

GLADSTONE



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

August 13, 2024

12:00 PM

AGENDA

CALL TO ORDER

1. Roll Call

PUBLIC HEARINGS

PUBLIC COMMENT

CONFLICTS OF INTEREST

CONSENT AGENDA

2. EDC Regular Meeting Minutes of June 11, 2024

UNFINISHED BUSINESS

3. Proposed Industrial Park Layout

NEW BUSINESS

4. EDC Marketing Initiatives with Orange Cat Media

CITY MANAGER'S REPORT

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: 08-09-2024

Kimberly Berry, MiPMC
906-428-2311
kberry@gladstonemi.gov

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

(Excerpt from City Commission Rules of Procedure Adopted: 11-25-2019)

A. Public Comment / Public Hearings

At regular and special meetings of the commission, individuals wishing to be heard may address the commission during the public comment/public hearing periods as set forth in the agenda under the following rules:

1. Each speaker shall state name and address for the record.
2. Each speaker is limited to three (3) minutes of comment unless the presiding officer decides more time is necessary
3. Each speaker shall try to be concise and refrain from repeating comments already addressed by the commission.
4. Speakers who do not cease speaking when asked to do so will be deemed out of order and will not be allowed to address the commission again for the remainder of the meeting; continued disruption will warrant removal from the meeting.
5. The commission shall not decide issues that arise during public comment.
6. Speakers should address the commission through the presiding officer.
7. Commissioners and staff will not debate with the public.
8. Speakers will not verbally attack City Commissioners, City Staff or members of the public attending the meeting. Any such behavior will not be tolerated and any person presenting in this manner will be warned by the Mayor and shall be removed by Public Safety for noncompliance.
9. No vulgar or obscene language will be used by the speakers.
10. Any information the speaker wants to distribute to the Commission must first ask the Chair (Mayor) if they may present the Commission written comments at the meeting.
11. Speakers may not ask questions of the board during this time as the Commission or Staff will not address them during this public comment period.



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
June 11, 2024
12:00 PM

MINUTES

Dirk Manson called the meeting to order and called the roll:

PRESENT: Kevin Gendron, Dirk Manson, Steven Soderman, Gary Maynard, Steve Tackman (arrived late)

ABSENT - EXCUSED: Jim Andersen, Steve O'Driscoll, Steve DeLaire

Motion by Steve Soderman; second by Kevin Gendron to approve the January 9, 2024 EDC minutes.

MOTION CARRIED

Motion by Steve Soderman; seconded by Kevin Gendron to approve the digital marketing proposal from Orange Cat Media with an annual EDC contribution of \$1500.00.

MOTION CARRIED

Motion by Steve Soderman; seconded by Kevin Gendron to table the Coleman Engineering Layout for Braves Avenue to the next regular EDC meeting.

MOTION CARRIED

Manager Eric Buckman provided information on the Special Assessment Act 33 Police & Fire for the City.

Motion by Gary Maynard; seconded by Kevin Gendron to approve the EDC financial budget.

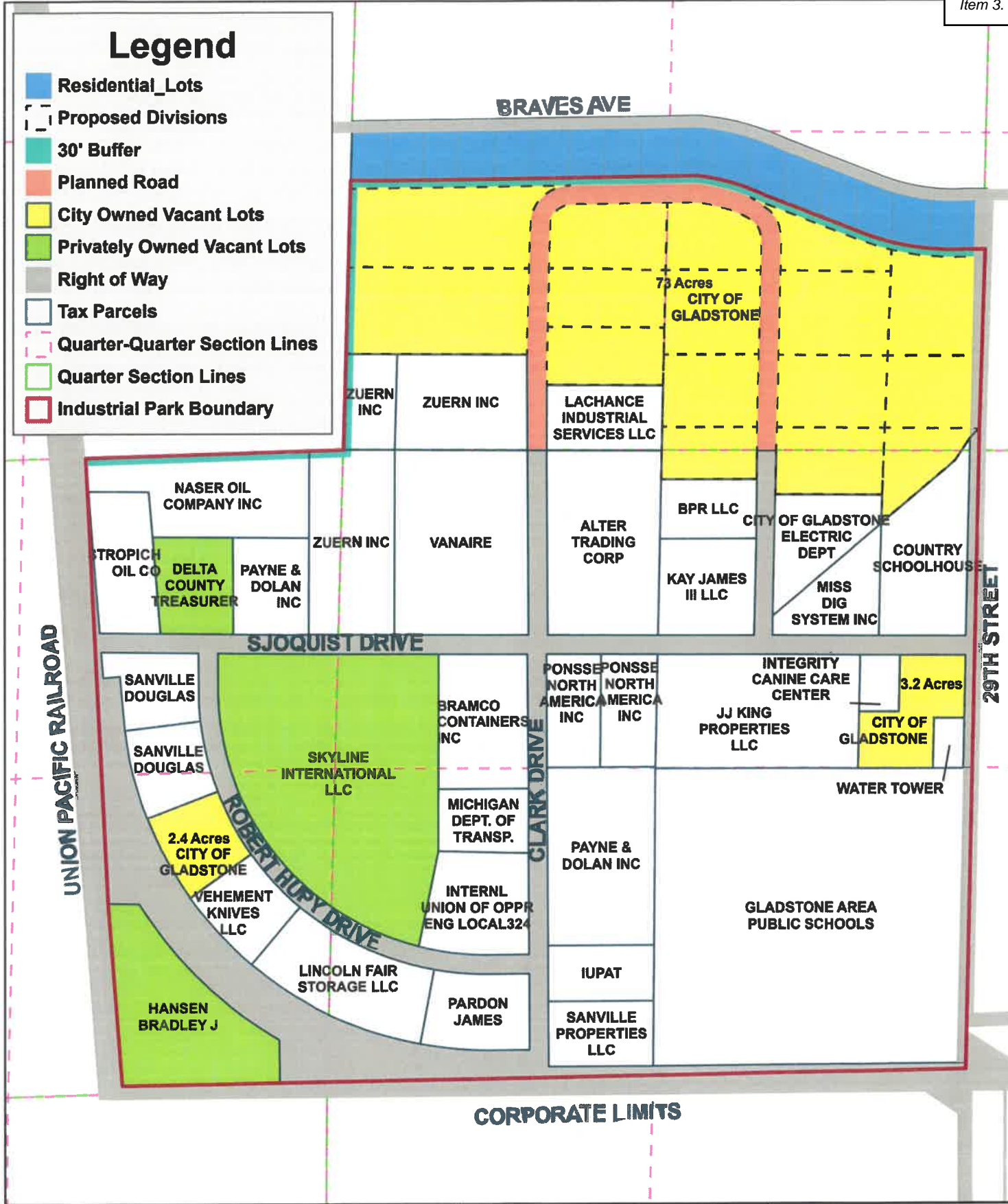
MOTION CARRIED

There being no further business before the EDC Dirk Manson adjourned the meeting at 1:00 PM

Kimberly Berry, City Clerk

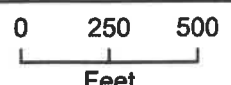
Legend

- Residential_Lots
- Proposed Divisions
- 30' Buffer
- Planned Road
- City Owned Vacant Lots
- Privately Owned Vacant Lots
- Right of Way
- Tax Parcels
- Quarter-Quarter Section Lines
- Quarter Section Lines
- Industrial Park Boundary



CORPORATE LIMITS

City of Gladstone
 North Bluff Industrial Park
 Vacant Lots *A*



Colligō GIS

1000 Main Street
 455 Circle Drive
 Iron Mountain, MI, 49801
 (907) 271-2447

1000 East Ayer Street
 Ironwood, MI, 49858
 (907) 932-2028

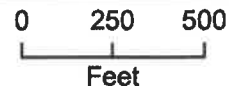
7900 Marquette Lane, Unit 5
 Grand Bay, MI 49831
 (907) 244-9401

Legend

- Residential Lots
- Proposed Divisions
- 30' Buffer
- Planned Road
- City Owned Vacant Lots
- Privately Owned Vacant Lots
- Right of Way
- Tax Parcels
- Quarter-Quarter Section Lines
- Quarter Section Lines
- Industrial Park Boundary



City of Gladstone
 North Bluff Industrial Park
 Vacant Lots *B*



Map Date | 7/31/24
 Drawn By | R. Hansen

Colligō GIS

Iron Mountain Office
 8555 Clark Drive
 Iron Mountain, MI 49801
 (900) 774-0300

Ironwood Office
 200 East Apple Street
 Ironwood, MI 49801
 (900) 952-9048

Green Bay Office
 7901
 Green Bay, WI
 (920) 832-1200

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City of Gladstone, MI
MEETING TYPE
STAFF REPORT

1100 Delta Avenue Item 4.
Gladstone, MI 49837
www.gladstonemi.org

Agenda Date:	August 13, 2024	Eric Buckman, City Manager:	_____
Department:	City Hall	Department Head Name:	_____
Presenter:	Patricia West	Kim Berry, City Clerk:	_____

This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE:

EDC Marketing Initiatives with Orange Cat Media

BACKGROUND:

The EDC has committed funding to help cover the contract for Orange Cat Media, a digital marketing company specializing in photography and videography.

We'd like to take the opportunity to brainstorm and discuss how the EDC can utilize these resources to improve the marketing of the industrial park.

- Business spotlight in the industrial park
- Photo/Video of under-utilized property
- Website updates
- Other ideas welcome!

FISCAL EFFECT:

None

SUPPORTING DOCUMENTATION:

- Excerpt from the 2024 Master Plan Amendment on Goal 3: Economic Base
- EDC Webpage on the City of Gladstone website
- Photography Examples

RECOMMENDATION:

Identify direction we'd like to provide Orange Cat Media for both the short term and long term.

Goal 3: Economic Base

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Expand job opportunities through the attraction, retention, and expansion of our local business industry.	Consider acquisition of vacant industrial sites to promote economic growth.	On-Going	City Administration
	Actively market industrial properties via MEDC and to trade groups.	On-Going	City Administration
	Develop a local tourism industry through the emphases of recreational opportunities and natural assets.	On-Going	City/Parks & Recreation
	Develop relationships with industrial tenants to maintain retention.	On-Going	City Administration
	Encourage and support the creation of a Gladstone Business Association to promote businesses through activities and events while serving as a resource to one another.	On-Going	DDA/EDC
	Develop screening and lighting standards for non-residential sites.	Mid Term	Community Development
	Encourage and support high speed internet infrastructure throughout the City of Gladstone to attract new businesses and remote workers to our community.	Long Term	City Administration
Maintain and rehabilitate existing commercial and industrial properties.	Improve code enforcement for properties through the implementation of a registration process for condemned, foreclosed and vacant properties.	Mid Term	Community Development /Public Safety
Create harmonious mixed-use districts within the city.	Continue to streamline and improve processes for upgrades and expansions to existing facilities.	On-Going	Community Development
	Improve off-street parking regulations.	Mid Term	Community Development
	Revisit the zoning map in all districts to encourage the best and highest use of property and support economic development.	Mid Term	Community Development



Economic Development Corporation (EDC)

Agendas & Minutes

ECONOMIC DEVELOPMENT CORPORATION (EDC)



The Corporation is a public economic development corporation incorporated pursuant to Act 338, Public Acts of Michigan, 1974, as amended. Any net earnings of the corporation beyond that necessary for the retirement of indebtedness or to implement the public purposes or program of the City of Gladstone may not inure to the benefit of a person other than the City of Gladstone and, upon dissolution of the Corporation shall belong to the City. Upon dissolution of the Corporation title to all property owned by the Corporation, subject to existing rights in other parties, shall vest in the City of Gladstone.

Economic Development Corporation (EDC) Members

Steve Tackman	Chairman	Email
Dirk Manson	Board Member	
Gary Maynard	Board Member	
Jim Andersen	Board Member	
Kevin Gendron	Board Member	
Mike Nardi - Baybank	Board Member	
Stephen O'Driscoll	Board Member	
Steve DeLaire	Board Member	
Steven Soderman	Board Member	

EDC By-Laws [+](#)



Upcoming Events

- [Economic Development Corporation \(EDC\) Regular Meeting](#)
Tue, Aug 13 2024, 12pm
- [Economic Development Corporation \(EDC\) Regular Meeting](#)
Tue, Sep 10 2024, 12pm
- [Economic Development Corporation \(EDC\) Regular Meeting](#)
Tue, Oct 8 2024, 12pm

[View the Economic Development Corporation \(EDC\) Calendar](#)

City Clerk

[Steve Tackman](#)
Chairman
[Email](#)

[Jim Andersen](#)
Board Member

[Steve DeLaire](#)
Board Member

[Mike Nardi - Baybank](#)
Board Member

[Stephen O'Driscoll](#)
Board Member

[Steven Soderman](#)
Board Member

[Gary Maynard](#)
Board Member

[Dirk Manson](#)
Board Member

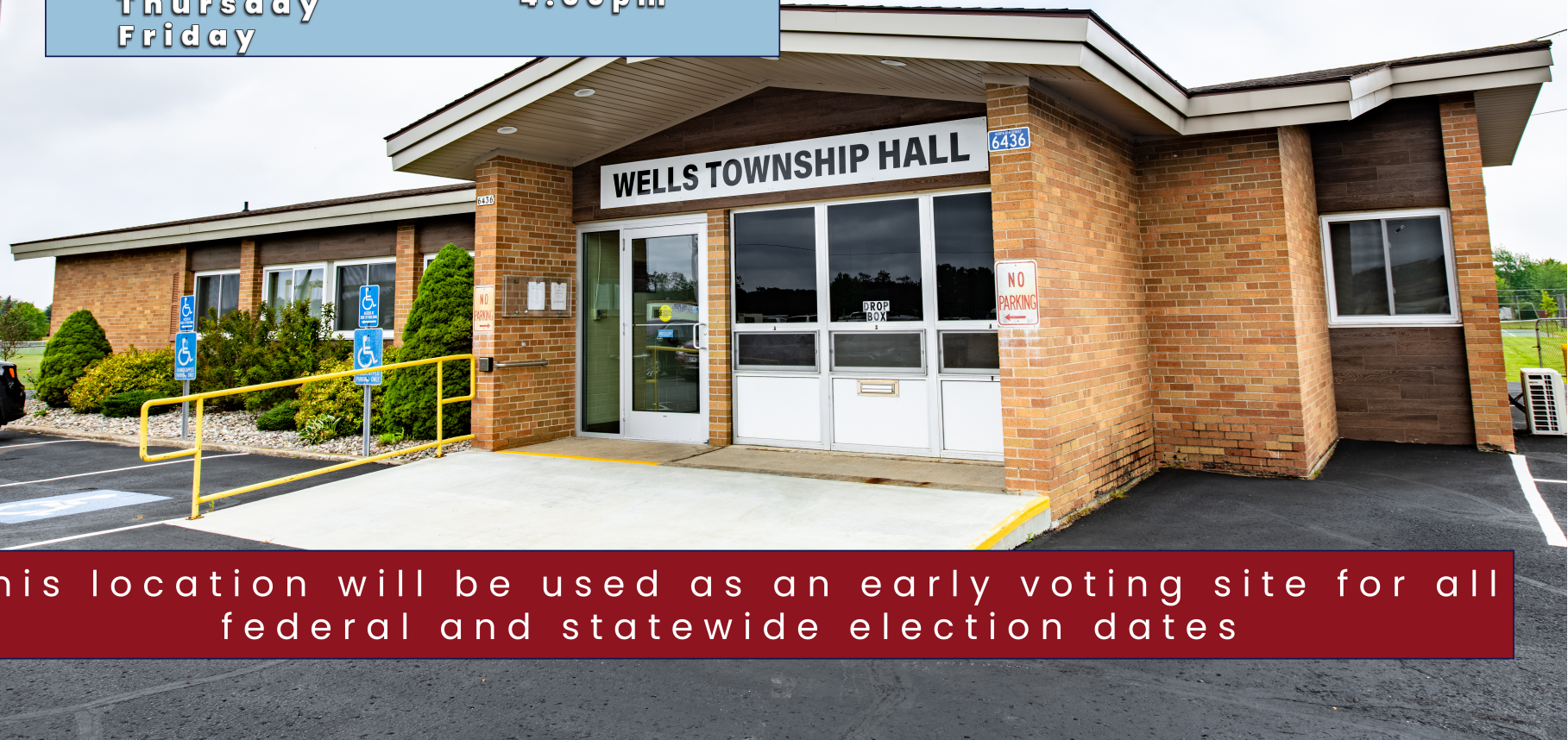
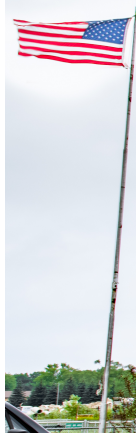


Item 4.



Early Voting Hours

Day	Hour
Saturday	
Sunday	8:00am
Monday	until
Tuesday	
Wednesday	4:00pm
Thursday	
Friday	



This location will be used as an early voting site for all federal and statewide election dates

Item 4.

