. Timing - 2020
70. Development of the Nature Preserve
- a. On the north side of the City a large marsh area exists. This area is defined in the Mater Plan to be developed into an educational facility that will be used by local schools. The plan is to install walking trails and boardwalks throughout the marsh connecting the city wide trail system in the DDA District. This will halt deterioration in that area and promote economic development in the DDA District.
 - b. Cost - \$100,000
 - c. Timing – Ongoing
71. North 15th Street
- a. North 15th Street will be totally reconstructed
 - b. Cost - \$180,000
 - c. Timing – Ongoing
72. Extension of Water Lines
- a. Extend the City Water lines on North 15th Street.
 - b. Cost - \$2,275,000
 - c. Timing – Ongoing

73. GIS Mapping

- a. A Geographic Information System (GIS) will provide better monitoring capabilities of Downtown infrastructure.
- b. Cost - \$75,000
- c. Timing - Ongoing

74. Storm Water Runoff System

- a. At the present time the storm water runoff in the downtown goes directly into a lagoon near the harbor. Catch basins will be reinstalled to capture some of the debris and contaminants before they are deposited into the lagoon and eventually get into the Great Lakes.
- b. Cost - \$466,500
- c. Timing - Ongoing

75. Street Clock

- a. A Street Clock would be installed at the corner of Ninth Street and Delta. This would enhance the appearance of one of the main intersections in the Downtown District.
- b. Cost - Cost - \$28,000
- c. Timing – Ongoing

76. Relocate Soo Line 730 Locomotive to a park site in the DDA District

- a. The historic locomotive could be a major draw for visitors to the downtown area.
- b. Cost - \$650,000
- c. Timing – 3 to 5 years

Note: Some of the projects include cost estimates for total project cost. The Authority commitment for any of these projects will be dependent on the benefit directly associated with the Authority.

AMENDMENT TO TAX INCREMENT FINANCING PLAN

Except as listed below, no revisions are being made to the Tax Increment Financing Plan of the Amended Plan by this 2020 Plan Amendment.

Duration of the 2020 Amended Plan

This 2020 Amended Plan will terminate upon the Authority's fiscal year end on March 31, 2041.

Estimate of the Impact of the Tax Increment Financing Plan on Taxing Jurisdictions

See Appendix B for an updated estimate of the impact of the Tax Increment Financing Plan on taxing units.

Maximum Bonded Indebtedness

The maximum bonded indebtedness to be incurred under this 2020 Amended Plan to finance the projects set forth herein shall not exceed \$5,000,000. Said projects may be financed from tax increment revenues received by the DDA, grant funding, donations, other legally available funds, on a pay-as-you-go basis, or from the proceeds of various types of bonds issued in one or more series by or on behalf of the Authority.

LEGAL DESCRIPTION OF ORIGINAL 1992 DEVELOPMENT AREA:

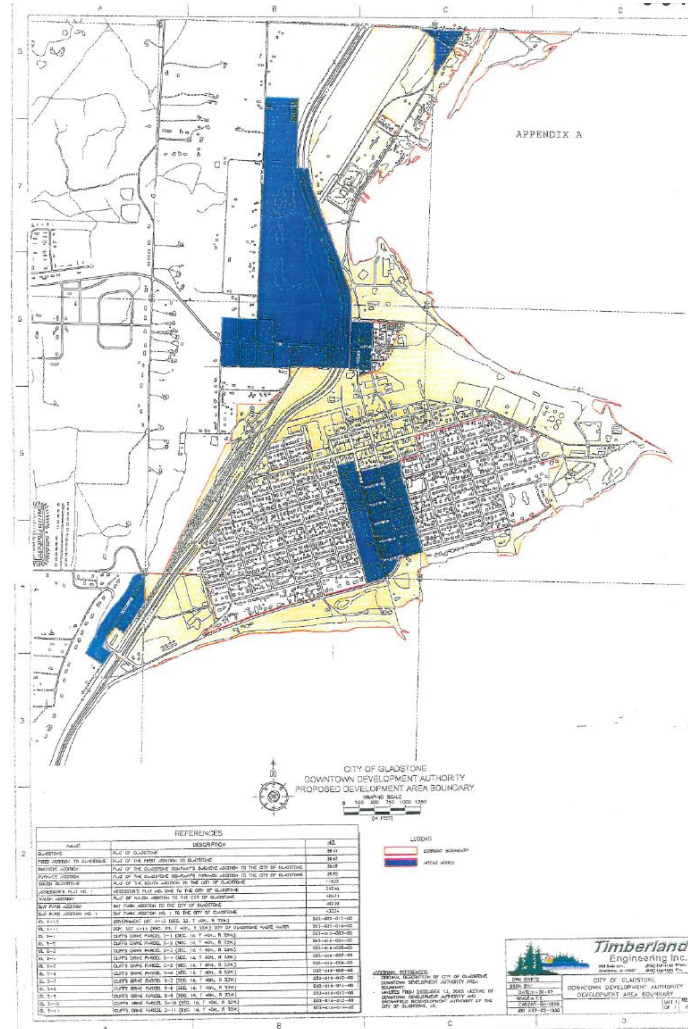
Starting at the corner section common to 20, 21, 28 and 29 thence East along the South line of Section 21 368.6 feet to the West line of Wisconsin Central Railroad property, thence North along Wisconsin Central Railroad Company's West line to the North right of way of Third Avenue. Thence East along the North right of way extended to East right of way of U.S. 2 & 41, thence North along the East right of way of U.S. 2 & 41 to the North corporate line of the City of Gladstone, thence East along said corporate line to the shore of Little Bay de Noc, thence Southerly along the shore of Little Bay de Noc to Saunders Point thence Westerly along the shore of Little Bay de Noc to the East property line of 4-13 and West property line of the Gladstone Sewage Treatment Plant property, thence Northerly along this property line extended across Minneapolis Avenue to the North right of way of Minneapolis Avenue, thence Easterly along the North right of way of Minneapolis Avenue to the East property line of Lot 123 of Bay Park Addition No. 1, thence Northerly along said property line to the Northeast corner of said lot thence Westerly along the North property line of Lot 123 to the Southeast corner of Lot 26 of Bay Park Addition, thence Northerly along the East property line of lots 26 through 22 to a point common to Lots 22 and 65, thence East along the South property line of Lots 65 through 67, thence, Northerly along the East property line of Lot 67 to the South right of way of Michigan Avenue, thence Westerly along the South right of way of Michigan Avenue to the intersection of the West right of way line extended of 2nd Street, thence Northerly along the West right of way of 2nd street as extended to the North right of way line of Wisconsin Avenue, then continuing along the West right of way of 2nd Street to the South right of way of Delta Avenue, thence Westerly along the South right of way of Delta Avenue to the East right of way of 7th Street, thence South along the East right of way of 7th Street to the South right of way of Minnesota Avenue, thence West along the South right of way of Minnesota Avenue to the West right of way of 10th Street, thence Northerly along the West right of way of 10th Street to the South right of way of the alley between Minnesota and Delta in Block 59 of the First Addition to the City of Gladstone, thence West along the South right of way of said alley to the East right of way of U.S. 2 & 41, thence Southwesterly along the East right of way of U.S. 2 & 41 to the North right of way of Dakota Avenue, thence Easterly along the North right of way of Dakota Avenue extended to the East right of way of 18th Street, thence South along the East right of way of 18th Street to the southerly right of way of Marble Avenue, thence West and South along this right of way of Marble Avenue to the North right of way of South Lake Shore Drive, thence Easterly along the North right of way of South Lake Shore Drive to the South right of way of Minneapolis Avenue, thence East along the South right of way of Minneapolis Avenue to the East property line of the City park property (GL-4), thence Southerly along said property line to the shore of Little Bay de Noc thence following along the shore of Little Bay de Noc to the intersection of the West right of way of South Hill Road extended to Little Bay de Noc, thence Westerly along the West right of way of South Hill Road to the Southeast right of way of Blackwell Avenue, thence Northerly along the Southeast right of way of Blackwell Avenue to the Northerly right of way of Avenue C, thence Southeasterly along the Northerly right of way of Avenue C to the West property line of the Wisconsin Central Railroad right of way, thence Northerly along this right of way to the section line common to Sections 28 & 29, thence North to the point of beginning. Exempting Furnace Addition, Buckeye Addition, Cliffs Drive Parcels 2-1 through 2-11 of Section 16 Township 40 North, Range 22 West and Block 76, 77, 78 and Lots 1 through 12 and 19 through 28 of Block 79, First Addition to the City of Gladstone, and Lots 1, 2, 7, 8 and 9 of Block 9, South Gladstone Addition.

LEGAL DESCRIPTION OF 2009 AMENDMENT OF DEVELOPMENT AREA

Blocks 38-42, 49-53 Original Plat, Blocks 54-58 and part of Block 59 1st Addition, Blocks 1-4 Brodene's First Addition, Blocks 4-5 Buckeye Addition, Blocks 2-11 Central Avenue Addition. Blocks 2-3 South Shore Addition, part of Blocks 24-25, 31 Furnace Addition. Blocks 1-5 and 7-10 Goodman Addition, Blocks 1-15 Marble Addition, Blocks 5, 6, 7, 11-17 South Gladstone Addition Section 16 from East of 15th Street to US 2 &

41 relocated and from south of Brodene's Addition to North Marble Addition.

MAP OF DEVELOPMENT AREA:



APPENDIX B
ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON
TAXING JURISDICTIONS

CHART 1 of 2

DDA Plan Amendment
Projected Captured Taxable Value
1992 Original District

| Year | City | College Operating | College Debt | County | Road Patrol | Community Action | 911 Dispatch | DATA | Recycling | Jail Bond | Total |
|------|---------|-------------------|--------------|--------|-------------|------------------|--------------|--------|-----------|-----------|---------|
| 2019 | 200,491 | 29,892 | 42,846 | 65,180 | 11,606 | 7,737 | 5,803 | 7,737 | 3,869 | 10,738 | 385,899 |
| 2020 | 204,501 | 30,490 | 43,703 | 66,484 | 11,838 | 7,892 | 5,919 | 7,892 | 3,946 | 10,953 | 393,617 |
| 2021 | 208,591 | 31,100 | 44,577 | 67,813 | 12,075 | 8,050 | 6,037 | 8,050 | 4,025 | 11,172 | 401,489 |
| 2022 | 212,763 | 31,722 | 45,469 | 69,170 | 12,316 | 8,211 | 6,158 | 8,211 | 4,106 | 11,395 | 409,519 |
| 2023 | 217,018 | 32,356 | 46,378 | 70,553 | 12,563 | 8,375 | 6,281 | 8,375 | 4,188 | 11,623 | 417,709 |
| 2024 | 221,358 | 33,003 | 47,305 | 71,964 | 12,814 | 8,542 | 6,407 | 8,542 | 4,272 | 11,856 | 426,064 |
| 2025 | 225,785 | 33,663 | 48,252 | 73,403 | 13,070 | 8,713 | 6,535 | 8,713 | 4,357 | 12,093 | 434,585 |
| 2026 | 230,301 | 34,337 | 49,217 | 74,871 | 13,332 | 8,887 | 6,666 | 8,887 | 4,444 | 12,335 | 443,277 |
| 2027 | 234,907 | 35,023 | 50,201 | 76,369 | 13,598 | 9,065 | 6,799 | 9,065 | 4,533 | 12,581 | 452,142 |
| 2028 | 239,605 | 35,724 | 51,205 | 77,896 | 13,870 | 9,246 | 6,935 | 9,246 | 4,624 | 12,833 | 461,185 |
| 2029 | 244,397 | 36,438 | 52,229 | 79,454 | 14,148 | 9,431 | 7,074 | 9,431 | 4,716 | 13,090 | 470,409 |
| 2030 | 249,285 | 37,167 | 53,274 | 81,043 | 14,431 | 9,620 | 7,215 | 9,620 | 4,811 | 13,351 | 479,817 |
| 2031 | 254,271 | 37,910 | 54,339 | 82,664 | 14,719 | 9,812 | 7,360 | 9,812 | 4,907 | 13,618 | 489,413 |
| 2032 | 259,356 | 38,668 | 55,426 | 84,317 | 15,014 | 10,009 | 7,507 | 10,009 | 5,005 | 13,891 | 499,202 |
| 2033 | 264,544 | 39,442 | 56,534 | 86,004 | 15,314 | 10,209 | 7,657 | 10,209 | 5,105 | 14,169 | 509,186 |
| 2034 | 269,834 | 40,231 | 57,665 | 87,724 | 15,620 | 10,413 | 7,810 | 10,413 | 5,207 | 14,452 | 519,369 |
| 2035 | 275,231 | 41,035 | 58,818 | 89,478 | 15,933 | 10,621 | 7,966 | 10,621 | 5,311 | 14,741 | 529,757 |
| 2036 | 280,736 | 41,856 | 59,995 | 91,268 | 16,251 | 10,834 | 8,126 | 10,834 | 5,418 | 15,036 | 540,352 |
| 2037 | 286,351 | 42,693 | 61,195 | 93,093 | 16,576 | 11,050 | 8,288 | 11,050 | 5,526 | 15,337 | 551,159 |
| 2038 | 292,078 | 43,547 | 62,419 | 94,955 | 16,908 | 11,271 | 8,454 | 11,271 | 5,636 | 15,643 | 562,182 |
| 2039 | 297,919 | 44,418 | 63,667 | 96,854 | 17,246 | 11,497 | 8,623 | 11,497 | 5,749 | 15,956 | 573,426 |
| 2040 | 303,877 | 45,306 | 64,940 | 98,791 | 17,591 | 11,727 | 8,795 | 11,727 | 5,864 | 16,275 | 584,894 |

CHART 2 of 2

DDA Plan Amendment
Projected Captured Taxable Value
2009 Original District

| Year | City | College Operating | College Debt | County | Road Patrol | Community Action | 911 Dispatch | DATA | Recycling | Jail Bond | Total |
|------|--------|-------------------|--------------|--------|-------------|------------------|--------------|------|-----------|-----------|--------|
| 2019 | 8,222 | 1,226 | 531 | 2,673 | 478 | 319 | 239 | 319 | 159 | 444 | 14,610 |
| 2020 | 8,386 | 1,251 | 542 | 2,726 | 488 | 325 | 244 | 325 | 162 | 453 | 14,902 |
| 2021 | 8,554 | 1,276 | 552 | 2,781 | 497 | 332 | 249 | 332 | 165 | 462 | 15,200 |
| 2022 | 8,725 | 1,301 | 564 | 2,837 | 507 | 339 | 254 | 339 | 169 | 471 | 15,504 |
| 2023 | 8,900 | 1,327 | 575 | 2,893 | 517 | 345 | 259 | 345 | 172 | 481 | 15,814 |
| 2024 | 9,078 | 1,354 | 586 | 2,951 | 528 | 352 | 264 | 352 | 176 | 490 | 16,131 |
| 2025 | 9,259 | 1,381 | 598 | 3,010 | 538 | 359 | 269 | 359 | 179 | 500 | 16,453 |
| 2026 | 9,444 | 1,408 | 610 | 3,070 | 549 | 366 | 275 | 366 | 183 | 510 | 16,782 |
| 2027 | 9,633 | 1,436 | 622 | 3,132 | 560 | 374 | 280 | 374 | 186 | 520 | 17,118 |
| 2028 | 9,826 | 1,465 | 635 | 3,194 | 571 | 381 | 286 | 381 | 190 | 531 | 17,460 |
| 2029 | 10,023 | 1,494 | 647 | 3,258 | 583 | 389 | 291 | 389 | 194 | 541 | 17,810 |
| 2030 | 10,223 | 1,524 | 660 | 3,324 | 594 | 397 | 297 | 397 | 198 | 552 | 18,166 |
| 2031 | 10,427 | 1,555 | 673 | 3,390 | 606 | 405 | 303 | 405 | 202 | 563 | 18,529 |
| 2032 | 10,636 | 1,586 | 687 | 3,458 | 618 | 413 | 309 | 413 | 206 | 574 | 18,900 |
| 2033 | 10,849 | 1,618 | 701 | 3,527 | 631 | 421 | 315 | 421 | 210 | 586 | 19,278 |
| 2034 | 11,066 | 1,650 | 715 | 3,598 | 643 | 429 | 322 | 429 | 214 | 598 | 19,663 |
| 2035 | 11,287 | 1,683 | 729 | 3,669 | 656 | 438 | 328 | 438 | 218 | 610 | 20,056 |
| 2036 | 11,513 | 1,717 | 744 | 3,743 | 669 | 447 | 335 | 447 | 223 | 622 | 20,458 |
| 2037 | 11,743 | 1,751 | 758 | 3,818 | 683 | 456 | 341 | 456 | 227 | 634 | 20,867 |
| 2038 | 11,978 | 1,786 | 774 | 3,894 | 696 | 465 | 348 | 465 | 232 | 647 | 21,284 |
| 2039 | 12,217 | 1,822 | 789 | 3,972 | 710 | 474 | 355 | 474 | 236 | 660 | 21,710 |
| 2040 | 12,462 | 1,858 | 805 | 4,051 | 724 | 483 | 362 | 483 | 241 | 673 | 22,144 |

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Goal 2: Downtown Gladstone

| OBJECTIVE | STRATEGY | PRIORITY | OWNER |
|--|---|-----------|--------------------------------------|
| Enhance the quality of life and develop a positive image of Downtown Gladstone to attract businesses, residents, and visitors. | Pursue revenue sources outside of the Tax Increment Financing Plan, such as mill levies, seeking private contributions, utilizing special assessments, considering event revenue sales, purchase, redevelopment of existing properties, and sales of property within the DDA district, grants, sponsorships, and municipal contributions. | Ongoing | City Administration & DDA |
| | Build upon the Gladstone Farmers Market to encourage foot traffic downtown. | Ongoing | DDA |
| | Coordinate with city departments on strategized street improvements and utility upgrades within the downtown district. | Ongoing | Multiple |
| | Encourage alternative and creative dining methods to promote future social districts. | Ongoing | City Administration & DDA |
| | Implement a program to serve and promote downtown businesses by utilizing our website to provide community resources and marketing our community both locally and regionally. | Mid Term | City Administration & DDA |
| | Create gateway corridors for visitors from M-35 and our waterfront districts to the downtown district. | Long Term | Multiple |
| | Work with MDOT to encourage safe and slow access into the City of Gladstone along US 2/41 and encourage beautification efforts on entrances to welcome visitors. | Long Term | Public Works |
| Increase property valuation by eliminating the causes of deterioration and promote economic growth. | Partner with property owners in the downtown district to promote residential and office space opportunities above downtown businesses. | Ongoing | Community Development & DDA |
| | Pursue development opportunities for key properties within the downtown district. | Ongoing | City Administration & DDA |
| | Update the Code of Ordinances to allow for the creation of a registration and inspection process for under-utilized buildings within the downtown district, ensuring property values are maintained, discourage long term vacancy, and identify hazardous conditions which may pose a safety risk to the community. | Mid Term | Community Development /Public Safety |
| | Secure funding to implement the façade improvement program. | Ongoing | DDA |
| | Support the development of the North Shore waterfront through infrastructure allowing mixed use commercial and residential zoning. | Near Term | Multiple |

City of Gladstone

Downtown Development Authority



EXCITING THINGS ARE HAPPENING IN GLADSTONE, AND WE WANT YOU TO BE A PART OF IT!

Have you signed up for Downtown Day?

The City of Gladstone will be hosting our very first Downtown Day on **Saturday, September 28th from 12:00 PM - 4:00 PM**. We encourage all businesses to join us!

Don't miss out - [Sign up today!](#)

Check out [who is participating](#) with sidewalk sales, food specials, opening their door to the public, or joining the street fair! We hope you'll join us!

The Façade Grant Application is Open!

How to apply for the Façade Grant: The application is open! Start collecting the bulleted information below, before submitting the [application](#). The application deadline is October 31st!

- Assessed Value of the Property
- Business's TaxID Number
- Documentation of Cost Estimates
- Estimated Total Project Cost
- Estimated Façade Cost
- List of Building & Material Specifications
- Proof of Building Insurance
- Scaled Drawings and/or Documentation of Work to be Completed
- The Year the Structure was Built
- Written statement describing the project in its entirety, including components of the project that fall outside of the scope of the façade (1000 words max)

Sign-Up for the Old-Fashioned Christmas!

Planning for the Old-Fashioned Christmas has begun and we invite all downtown businesses to be a part of the fun! The event will take place on **Friday, November 29th** with activities scattered throughout the downtown. In the past, some businesses have participated by extending their business hours, offering a special treat such as candy or balloons, or creating their own Old-Fashioned Christmas event to add to the festivities.

If you would like to participate, please **submit the [online webform](#) by October 27th** and your business will be listed on our flyer which will be distributed to downtown businesses.

Questions?

Contact Shelly Claycomb

Email: sclay70@charter.net

Phone: (906) 420-4571.

We're excited to see our community come together for these fantastic initiatives! We hope you can join us and help make these gatherings memorable.