



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
February 18, 2025
8:15 AM

A Regular Meeting of the Downtown Development Authority will be held on Tuesday, February 18, 2025 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.](#) DDA Regular Meeting Minutes of January 21, 2025

FINANCIALS

- [3.](#) January Revenue & Expenditures Report

CONFLICTS OF INTEREST

ADDITIONS TO THE AGENDA

UNFINISHED BUSINESS

- [4.](#) 2025-2026 Budget Proposal

NEW BUSINESS

- [5.](#) 2025 Farmers Market Vendor Policies
- [6.](#) Upcoming Projects & Idea Exploration

CITY COMMENTS & REPORTS

7. 2024 Facade Grant Updates
8. Melissa Silta's Upcoming Availability
9. North Shore Development
- [10.](#) Permanent Structures at the Farmers Market
- [11.](#) Social District Updates

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: 02-13-2025 | 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 REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
January 21, 2025
8:15 AM

MINUTES

CALL TO ORDER

Board Chair, Jay Bostwick, called the meeting to order at 8:15 AM ET.

1. Roll Call

PRESENT	ABSENT
Daniel Becker	Joe Thompson (Excused)
Jacob Taylor	Jason Lippens
Jay Bostwick	Melissa Silta (Excused)
Kyle Closs	
Nathan Neumeier (Arrive at 8:24 AM)	
Robert LeDuc	

PUBLIC COMMENT: *None.*

APPROVAL OF MINUTES

2. Regular Meeting Minutes - December 17, 2024

Motion made by Closs, seconded by Taylor to approved the regular meeting minutes from December 17, 2024.

Voting Yea: Becker, Taylor, Bostwick, Closs, Neumeier, LeDuc

MOTION CARRIED.

FINANCIALS

3. December Revenue & Expenditure Report

DDA Director Patricia West provided an overview of the December financials. She noted that winter tax bills are currently being collected, contributing to the revenue. These bills are due on February 14, 2025. Additionally, the North Shore payment was made in December.

CONFLICTS OF INTEREST: *None.*

ADDITIONS TO THE AGENDA: *None.*

UNFINISHED BUSINESS: *None.*

NEW BUSINESS

4. 2025 Regular Meeting Schedule

Motion made by Becker, seconded by Closs to approve the Downtown Development Authority's 2025 Regular Meeting Schedule, which includes the first calendar meeting of

2026.

Voting Yea: Becker, Taylor, Bostwick, Closs, Neumeier, LeDuc

MOTION CARRIED.

Item 2.

5. 2025-2026 Budget Proposal Discussion

West met with the DDA Budget Subcommittee on January 16th to discuss the budget in detail. An overview was provided to the full board, with key budget items listed below:

- 9th St Bond Payment
- Annual Administrative Fee
- Increasing Downtown Ambassador Hours
- Expanding Parks & Recreation Contract
- North Shore Payment
- Permanent Vendor Structures at Farmers Market Square
- Facade Grant Program Planning
- Social District Development
- Tree Planting along Delta Ave

The board also discussed budgeting for new holiday garland in the downtown, which city staff and the electric department recommended replacing as the current garland is over 25 years old. The board consensus agreed to plan for that purchase in the next fiscal year.

Motion made by Closs, seconded by Taylor to recommend the proposed 2025-2026 budget to the City Commission for approval.

Voting Yea: Becker, Taylor, Bostwick, Closs, Neumeier, LeDuc

MOTION CARRIED.

CITY COMMENTS & REPORTS

6. 2024 Facade Grant Awarded Projects

West provided updates on the 2024 facade grant awards. Superbloom Coffee House (1016 Delta Avenue) is the only recipient that has not yet met with her. They have indicated their intention to proceed with the project but are considering scaling it back. Patricia will update the board on any proposed changes after meeting with them.

7. 2024-25 DTE Energy Foundation Tree Planting Grant Award

The DDA was the recipient of the \$4000 DTE Energy Foundation Tree Planting Grant Award. This will allow the DDA, in partnership with the City of Gladstone, to add trees and vegetation to the boulevards at the intersections of Delta Avenue and 8th, 10th, and 11th St by this summer.

8. Informational Meeting Presented to the Parks & Rec Advisory Board

West will present the Informational Meeting to the Parks & Recreation Board at their February meeting.

9. North Shore Development

No updates to share at this time.

10. Retirement of Community Development Director/Zoning Administrator | Renee Barron

Renee Barron has announced her retirement, effective April 15, 2025. The DDA Board recognized and applauded Renee for her significant contributions to the community. While the board is thrilled for her as she begins this new chapter, her impact will be deeply missed.

11. Social District Community Survey

Patricia West provided an overview of the social district survey based on responses as of January 17, 2024. The survey will remain open through the end of January, at which point the results will be reviewed to determine how to move forward.

Item 2.

BOARD COMMENTS & REPORTS

Gladstone School Board Member and DDA Board Member, Nathan Neumeier, provided an update on the school funding initiative scheduled for the May ballot. The initiative primarily focuses on enhancing opportunities for industrial arts and life skills, along with addressing other school needs.

PUBLIC COMMENT

Tonya Adams and Mark Lektzian inquired about the specifics of the social district.

The first question raised was how the implementation of the social district would affect taxes and costs for downtown businesses. West emphasized that the social district would not increase taxes, as the DDA's funding is generated through Tax Increment Financing. However, participating liquor establishments may incur other costs, such as purchasing stickers and sponsorship opportunities.

Mark Lektzian inquired about how the designated funding for the Farmers Market Square could support the social district. West explained that investments in permanent structures at Farmers Market Square would indirectly benefit the social district. She noted that the DDA Board strives to invest in the property year over year to enhance placemaking efforts and create an inviting space for people to enjoy in the downtown area.

ADJOURNMENT

Motion made by LeDuc, seconded by Becker to adjourn at 9:11 AM ET.

Voting Yea: Becker, Taylor, Bostwick, Closs, Neumeier, LeDuc

MOTION CARRIED.

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As of 01/31/2025

Item 3.

01/31/2025

Normal (Abnormal)

GL Number	Description	
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY		
*** Assets ***		
248-000-001.000	CASH	66,125.32
248-000-017.000	INVESTMENT IN FIRST BANK	74,632.52
248-000-017.001	INVESTMENTS IN MI CLASS	100,295.03
248-000-055.000	ACCRUED INCOME	1,550.43
Total Assets		242,603.30
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	2,877.66
248-000-216.000	REVENUE COLLECTED IN ADVANCE	3,400.00
Total Liabilities		6,277.66
*** Fund Equity ***		
248-000-390.000	FUND BALANCE	170,658.87
Total Fund Equity		170,658.87
Total Fund 248:		
TOTAL ASSETS		242,603.30
BEG. FUND BALANCE		170,658.87
+ NET OF REVENUES & EXPENDITURES		65,666.77
= ENDING FUND BALANCE		236,325.64
+ LIABILITIES		6,277.66
= TOTAL LIABILITIES AND FUND BALANCE		242,603.30

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 01/31/2025
 % Fiscal Year Completed: 83.84

Item 3.

GL Number	Description	24-25 Amended Budget	YTD Balance 01/31/2025 (Abnormal)	Activity For 01/31/2025 (Decrease)	Balance Normal	Available 01/31/2025 (Abnormal)	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Account Category: Revenues							
Department: 000 REVENUE							
248-000-437.001	CITY CAPTURE	208,066.00	247,621.45	4,133.58		(39,555.45)	119.01
248-000-437.005	BAY COLLEGE CAPTURE	44,406.00	45,640.71	16,858.84		(1,234.71)	102.78
248-000-437.009	DELTA COUNTY CAPTURE	67,568.00	79,229.97	208.97		(11,661.97)	117.26
248-000-437.013	DC ROAD PATROL CAPTURE	17,474.00	14,181.70	12,000.78		3,292.30	81.16
248-000-437.015	COMM ACTION CAPTURE	10,752.00	8,726.66	7,384.60		2,025.34	81.16
248-000-437.019	911 DISPATCH CAPTURE	10,079.00	8,180.88	6,922.83		1,898.12	81.17
248-000-437.021	DATA CAPTURE	8,063.00	6,573.36	5,562.51		1,489.64	81.52
248-000-437.023	DC RECYCLING CAPTURE	4,030.00	3,271.40	2,768.32		758.60	81.18
248-000-437.025	DELTA COUNTY JAIL BOND CAPTURE	9,676.00	7,778.64	6,582.43		1,897.36	80.39
248-000-540.000	GRANT REVENUE	4,000.00	600.00	0.00		3,400.00	15.00
248-000-573.000	LOCAL COMM STABILIZATION SHARE APPRO	6,363.00	6,363.18	0.00		(0.18)	100.00
248-000-642.000	DDA FACADE OWNER'S MATCH	25,000.00	0.00	0.00		25,000.00	0.00
248-000-665.000	INTEREST REVENUE	5,500.00	6,807.48	1,003.37		(1,307.48)	123.77
248-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	60.00	59.91	0.00		0.09	99.85
248-000-675.006	FARMERS MARKET	1,125.00	1,325.00	0.00		(200.00)	117.78
248-000-675.007	FARMERS MARKET--FOOD ASSISTANCE PROG	4,500.00	1,705.00	0.00		2,795.00	37.89
248-000-675.008	FARMERS MARKET--SQUARE RENTAL FEES	200.00	20.00	0.00		180.00	10.00
248-000-699.390	TRANSFER FROM FUND BALANCE	78,812.00	0.00	0.00		78,812.00	0.00
Total Dept 000 - REVENUE		505,674.00	438,085.34	63,426.23		67,588.66	86.63
Revenues		505,674.00	438,085.34	63,426.23		67,588.66	86.63
Account Category: Expenditures							
Department: 537 ADMINISTRATIVE							
248-537-704.000	WAGES-PART TIME EMPLOYEES	23,178.00	19,710.77	1,890.96		3,467.23	85.04
248-537-707.000	TEMPORARY EMPLOYEES	2,000.00	2,795.00	15.00		(795.00)	139.75
248-537-708.000	UNEMPLOYMENT	100.00	4.01	1.14		95.99	4.01
248-537-709.000	FICA 6.2%	1,519.00	1,580.43	118.55		(61.43)	104.04
248-537-711.000	MEDICARE 1.45%	355.00	369.68	27.73		(14.68)	104.14
248-537-716.000	DEFINED CONTRIBUTION PENSION PLAN EX	346.00	333.95	0.00		12.05	96.52
248-537-728.000	MSA EMPLOYER EXPENSE	140.00	106.74	0.00		33.26	76.24
248-537-734.000	MEMBERSHIP & DUES	0.00	250.00	250.00		(250.00)	100.00
248-537-735.000	EDUCATION & TRAINING	500.00	45.00	45.00		455.00	9.00
248-537-736.000	TRANSPORTATION & LODGING	500.00	0.00	0.00		500.00	0.00
248-537-751.000	MATERIALS & SUPPLIES	750.00	135.12	0.00		614.88	18.02
248-537-753.000	PRINTING & PUBLISHING	0.00	586.00	0.00		(586.00)	100.00
248-537-754.000	POSTAGE	150.00	42.63	29.05		107.37	28.42
248-537-756.000	COMPUTER	3,000.00	821.11	63.85		2,178.89	27.37
248-537-757.000	COPIES	700.00	833.28	824.18		(133.28)	119.04
248-537-760.000	EQUIPMENT RENTALS	0.00	33.74	0.00		(33.74)	100.00
248-537-761.000	GENERAL FUND ADMINISTRATIVE FEES	20,000.00	20,000.00	0.00		0.00	100.00
248-537-761.003	GENERAL FUND CONCIERGE FEES	7,000.00	7,000.00	0.00		0.00	100.00
248-537-762.000	INTEREST EXPENSE	17,654.00	17,653.33	0.00		0.67	100.00
248-537-802.000	LEGAL FEES	500.00	0.00	0.00		500.00	0.00
248-537-803.000	AUDIT FEES	1,000.00	1,138.82	1,138.82		(138.82)	113.88
248-537-808.000	TELEPHONE	540.00	556.42	827.62		(16.42)	103.04
248-537-819.000	FACADE GRANT PROGRAM	50,000.00	0.00	0.00		50,000.00	0.00
248-537-880.001	CHRISTMAS CELEBRATION	5,500.00	5,593.61	385.31		(93.61)	101.70
248-537-880.003	FARMERS MARKET	4,300.00	10,846.06	(738.27)		(6,546.06)	252.22

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 01/31/2025
% Fiscal Year Completed: 83.84

Item 3.

GL Number	Description	24-25 Amended Budget	YTD Balance 01/31/2025 (Abnormal)	Activity For 01/31/2025 (Decrease)	Available Balance 01/31/2025 Normal (Abnormal)	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Expenditures						
Department: 537 ADMINISTRATIVE						
248-537-880.004	FARMERS MARKET--FOOD ASSISTANCE PROG	4,500.00	1,800.00	0.00	2,700.00	40.00
248-537-880.005	FARMERS MARKET--SQUARE	4,000.00	6,940.96	918.90	(2,940.96)	173.52
248-537-900.000	PRINTING & PUBLISHING	4,000.00	2,500.00	0.00	1,500.00	62.50
248-537-910.000	INSURANCE LIABILITY	100.00	150.00	0.00	(50.00)	150.00
248-537-960.000	OTHER OPERATING SUPPLIES	250.00	0.00	0.00	250.00	0.00
248-537-970.051	NORTH SHORE	84,500.00	0.00	0.00	84,500.00	0.00
248-537-995.006	9TH STREET BOND PAYMENT	227,000.00	227,000.00	0.00	0.00	100.00
248-537-995.007	NORTHSHORE LOAN PAYMENT	43,592.00	43,591.91	0.00	0.09	100.00
Total Dept 537 - ADMINISTRATIVE		507,674.00	372,418.57	5,797.84	135,255.43	73.36
Expenditures		507,674.00	372,418.57	5,797.84	135,255.43	73.36
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		505,674.00	438,085.34	63,426.23	67,588.66	
TOTAL EXPENDITURES		507,674.00	372,418.57	5,797.84	135,255.43	
NET OF REVENUES & EXPENDITURES:		(2,000.00)	65,666.77	57,628.39	(67,666.77)	

Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: 02/18/2025
Department: DDA
Presenter: Patricia West

AGENDA ITEM TITLE:

2025-2026 Budget Proposal

BACKGROUND:

The DDA approved the 2025-2026 budget proposal for recommendation to the City Commission at the January meeting. During the budget review with the City Treasurer and City Manager, we realized we did not account for Downtown Day. The updated proposal includes \$1000 for the September activity.

FISCAL EFFECT:

\$1000.00

RECOMMENDATION:

Motion to recommend the updated proposed 2025-2026 budget to the City Commission.



BUDGET REPORT FOR CITY OF GLADSTONE

Calculations As of 11/30/2024

Item 4.

GL Number	Description	23-24 Activity	24-25 Amended Budget	24-25 Activity	24-25 PROJECTED	25-26 REQUESTED	25-26 RECOMMENDED
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Department: REVENUE							
248-000-437.001	CITY CAPTURE	198,816	208,066	240,569	247,371	240,569	0
248-000-437.005	BAY COLLEGE CAPTURE	43,358	44,406	25,692	51,384	51,384	0
248-000-437.009	DELTA COUNTY CAPTURE	66,319	67,568	78,074	79,149	79,149	0
248-000-437.013	DC ROAD PATROL CAPTURE	16,953	17,474		17,474	17,474	0
248-000-437.015	COMM ACTION CAPTURE	10,432	10,752		10,752	10,752	0
248-000-437.019	911 DISPATCH CAPTURE	9,779	10,079		10,079	10,079	0
248-000-437.021	DATA CAPTURE	7,823	8,063		8,063	8,063	0
248-000-437.023	DC RECYCLING CAPTURE	3,910	4,030		4,030	4,030	0
248-000-437.025	DELTA COUNTY JAIL BOND CAPTUR	9,388	9,676		9,676	9,767	0
248-000-540.000	GRANT REVENUE	1,960	4,000		4,000	6,000	0
DELTA AVE TREES, FARMERS MKT BUILDINGS							
248-000-573.000	LOCAL COMM STABILIZATION SHAR	6,363	6,363	6,363	6,363	6,363	0
248-000-642.000	DDA FACADE OWNER'S MATCH		25,000		37,500	25,000	0
248-000-665.000	INTEREST REVENUE	6,651	5,500	5,145	6,000	5,000	0
248-000-666.001	LIABILITY & PROP INS REIMBURS	60	60	60	60	60	0
248-000-675.006	FARMERS MARKET	6,815	1,125	1,325	1,325	1,500	0
248-000-675.007	FARMERS MARKET--FOOD ASSISTAN		4,500	1,705	1,705	1,800	0
248-000-675.008	FARMERS MARKET--SQUARE RENTAL		200	20	20	200	0
248-000-675.009	SOCIAL DISTRICT SPONSORSHIPS		0		0	6,000	0
248-000-675.010	SOCIAL DISTRICT STICKER REVEN		0		0	1,200	0
248-000-699.390	TRANSFER FROM FUND BALANCE		78,812		0	10,331	0
Total Department REVENUE:		388,627	505,674	358,953	494,951	494,721	0
Department: ADMINISTRATIVE							
248-537-702.000	WAGES-FULLTIME EMPLOYEES		0		0	7,500	0
248-537-704.000	WAGES-PART TIME EMPLOYEES	13,025	23,178	15,552	23,178	31,498	0
248-537-707.000	TEMPORARY EMPLOYEES	1,344	2,000	2,170	3,000	0	0
248-537-708.000	UNEMPLOYMENT	5	100	3	100	125	0
248-537-709.000	FICA 6.2%	1,093	1,519	1,263	1,580	1,953	0
248-537-711.000	MEDICARE 1.45%	256	355	295	370	457	0
248-537-716.000	DEFINED CONTRIBUTION PENSION	358	346	297	346	433	0
248-537-728.000	MSA EMPLOYER EXPENSE	140	140	102	140	176	0
248-537-734.000	MEMBERSHIP & DUES		0		250	250	0
248-537-735.000	EDUCATION & TRAINING	105	500		100	700	0
248-537-736.000	TRANSPORTATION & LODGING		500		0	500	0
248-537-751.000	MATERIALS & SUPPLIES	494	750	135	750	750	0
248-537-751.011	BEAUTIFICATION PURCHASES		0		0	14,521	0
TREES & GARLAND							
248-537-751.012	SOCIAL DISTRICT PURCHASES		0		0	8,100	0
SIGNAGE, NEW LOGO, STICKERS, CUPS							
248-537-754.000	POSTAGE	90	150	14	50	50	0
248-537-756.000	COMPUTER	747	3,000	683	3,000	4,270	0
248-537-757.000	COPIES	136	700	9	700	700	0
248-537-760.000	EQUIPMENT RENTALS		0		35	0	0
248-537-761.000	GENERAL FUND ADMINISTRATIVE F	20,000	20,000	20,000	20,000	20,000	0
248-537-761.003	GENERAL FUND CONCIERGE FEES	15,000	7,000	7,000	7,000	10,000	0
248-537-762.000	INTEREST EXPENSE	18,779	17,654		17,654	16,500	0
248-537-802.000	LEGAL FEES		500		500	500	0
248-537-803.000	AUDIT FEES	987	1,000		1,139	1,000	0
248-537-808.000	TELEPHONE	498	540	437	540	540	0

BUDGET REPORT FOR CITY OF GLADSTONE

Calculations As of 11/30/2024

Item 4.

GL Number	Description	23-24 Activity	24-25 Amended Budget	24-25 Activity	24-25 PROJECTED	25-26 REQUESTED	25-26 RECOMMENDED
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Department: ADMINISTRATIVE							
248-537-819.000	FACADE GRANT PROGRAM	4	50,000		37,500	62,500	0
248-537-880.000	SPONSORSHIPS		0		0	2,000	0
248-537-880.001	CHRISTMAS CELEBRATION	5,535	5,500	567	5,500	3,000	0
248-537-880.003	FARMERS MARKET	16,872	4,300	11,051	11,051	4,500	0
248-537-880.004	FARMERS MARKET--FOOD ASSISTAN		4,500	1,800	1,800	1,800	0
248-537-880.005	FARMERS MARKET--SQUARE		4,000	6,022	6,022	0	0
248-537-880.009	DOWNTOWN DAY		0		0	1,000	0
248-537-900.000	PRINTING & PUBLISHING		4,000	2,500	4,000	5,000	0
248-537-910.000	INSURANCE LIABILITY	100	100	150	150	150	0
248-537-960.000	OTHER OPERATING SUPPLIES	187	250		0	0	0
248-537-970.000	CAPITAL OUTLAY		0		0	22,500	0
FARMERS MARKET STRUCTURES							
248-537-970.051	NORTH SHORE	219	84,500		0	0	0
248-537-995.006	9TH STREET BOND PAYMENT	227,000	227,000	227,000	227,000	227,000	0
248-537-995.007	NORTHSHORE LOAN PAYMENT	42,467	43,592		43,592	44,748	0
248-537-995.390	TRANSFER TO FUND BALANCE		0		77,904	0	0
Total Department ADMINISTRATIVE:		(365,441)	(507,674)	(297,050)	(494,951)	(494,721)	0
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL ESTIMATED REVENUES		388,627	505,674	358,953	494,951	494,721	0
TOTAL APPROPRIATIONS		365,441	507,674	297,050	494,951	494,721	0
NET OF REVENUES & APPROPRIATIONS:		23,186	(2,000)	61,903	0	0	0

Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: 02/18/2025
Department: DDA
Presenter: Patricia West

AGENDA ITEM TITLE:

2025 Farmers Market Vendor Policies

BACKGROUND:

With Samantha Gaudino joining the DDA staff as the Downtown Ambassador, we used this opportunity to review and update the Farmer Market Vendor Policies.

FISCAL EFFECT:

None

SUPPORTING DOCUMENTATION:

Proposed 2025 Farmers Market Vendor Policies

RECOMMENDATION:

Motion to approve the updated 2025 Farmers Market Vendor Policies.





CITY OF GLADSTONE FARMERS MARKET

2025 Vendor Policies

Vendor Expectations:

Conduct & Courtesy:

While at the market, vendors are expected to behave courteously with customers, fellow vendors, market staff and volunteers. Vendors should always conduct themselves in a professional manner. All vendors must keep their space clean and attractive. Appropriate dress is required, with clothing in good condition and clean.

Schedule & Cancellations:

Vendors will indicate their expected participation dates on the Farmers Market application. We understand that schedules may change, and we encourage vendors to provide advance notice of any updates or cancellations to assist with market planning.

Any changes to your schedule must be communicated to the Downtown Ambassador by 5:00 PM the evening before the market. If you are unable to attend or need to cancel, please contact Downtown Ambassador Samantha Gaudino at sgaudino@gladstonemi.gov.

Failure to provide notice of cancellation more than twice may result in the loss of your vendor space and forfeiture of fees paid.

Inclement Weather

Participation on market days with severe or inclement weather is at the discretion of the vendors. In cases of weather reports predicting inclement weather, such as high winds, severe thunderstorms, tornado warnings, etc., the Downtown Ambassador reserves the right to cancel the market, at which point the participants will be notified of the closure in a timely manner by email or phone.

Parking:

- Vendors may park at or near the market site to load and unload. Vehicles should be moved during market hours to allow for customer parking. No vehicles larger than a car/pickup truck without a trailer are allowed to park in the City Public Parking lot next to 911 Delta Ave.
- No vehicle may obstruct the public parking lot, street, or alley at any time.
- Wagons are available to load and unload market items.
- Parking is available within the Bay Bank Parking Lot for vehicles no larger than a car/pickup truck without a trailer.

Setup & Clean-Up:

Vendors are responsible for the setup and cleanup of their market space. Setup may begin no earlier than 1:30 PM, and early sales are strictly prohibited. Seasonal spaces will be assigned on a first-come, first-served basis, starting with each vendor's first market of the season, with booth assignments emailed by the Downtown Ambassador on the morning of each market. As part of the vendor fee, the Gladstone Farmers Market will provide one table and two chairs per booth, which will be set up before 1:30 PM unless unforeseen circumstances arise with the concierge staff.

Early Departures:

Vendors leaving the market before closing time is disruptive and discouraging to other vendors and customers. The Gladstone Farmers Market is conducted as a business and vendors are expected to operate during posted opening and closing times.

Media:

By applying to the Gladstone Farmers Market, you consent to having your booth and products photographed by market staff for promotional purposes. However, vendors reserve the right to decline being photographed, interviewed, or otherwise recorded by journalists, photographers, tourists, and media at their own discretion.

Product Criteria:

Entry to market will be limited to vendors who grow/harvest food, produce and handcraft items in Delta, Marquette, Dickinson, Menominee, Alger, Schoolcraft, and Iron Counties of Michigan. All decisions made by the Downtown Ambassador are final.

Agriculture Products:

All agricultural products sold must be germinated, grown, raised, or gathered by the vendor. **NO RESALE OF PRODUCTS WILL BE PERMITTED.**

All farmers/growers must provide the following information to consumers:

- Name of the farm(s) that produced the product
- The location of the farm
- All signage required by the Michigan Department of Agriculture and alternative payment programs (ex. Food as Medicine)
- Clearly marked prices
- Sellers of perennial plants are required to provide a copy of their current license to the Farmers Market Coordinator obtained from the State of Michigan Department of Agriculture at least one week prior to their first market of the season

Processed Food:

If you are selling any type of processed food, you must be able to abide by all Cottage Food Industry laws for the State of Michigan and/or attach a copy of your commercial food-processing licenses as applicable to your application. It is the sole responsibility of vendors to read and understand the Cottage Food Industry Laws, which can be found on the State of Michigan website.

- Prohibited or improperly labeled food must be immediately removed from the vendor's booth.

- Failure to comply will lead to dismissal from the City of Gladstone Farmers Market and loss of vendor fees.

Market Square Policies:

Dogs:

Dogs are not permitted at the market.

Smoking:

No smoking is permitted within the perimeter of the market by vendors or customers. This policy is strictly enforced.

Application Procedures

All prospective vendors must submit a City of Gladstone Farmers Market application. Your application must also be approved prior to your first market attendance, as the Gladstone Farmers Market does not accommodate same day vendors.

Product Declarations:

Vendors must submit a list of products they intend to sell on the vendor application. If the vendor wishes to add to the list throughout the season, they must submit the addition to the Downtown Ambassador in writing to be added to their file.

The City of Gladstone Farmers Market does not offer exclusive rights to any one vendor to sell any one product. Customers generally benefit from having a choice. However, if there are vendors on the waiting list and the same or similar products are excessive, duplicate products may be denied entry at the discretion of the Downtown Ambassador.

Vendor Fees

The vendor fee shall be paid no later than your first market attendance.

Concerns or Disputes:

The Downtown Ambassador reserves the right to inspect the growing operations of any vendor to ensure compliance with the market policies.

The Downtown Ambassador may deny or restrict any vendor or vendor representative's access to the market for failure to follow state or local laws, food assistance program requirements, or vendor policies for the Gladstone Farmers Market.

Vendors who violate any of the above will be given a verbal warning on the first offense, a written warning on the second offense, and their vendor placement will be revoked on the third offense. Depending on the severity of the violation, vendor placement may be revoked at the Downtown Ambassador's discretion without previous warning.

Problems, concerns, or feedback shall be directed to the Downtown Ambassador (Samantha Gaudino: sgaudino@gladstonemi.gov). Any grievance that cannot be resolved may be submitted in writing to the City of Gladstone DDA Director for consideration.

Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: 02/18/2025
Department: DDA
Presenter: Patricia West

AGENDA ITEM TITLE:

Upcoming Projects & Idea Exploration

BACKGROUND:

Let's take some time to review the initiatives we are working towards, the progress we've made, and what's on the horizon. While there will be status updates on current projects, we can use this time to explore new ideas that fit within our Master Plan and TIF Plan.

FISCAL EFFECT:

None

SUPPORTING DOCUMENTATION:

Excerpts from the Master Plan and TIF Plan

RECOMMENDATION:

If there are needs you've identified within our district, or ideas you've been waiting pitch, you may use this time to share them. Whether it be code enforcement, beautification, infrastructure needs, fund balance goals, partnership opportunities, or property rehabilitation efforts – board members will have an opportunity to share their vision.



Implementation Objectives & Strategies

Goal 1: Waterfront Redevelopment

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Regulate proposed land use through the development of zoning regulations.	Support future development with revisions to the Zoning Ordinance to allow for a variety of single and multi-family residential uses, as well as mixed-use structures in appropriate areas, as determined by the Planning Commission.	On-Going	Community Development
	Develop screening standards to promote harmony with the implementation of mixed-use zoning areas.	Near Term	Community Development
	Develop regulations to preserve public access along the waterfront in future property developments.	Near Term	Community Development
	Establish height restrictions for future developments to accommodate a desirable viewshed for impacted residents within the city.	Mid Term	Community Development
	Encourage higher density residential for future development and create design standards to guide the development of a unified district.	Mid Term	Community Development
Develop the vacant land on the waterfront with high density residential properties.	Promote the development plan for the waterfront district, prioritizing public access along the waterfront and connecting the downtown district.	On-Going	City Manager
	Research advantages and challenges to development of the waterfront.	On-Going	Community Development
	Secure a developer(s) for the property.	Near Term	City Manager
	Coordinate the implementation of city utilities and all other necessary infrastructure with the developer(s), focusing on maintaining public access to the waterfront.	Mid Term	City Manager
Use the waterfront to grow new business and increase our population.	Encourage the development of hotels, restaurants, retail, and watersport activities to improve our resident's quality of life while also supporting local tourism.	On-Going	Community Development & Parks & Recreation
	Offer innovative architecture that can serve multiple purposes to adapt to ever changing market needs (co-working spaces, living spaces, remote work, social gatherings, etc.).	Mid Term	Community Development

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

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



Goal 4: Residential Development

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Shore up future population levels.	Market the city as a family-friendly place with excellent schools.	On-Going	City Manager
Expand the range of housing options.	Amend the Zoning Ordinance to allow for a variety of single and multi-family residential uses, as well as mixed-use structures in appropriate areas.	On-Going	Planning & Zoning
Accommodate the city's fastest growing population.	Enable residential retrofits for accessibility and plan for a diversity of housing styles by factoring standards for adult foster care.	Near Term	Planning & Zoning
Maintain and rehabilitate existing housing stock.	Continuously update our Property Maintenance Code to meet current standards.	On-Going	Community Development
	Improve code enforcement for properties through the implementation of a registration process for condemned, foreclosed and vacant properties.	Mid Term	Community Development /Public Safety
	Develop a set of neighborhood beautification awards.	Mid Term	Community Development
	Establish and support the city's homeowner and rental rehabilitation programs.	Long Term	Community Development
Plan for open space in future subdivisions.	Adopt fuller standards for open space subdivisions.	Long Term	Planning & Zoning
Enhance our rental inspection program to maintain property values while ensuring the health and safety standards are met.	Update our Property Maintenance Code to require all rentals post standard information relevant to the City of Gladstone and the community, which also requires a local contact be included in the event of an emergency.	Near Term	Community Development



Goal 5: Environment & Recreation

OBJECTIVE	STRATEGY	Priority	Owner
Continue implementation of the city's current five-year Recreational Plan to provide a year-round recreational environment.	Improve Gladstone's recreational opportunities, as defined in the current Recreation Plan, by seeking public input to identify needs and deficiencies while following necessary guidelines and standards for parks, open space, recreation areas, and recreation facility development.	On-Going	Parks & Recreation
	Pursue grants and other funding sources to execute the city's adopted recreation plan.	On-Going	Parks & Recreation
Ensure programming and organizing of recreational activities and opportunities are inclusive to all ability levels.	Update and redesign our recreational inventory to promote creative, challenging, and safe play.	On-Going	Parks & Recreation
Plan for expanding and improving the Gladstone Campground to attract more visitors to our community.	Construct a pavilion within the campground to create more usable space.	Near-term	Parks & Recreation
	Construct a restroom facility and expand infrastructure, which will allow for increasing the capacity for more camp sites.	Long-term	Parks & Recreation
	Explore alternative camping experiences which offer amenities that go beyond a traditional camping experience (yurts, luxury canopy tents, domes, etc.).	Long-term	Parks & Recreation
Develop the Sports Park facilities to increase opportunities and provide for recreational activities within our community while appealing to visitors.	Construct a Pickleball complex at the Sports Park.	Near-term	Parks & Recreation
	Develop an engineered plan to move forward with the ski lodge/convention complex.	Near-term	Parks & Recreation
	Expand and reconfigure the tubing hill to include 4-5 more tubing runs and a conveyer belt system.	Mid-term	Parks & Recreation
Provide a network of non-motorized walking paths and trails to improve recreational opportunities and connectivity within the community.	Secure funding to rebuild the boardwalk, which would complete our walking path from Saunders Point to Little Bay de Noc Trail.	Near-term	Parks & Recreation
	Connect, extend, and improve our walkways to increase accessibility to public facilities through implementing ADA requirements and replacing asphalt sidewalks with concrete.	Long-term	Community Development/ Parks & Recreation/ Public Works
	Safely and conveniently connect our bluff and downtown communities through the exploration and planning of a pedestrian crossing over Highway 41.	Long-term	Community Development/ Parks & Recreation/ Public Works
	Expand opportunities for water rentals.	On-Going	Parks & Recreation

Continue to improve the waterfront assets to encourage water activities.			
	Encourage and support dining experiences along the waterfront.	On-Going	Parks & Recreation
	Expand our head pier, adding additional docks, replacing gas pumps, updating the harbormaster building, and expanding the break-wall.	Mid-term	Parks & Recreation
	Explore plans to build a motorized bridge over the lagoon to increase safe options for pedestrians along the waterfront.	Long-term	Parks & Recreation
	Improve the city's stormwater water filtration and algae buildup within the lagoon by securing funding to build a temporary dike, circulating the water and dredging the lagoon deeper.	Long-term	Parks & Recreation

Goal 6: Complete Streets

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Implement Complete Street strategies and principles to both existing and new developments.	Maintain a set of standards for both existing and new developments to allow and encourage all modes of transportation to exist within the city safely and cohesively.	On-Going	Parks & Recreation/ Public Works
	Identify and correct existing infrastructure in the Public Works Asset Management Plan that currently only prioritizes the needs of motorized vehicles to be more inclusive of all transportation.	On-Going	Parks & Recreation/ Public Works
Improve our pedestrian walking experience to enhance accessibility and safety, while also encouraging physical activity.	Replace existing sidewalk curbs not yet compliant with ADA regulations to improve accessibility.	On-Going	Public Works
	Create a set of standards for pedestrian accessibility in new developments.	Near-Term	Community Development/ Parks & Recreation/ Public Works
	Implement a system to improve the walking connectivity of existing developments within the city limits that were developed prior to the Complete Street initiatives.	Mid Term	Community Development/ Parks & Recreation/ Public Works
Prioritize the safety of our community's cyclists who share the road with motorized vehicles.	Ensure bike lane consideration is factored into new developments.	On Going	Community Development
	Work with the Parks & Recreation Board and downtown businesses to establish funding partnerships and determine the best locations for bicycle parking.	On Going	Parks & Recreation
	Establish bike routes to focus cycling traffic on roads with Complete Street principles in place.	Mid Term	Parks & Recreation

Goal 7: Sustainability and Services

GOAL	STRATEGY	PRIORITY	OWNER
Continue implementation of Gladstone's Capital Improvement Plan to ensure city services remain dependable and budgets remain financially sound.	Plan for funding to execute projects outlined in the City's Capital Improvement Plan, including each department's current capital improvement plan.	On-Going	City Manager
	Focus on the extension and maintenance of our public water and sanitary sewer assets outlined in the Water & Wastewater Asset Management Plans.	On-Going	Water Treatment & Wastewater
	Develop an Asset Management Plan (AMP) for Public Works forecasted out four years based on available funding. The AMP will incorporate Pavement Surface Evaluation and Rating (PASER) scores and other required infrastructure maintenance, identifying and correcting existing infrastructure that currently only prioritizes the needs of motorized vehicles to be more inclusive of all transportation based on Complete Street principles. The street maintenance and pavement repairs will also plan for underground utility upgrades.	Near Term	Public Works
Adopt stormwater management best practices, as outlined by the Environmental Protection Agency (EPA).	Establish a new stormwater utility to collect fees related to the control and treatment of stormwater to fund the stormwater management program.	Mid-Term	Public Works
	Build a storm water settling system to treat storm water runoff prior to flowing into our watershed and Little Bay de Noc.	Long-Term	Public Works
Develop a comprehensive street maintenance plan.	Collaborate with the county and surrounding cities to secure federal funding to work towards the completion of the Public Works Asset Management Plan through the facilitated meetings sponsored by CUPPAD.	On-Going	Public Works
Implement a Right of Way Permitting System.	Develop an electronic permit application for data collection which routes to the relevant department for review.	Near-Term	Community Development
	Implement a consistent and timely permit review process following the submission of an application.	Near-Term	Public Works
Ensure the city's public water assets provide a safe, reliable, and sustainable water source to our community residents and surrounding environment.	Replace all service lines connected to lead by 2040, meeting state compliance requirements.	On-Going	Water Treatment
	Annually replace 5% of our water service lines connected to lead, followed by the completion of the Environment, Great Lakes & Energy's (EGLE) Annual Service Line Replacement Report.	On-Going	Water Treatment
	Replace all remaining 4-inch water mains to meet current quality standards for lead and fire hydrant water flow, allowing the city to maintain a favorable	On-Going	Water Treatment

	fire protection rating, as identified in the five-year Insurance Services Office Inc. (ISO) survey findings		
	Replace two nozzle fire hydrants with pumper nozzle hydrants on large water mains to improve the firefighting capabilities of our water system.	On-Going	Water Treatment
	Secure funding for an intake and a second transmission main to the elevated reservoir.	Near-Term	Water Treatment
	Upgrade the city's granular activated carbon (GAC) infrastructure to meet future water quality standards.	Near-Term	Water Treatment
	Inventory all water service lines by 2025 to identify remaining lines connected to lead.	Near-Term	Water Treatment
	Build a new water intake to correct the century old crib and piping found to be in poor condition with the last inspection.	Near-Term	Water Treatment
	Plan for the installation of an emergency backup generator to ensure water production during blackouts.	Mid-Term	Water Treatment
Meet the requirements of the Environment, Great Lakes & Energy's (EGLE)'s Administrative Consent Order.	Pursue facility updates to the wastewater plant to continue to meet water quality standards.	Near-Term	Wastewater
	Systematically upgrade our wastewater collection system's infrastructure based on the criticality and pipe conditions as outlined in the Wastewater Asset Management Plan.	Near-Term	Wastewater
	Relieve the load on the underpass lift station by moving the force main from the Industrial Park Lift Station to connect with Railway Ave.	Mid-Term	Wastewater
	Improve infrastructure to increase pipe reliability by finishing the force main from the underpass lift station to Superior Ave.	Mid-Term	Wastewater
Improve inefficiencies within our Public Works Department to better serve the community.	Secure funding to build the new Public Works facility as outlined in the current Community Improvement Plan.	Near-Term	Public Works
	Secure and prepare land, finalize designs, acquire material, and work with contractors towards the completion of the new Public Works facility.	Near-Term	Public Works

Goal 8: Marketing

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Build recognition for the City of Gladstone as a reputable and respected housing community throughout northern Michigan and Wisconsin.	Delegate ownership to fund and oversee marketing initiatives of the City of Gladstone.	Near-Term	City Manager
	Explore revisions to a new city logo and improve our branding toolkit to be used on future marketing materials and signage, making the community easily identifiable across all mediums and platforms.	Near-Term	City Manager
	Improve the City's communication efforts with its residents to increase awareness, involvement, and buy-in of current initiatives.	On-Going	City Manager
	Partner with Gladstone Area Schools to promote the benefits and strengths of the school system to attract new residents.	On-Going	City Manager
	Position the City of Gladstone as a recreational hub, promoting the outdoor recreational facilities located within our city, as well as the many amenities just a short drive away.	On-Going	City Manager
	Market the expansion of new waterfront housing on the North Shore with public outdoor recreational amenities available within walking distance.	Mid-Term	City Manager
Build a tourism industry to attract visitors to Gladstone.	Build relationships and partner with local visitor bureaus and the Chamber of Commerce to inform them of tourism opportunities within the city and encourage referrals to our community.	On-Going	City Manager
	Promote the city as a weekend get-away by ensuring the quality of short-term rentals are maintained for our visitors through the rental inspection program.	On-Going	City Manager
	Utilize resources from the State of Michigan, such as Pure Michigan and the Department of Natural Resources, to promote the City of Gladstone's waterfront amenities and recreational inventory.	On-Going	City Manager/ Parks & Recreation
	Partner with Midwest marketing publications to write promotional pieces about our community.	Near-Term	City Manager
	Consider billboard advertisements along highway routes leading to Gladstone to encourage visitors to stop at one of our many public assets.	Mid-Term	City Manager
Attract new business to our community to grow our economic base.	Streamline our practices to build a strong foundation of planning, zoning, and economic development by implementing Redevelopment Ready Community (RRC) best practices.	On-Going	City Manager

Goal 9: Wayfinding

OBJECTIVE	STRATEGY	PRIORITY	OWNER
Highlight the location of downtown Gladstone and the city's many recreation facilities to travelers on M-35 and US-2/41.	Ensure all city signage meets Federal Highway Administration (FHA) standards.	On-Going	Public Works
	Identify city owned property to provide directional signage to our city's assets and facilities visible from the highway .	Near-Term	City Administration/ Parks & Recreation/ Public Works
Develop a system of in-town wayfinding and directional signage.	Implement a system so that directional signage is created or replaced to meet FHA standards for both new asset developments and existing assets within the town.	On-Going	City Administration/ Parks & Recreation/ Public Works
	Identify locations where wayfinding signs are appropriate in town and determine the destinations to place on each sign.	On-Going	City Administration/ Parks & Recreation/ Public Works
	Place maps with walking distances in appropriate locations.	Near-Term	Parks & Recreation



Photo Credit: Visit Escanaba

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.

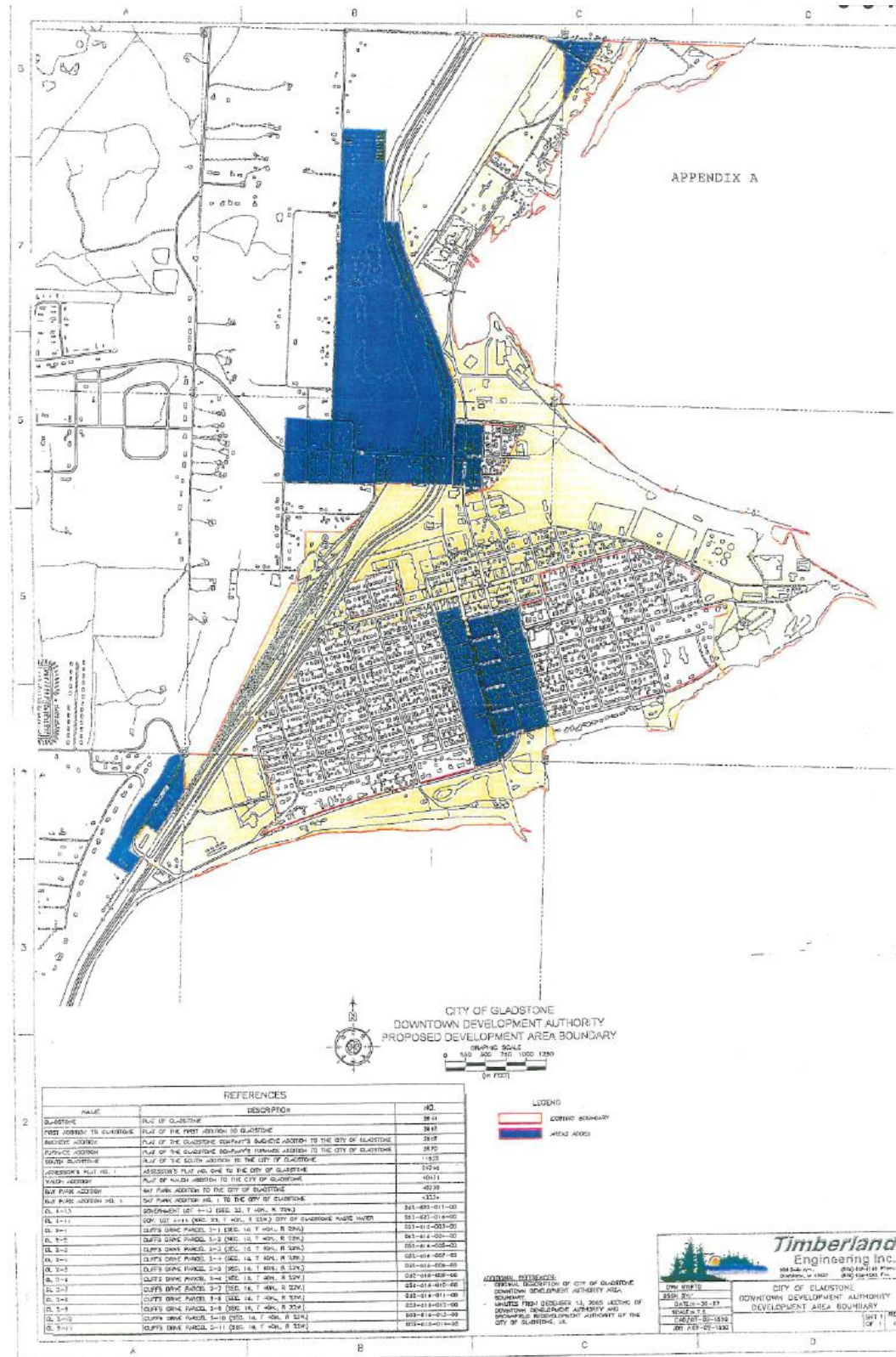
LEGAL DESCRIPTION OF ORIGINAL 1992 DEVELOPMENT AREA:

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

35380144.1\101462-00020

Proof of Concept

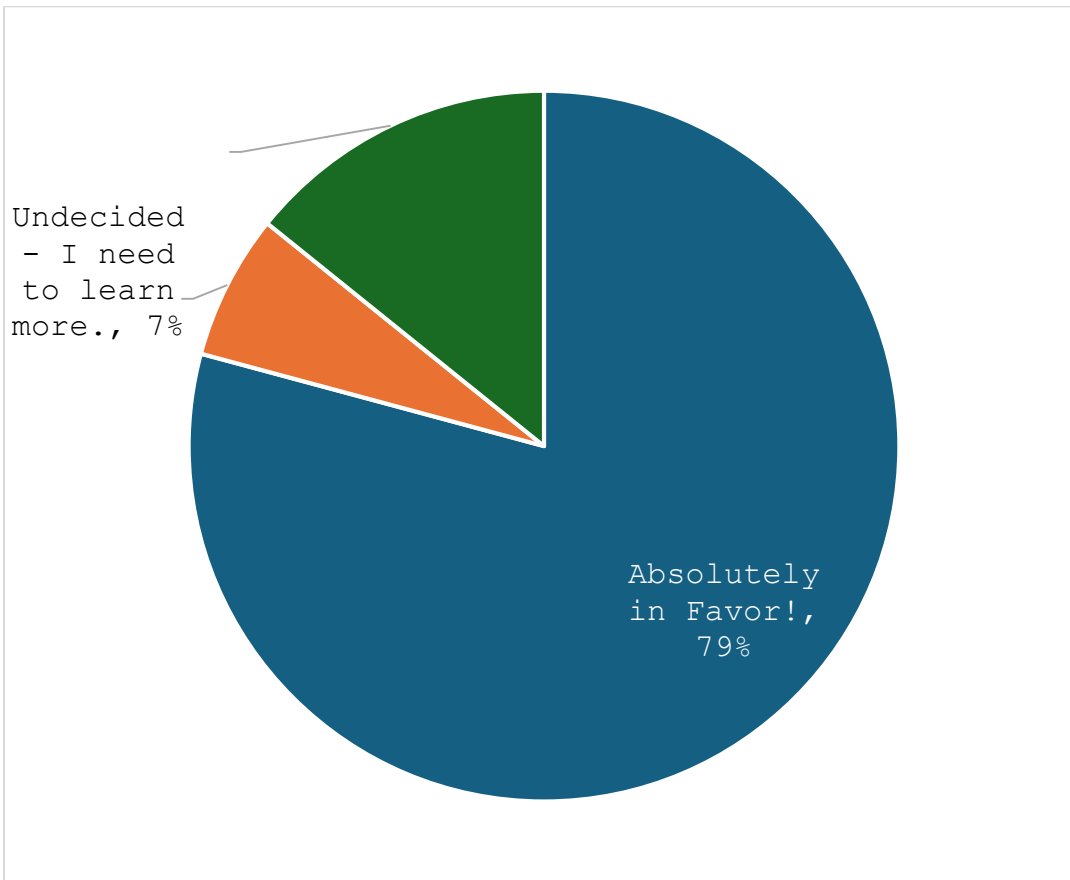


Social District Survey Data

Total Responses: 197

Are you for or against a social district in Gladstone?

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



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

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

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

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

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

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

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

- I think this is an innovative idea that has potential to be successful if the downtown businesses are on board.
- Just that I think it's a fantastic idea.
- I like this idea. I've been to many cities in Michigan and Wisconsin that have this, and they are very popular.
- Music nights downtown!
- We would love to set up a booth or be involved where we can be.
- Social districts can enhance visitors and citizens interest in the downtown events and certainly make them more festive! Having the district will naturally help businesses within the district plan together as they will all benefit from more pedestrian traffic.
- I don't know who is behind the push to revitalize the downtown area of Gladstone, but I applaud your effort! Thank you!
- I am an economic partner in the area and I think this would hugely benefit many downtown Gladstone businesses. Such a great idea!

- promote business advertising in the district and establishments. Example: signage/mark for our dental office (gallery b smiles) in/outside saunders point brewery.
- Would like to see the event include like a flea market area where people could set up a table and sell there goods. This could be done in the parking lot of the Veterans Park (next to the Legion). Might draw more people downtown if they knew they could participate, fund raise for cub scouts, girl scouts, themselves, etc.
- I like the idea but want to know more details
- I've noticed, during the couple of times I've attended the music nights at Van Cleve Park in the summer, that a lot of people bring and enjoy their own alcoholic beverages at those events, which (unless I'm mistaken) is allowed by 436.1915: "alcoholic liquor may be possessed or consumed in public parks, public places of amusement, or a publicly owned area not licensed to sell for consumption on the premises." However, if the park became part of that social district, wouldn't that mean the only booze people could consume there would be from licensed participating establishments? For one, that's a very long walk from the nearest licensed place; for another, that hurts people who like to enjoy music alongside a drink that's not priced from a bar. So that would be my argument against adding the park to the district.
- I think it is a great idea. Gladstone is a great city with great options for business. I think it can only help grow.
- I also like the idea to possible expand the social district to our beautiful water front.
- I think this is a great idea. I feel like in delta county we are so behind on trying new things. I understand we're more of an old person community but some of us are still younger.
- I am not in favor of more booze walking around the streets. The rules we have are there for a reason. This seems like an attempt t try and prop up downtown businesses at the expense of hose not downtown and even at increased risk of injury and misery to the citizens of the town and proposed district. As a former resident, who has many family and friends still there, I am in opposition.
- I'd like to see 10th street, north of Delta Ave to the alley, turned into green space
- I look forward to seeing how the city embraces this for tourism growth!
- Love this!
- I think it would enhance the downtown area and encourage people to socialize
- I am already dealing with vaping, smokinf, f bombs, GD's and such when i am out shopping with my 6 year old, now he can see the wonders of drinking and all that entails plus when glaases are left unattended, which they will, what prevents a child from tasting?
- I think it is an amazing idea and should bring people to downtown especially since the new brewer has opened! This should help other established businesses in town also.
- From my vantage point Gladstone already has substance abuse issues. It seems like this initiative might facilitate the problem. This would not be top of my list on ways to promote growth and tourism to this tiny but awesome town.
- Adding alcohol to the streets will need more police patrol. Can we afford to have police spend their time walking the Gladstone social district to insure safety? Are the facilities that will sell the alcohol aware that The Licensee must apply to the MLCC for the Social District Permit and the Licensee is required to pay an inspection fee of \$70 and a permit fee of \$250? See attached link for the Michigan restaurant & lodging assoc.

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

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

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

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