



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street

July 14, 2026

11:00 AM

AGENDA

CALL TO ORDER

1. Roll Call

PUBLIC COMMENT

CONSENT AGENDA

- [2.](#) EDC Meeting Minutes of February 10, 2026

FINANCIALS

- [3.](#) May Financial Reports

UNFINISHED BUSINESS

NEW BUSINESS

- [4.](#) Delta County Economic Development Alliance Contribution
- [5.](#) Industrial Park Capacity Discussion

CITY REPORTS

6. 2025 Gladstone Water Quality Report
7. City Hall Adjusted Summer Hours
8. Downtown Gladstone's Business After Hours on July 29th
9. Gladstone DDA joins MEDC's Michigan Main Street Program
10. North Shore Development Updates
11. Request for Proposals | Real Estate Broker Services
- [12.](#) Summer Concert Series
13. TV6 "Around Town" Pilot Program Featuring Gladstone

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: 07-10-2026

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

Electric Department Conference Room
10 North 11th Street
February 10, 2026
12:00 PM

MINUTES

CALL TO ORDER

EDC Chair, Steven Tackman, called the meeting to order at 12:06 PM ET.

1. Roll Call

PRESENT	ABSENT
Gary Maynard	Dirk Manson
Jim Andersen	Steve O'Driscoll
Kevin Gendron	
Michael Nardi	
Steve DeLaire	
Steve Soderman	
Steven Tackman	

Others in Attendance: Ed LeGault, Patricia West & Rob Spreitzer

PUBLIC COMMENT

None.

FINANCES

2. December 2025 Revenue & Expenditure Report

West provided an overview of the December 2025 Revenue & Expenditure Report.

CONSENT AGENDA

3. EDC Meeting Minutes - January 13, 2026

Motion made by Nardi, Seconded by Maynard to approve the consent agenda with a correction to the January 13, 2026 meeting minutes noting that Dirk Manson was not in attendance.

Voting Yea: Maynard, Andersen, Gendron, Nardi, DeLaire, Soderman, Tackman

MOTION CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

4. 2026-2027 Proposed EDC Budget

Motion made by Andersen, seconded by Gendron to recommend the proposed Economic Development Corporation budget to the City Commission for approval.

Voting Yea: Maynard, Andersen, Gendron, Nardi, DeLaire, Soderman, Tackman

MOTION CARRIED.

Item 2.

5. WPPI Discussion & Updates

Brett Niemi, Senior Energy Services Manager at WPPI Energy, provided an overview of the pros and cons of data centers and crypto-mining. He also presented information on the Efficiency United rebate program.

No action was taken by the Board following the discussion.

CITY STAFF UPDATES

6. Downtown Action Plan

West provided an overview of the recently adopted Downtown Action Plan.

7. Feedback on Sign Ordinance

West shared that the Planning Commission is seeking feedback on potential updates to the sign ordinance. She plans to solicit input from the EDC regarding how the proposed changes may impact economic development.

8. Planning Commission Annual Report

West provided an update on the Planning Commission's 2025 Annual Report, highlighting the volume of permit reviews and development activity that occurred throughout the year.

9. Small Business Support HUB Workshop | Creating Projections to Apply for a Bank Loan

A professional development opportunity titled Creating Projections for a Bank Loan was shared with the EDC.

DELTA COUNTY ECONOMIC DEVELOPMENT AUTHORITY REPORT

Ed LeGault provided an update on the recent Taskforce Meeting at which the City of Gladstone presented. He also shared an update on the status of renewable energy legislation and its potential impacts on manufacturing in the Upper Peninsula.

ADJOURNMENT

Motion made by Nardi, seconded by Gendron to adjourn at 1:17 PM.

Voting Yea: Maynard, Andersen, Gendron, Nardi, DeLaire, Soderman, Tackman

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As of 05/31/2026

Item 3.
 YTD 05/31/2026
 Normal (Abnormal)

GL Number	Description	
Fund: 244 ECONOMIC DEVELOPMENT FUND		
*** Assets ***		
244-000-001.000	CASH	5,781.47
244-000-017.000	INVESTMENT IN FIRST BANK	25,499.32
244-000-017.001	INVESTMENTS IN MI CLASS	64,782.69
244-000-055.000	ACCRUED INCOME	110.39
Total Assets		96,173.87
*** Fund Equity ***		
244-000-389.000	CURRENT SURPLUS - RESERVE	39,727.35
244-000-390.000	FUND BALANCE	61,682.33
Total Fund Equity		101,409.68
Total Fund 244:		
TOTAL ASSETS		96,173.87
BEG. FUND BALANCE - 25-26		101,409.68
+ NET OF REVENUES & EXPENDITURES		(175.73)
= ENDING FUND BALANCE		96,173.87
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		96,173.87

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 05/31/2026
 % Fiscal Year Completed: 16.71

Item 3.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 05/31/2026 Incr (Decr)	YTD Balance 05/31/2026 Norm (Abnorm)	Available Balance 05/31/2026 Norm (Abnorm)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND							
Account Category: Revenues							
Department: 000 REVENUE							
244-000-665.000	INTEREST INCOME	5,000.00	5,000.00	335.13	621.69	4,378.31	12.43
244-000-699.390	TRANSFER FROM FUND BALANCE	4,035.00	4,035.00	0.00	0.00	4,035.00	0.00
Total Dept 000 - REVENUE		9,035.00	9,035.00	335.13	621.69	8,413.31	6.88
Revenues		9,035.00	9,035.00	335.13	621.69	8,413.31	6.88
Account Category: Expenditures							
Department: 537 ADMINISTRATIVE							
244-537-751.000	MATERIALS & SUPPLIES	100.00	100.00	0.00	0.00	100.00	0.00
244-537-756.000	COMPUTER	120.00	120.00	12.42	12.42	107.58	10.35
244-537-761.000	GENERAL FUND ADMINISTRATIVE FEES	785.00	785.00	0.00	785.00	0.00	100.00
244-537-800.000	CONTRACTED SERVICES	600.00	600.00	0.00	0.00	600.00	0.00
244-537-800.005	ECONOMIC DEVELOPMENT ALLIANCE CONTRI	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00
244-537-803.000	AUDIT FEES	30.00	30.00	0.00	0.00	30.00	0.00
244-537-960.000	OTHER OPERATING SUPPLIES	400.00	400.00	0.00	0.00	400.00	0.00
Total Dept 537 - ADMINISTRATIVE		9,035.00	9,035.00	12.42	797.42	8,237.58	8.83
Expenditures		9,035.00	9,035.00	12.42	797.42	8,237.58	8.83
Fund 244 - ECONOMIC DEVELOPMENT FUND:							
TOTAL REVENUES		9,035.00	9,035.00	335.13	621.69	8,413.31	6.88
TOTAL EXPENDITURES		9,035.00	9,035.00	12.42	797.42	8,237.58	8.83
NET OF REVENUES & EXPENDITURES:		0.00	0.00	322.71	(175.73)	175.73	

Delta County Economic Development Alliance
1001 Lincoln Rd
Escanaba, MI 49829 US
+1 9067862192
eda@deltami.org
www.deltami.org

BILL TO
Gladstone, City of City of Gladstone Vicki Schroeder PO Box 32 Gladstone, MI 49837

SHIP TO
Gladstone, City of City of Gladstone Vicki Schroeder PO Box 32 Gladstone, MI 49837

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
700	06/30/2026	\$7,000.00	07/30/2026	30 Days	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Public	Delta County EDA FY 2026 Contribution	1	7,000.00	7,000.00

BALANCE DUE

\$7,000.00



Board: Economic Development Corporation

Agenda Date: July 14, 2026

Presenter: Patricia West

Staff Report

Agenda Item Title:

Industrial Park Capacity Discussion

Background:

The purpose of this presentation is to provide the Economic Development Corporation with an overview of the Gladstone Industrial Park's current land configuration, remaining land division capacity, recent amendments to Michigan's Land Division Act, and infrastructure considerations affecting future development. The discussion is intended to assist the EDC in evaluating the long-term development potential of the Industrial Park and to identify opportunities to modernize local regulations, prioritize infrastructure investments, and preserve land suitable for future industrial recruitment.

Fiscal Effect:

None

Supporting Documentation:

Presentation Slides

MSU Extension | Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances

2024 Lots for Purchase Document

Recommendation:

There is no recommended or required action. This agenda item is for informational and discussion purposes only.



1

Presentation Overview

As development continues within the Industrial Park, it is important that we periodically evaluate where we stand. Today's discussion is intended to provide an overview of remaining land availability, the legal framework governing future divisions, changes in state law, and whether our current infrastructure is capable of supporting additional development.

2



3

Purpose of the Act



The Michigan Land Division Act establishes the legal process for dividing land into new parcels while promoting orderly development, protecting public health and safety, and ensuring that new parcels have adequate access and infrastructure.

4

Key Principles

Defines how many new parcels may be created from a parent parcel.

Establishes standards for legal access to every newly created parcel.

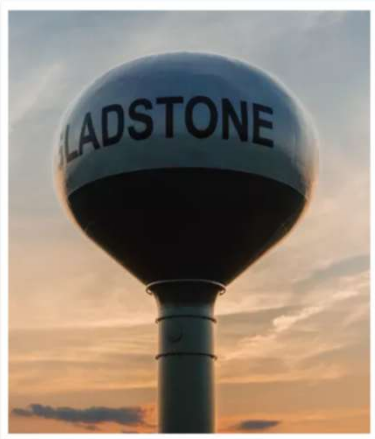
Requires local review to ensure compliance with state law and local ordinances.

Helps prevent unplanned or inefficient land fragmentation.

Works in conjunction with local zoning regulations; both state and local requirements must be satisfied before a division can be approved.

5

Impact on Gladstone Industrial Park



Every proposed split must also meet the City's zoning standards and utility requirements.

Zoning Code Must be Met

Future Lots are Limited

The number of future industrial lots is limited by the division rights assigned to the original parent parcel.

Thoughtful Future Planning is Essential

Understanding the remaining division rights helps guide long-term planning and economic development opportunities.

6



7

Original Parent Parcel

Parent Parcel:

The original parcel of land as it existed on March 31, 1997 (or was lawfully created thereafter). Under Michigan's Land Division Act, this parcel establishes the number of land divisions that may be available.

An aerial map of the original parent parcel. The parcel is outlined in purple, showing its irregular shape and internal divisions. The map includes surrounding roads, trees, and other land parcels. The text "Original Parent Parcel" is written in a large, stylized font above the map.

8

Current Parcel Configuration



With an estimated 325 acres on the parent parcel, there were 19 splits available.

Eleven (11) land divisions have taken place since 1997.

There are eight (8) remaining splits available on the parcel.

9

Other Considerations



Not all remaining land within the parcel is planned for industrial use.

Future Park expansion and Compost take up a significant portion to the east.

Future residential development on Braves Avenue is planned towards the North.

10

Utility Access



Future development along Clark Street up until Braves Avenues will be the most feasible based off current utility placement.

Investment in infrastructure and utility would be required to develop future lots along 29th St and Clark Dr East.

11



12

Why the Act Was Updated

The Legislature update the Act to:

- Reduce unnecessary barriers to housing development.
- Simplify lot creation
- Increase consistency across Michigan
- Limit the ability of local ordinance to prohibit lawful land divisions.

13

Major Changes

Communities may no longer require:

- Minimum lot widths
- Lot depth ratios
- Buildable area requirements
- Public road frontage (when state law allows access)
- Certain other dimensional standards that conflict with the Act.

Instead, local review focuses primarily on:

- Zoning compliance
- Access
- Utilities
- Public health and safety

14

What this Means...



15

Why This Matters



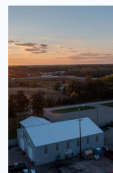
Existing parcels have already been divided numerous times.



Remaining parent parcels are becoming increasingly fragmented.



Utility extensions become more difficult as lot configurations change.



Smaller lots may limit future industrial recruitment opportunities

16



Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances

With the authority for local governments to allow and approve more divisions of land comes the responsibility to follow the master plan and make environmentally and financially sound infrastructure decisions.

February 18, 2026 | [Brad Neumann](#), [Michigan State University Extension](#)

[Senate Bill 23 of 2025](#) was signed into Michigan law by the governor on December 23, 2025, and assigned [Public Act 58 of 2025](#). The stated purpose of the legislation is to authorize counties and municipalities to increase the number of parcels allowed when a property owner wishes to create land divisions under the [Land Division Act](#), PA 288 of 1967, as amended. Supporters of the bill state the new law will help address the affordability of new housing.

Public Act 58 of 2025 takes effect on March 24, 2026, and amends Section 108 (MCL 560.108) of the Land Division Act to:

- Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel can be divided into on and after March 24, 2027 (per new Sec. 108(2)(a)(ii)), and
- Allow a municipality to authorize the further partitioning of land into more parcels than allowed under Section 108 if the land meets standards established by the municipality (per new Sec. 108(6)).

Section 108 of the Land Division Act establishes the formula for dividing parent parcels into “child” parcels and eventually “grandchild” parcels, based on the size of the starting parcel. Among other standards, Section 108 establishes that the first 10 acres or fraction thereof of a parent parcel cannot be divided into more than four separate parcels (see [Land Division Act basics for landowners](#)). Under the new law, the first 10 acres of a parent parcel or fraction thereof can be divided into 10 separate parcels at most. This increase in division rights by PA 58 begins one year after the effective date of the act – that being March 24, 2027.

Additionally, the new law allows a municipality or county that has authority to approve land divisions under Section 109 (MCL 560.109) to authorize by ordinance the further partitioning of a parcel into a greater number of parcels than otherwise authorized by Section 108. Put differently, a local government can adopt an ordinance as soon as the effective date of the amendment (March 24, 2026) to allow 10 or even more resulting parcels for the first 10 acres of a parent parcel.

With the potential for such a significant increase in the creation of new parcels for development, all municipalities, and the few counties having authority to approve land divisions, should review their land division ordinance immediately. Minimally, by March 24, 2027, local governments will need to modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.

Local governments will also want to carefully consider whether to allow more parcels to be created under the new law or to retain the current system of tracking and approving division and redivision of the parent parcel over time. While the new law has the potential to create more parcels available for sale for



new housing, it also has the potential to result in low-density development inconsistent with [Smart Growth](#) principles.

In addition to reviewing the land division ordinance, local officials will want to review their community master plan and zoning ordinance. Carefully consider the master plan and where it envisions additional development or increased density. The entire jurisdiction need not be “open” to the added density authorized under PA 58. Then consider current and possible future zoning districts tied to those envisioned growth areas. Inventory the location and extent of available and planned water, sewer, transportation, and other infrastructure. The reason to consider these other factors relating to development is that the zoning ordinance will limit where additional parcels (additional density) will be permitted and where they will not.

The Land Division Act states in Section 109(6): “Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.” That means if a local government amends the land division ordinance to authorize the additional density of the new Section 108(6), the minimum parcel size of each zoning district will control where that density can be realized. In a rural zoning district with a minimum parcel size of 10 or 20 acres, the added density under the new Section 108(6) is not likely to realize many additional parcels as compared to before Public Act 58 of 2025 (and dependent on the size of the starting parcel). In a zoning district with a smaller minimum parcel size, such as one acre or less, the added density under the new Section 108(6) is more likely to be realized.

A closely related consideration is the existing and planned provision of water and sewer service. This is a concern because the likelihood that the land can handle an onsite well and septic system on each resulting parcel decreases as the minimum parcel size decreases. Of course, there is great variation in ground water access and soil type from one area of the state (or county) to another, and local health department sanitary codes generally govern the siting and construction of wells and septic systems.

Considering growth and preservation goals of the local government, the added density envisioned by PA 58 of 2025 is not likely appropriate in a rural area of the community without water or sewer and where a relatively large minimum parcel size does little to reduce the cost of land for new housing.

Another consideration is access to new parcels, if not fronting on an existing public street or road. Communities will want to review or consider standards and policies related to private road construction and ongoing maintenance. Many new parcels all on a shared private driveway will soon present maintenance challenges if not addressed in a long-term private road maintenance agreement.

This article was published by [Michigan State University Extension](#). For more information, visit <https://extension.msu.edu>. To have a digest of information delivered straight to your email inbox, visit <https://extension.msu.edu/newsletters>. To contact an expert in your area, visit <https://extension.msu.edu/experts>, or call 888-MSUE4MI (888-678-3464).

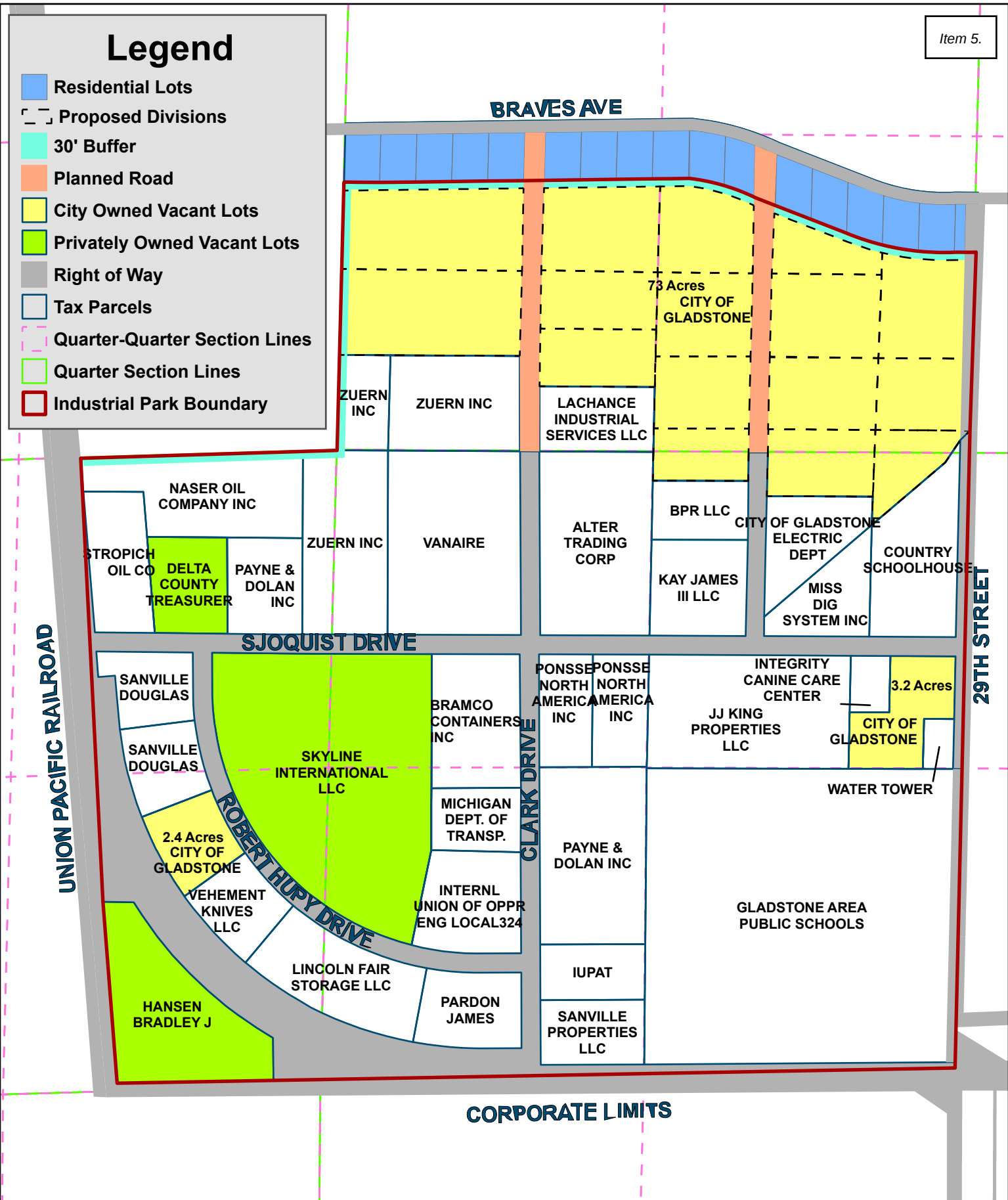
Originally posted on the Michigan State University Extension website –
<https://www.canr.msu.edu/news/land-division-act-amendment-allowing-the-creation-of-more-parcels-means-all-local-governments-should-review-development-ordinances>

Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status. Issued in furtherance of MSU Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Quentin Tyler, Director, MSU Extension, East Lansing, MI 48824. This information is for educational purposes only. Reference to commercial products or trade names does not imply endorsement by MSU Extension or bias against those not mentioned.

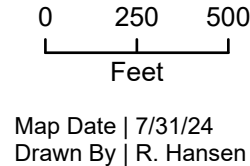
Michigan State University Extension helps people improve their lives, families, businesses, and communities by connecting them to the vast knowledge and educational resources of MSU. © Michigan State University

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



Colligō GIS

Iron Mountain Office
655 Circle Drive
Iron Mountain, MI 49801
(906) 774-3440

Ironwood Office
200 East Ayer Street
Ironwood, MI 49838
(906) 932-3048

Green Bay Office
700 Myrtle Lane, Unit 20
Green Bay, WI 54303
(920) 839-1000

CITY OF GLADSTONE
PRESENTS
**Summer
Concert Series**

LIVE MUSIC - LAWN CHAIRS - FRIENDS

FEATURING

JUNE 11	PAUL PERRY	CLASSIC COUNTRY, 70S SOFT ROCK
JUNE 18	DARRELL SYRIA BAND	VARIETY ACOUSTIC
JUNE 25	DAY DREAMER'S BAND	TOP 40S
JULY 9	2 ND EDITION	CLASSIC ROCK, BLUES
JULY 16	ANGELS & OUTLAWS	CLASSIC ROCK, COUNTRY
JULY 23	MAKE BELIEVE SPURS	FOLK
JULY 30	BORROWED TIME	HITS FROM 50S TO TODAY
AUGUST 6	BIG AL AND THE TOMATAS	ROCK VARIETY
AUGUST 13	FINDING FEATHERS	FOLK



7 - 9:00 PM

GLADSTONE BEACH HOUSE