

**GLADSTONE**



# GLADSTONE EDC REGULAR MEETING

Electric Department Conference Room - 10 North  
11th Street  
August 08, 2023  
12:00 PM

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## AGENDA

### CALL TO ORDER

1. Roll Call

### PUBLIC COMMENT

### CONFLICTS OF INTEREST

### CONSENT AGENDA

2. EDC Regular Meeting Minutes of May 9, 2023

### UNFINISHED BUSINESS

### NEW BUSINESS

3. EDC Monthly Financials
4. Mr. Bob Bosk Proposal

### CITY MANAGER'S REPORT

### CITY COMMISSION & COMMITTEE REPORTS

### ADJOURNMENT

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone. Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 08-04-2023

Kimberly Berry, MiPMC  
906-428-2311  
[kberry@gladstonemi.gov](mailto:kberry@gladstonemi.gov)

## RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

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

- A. Public Comment / Public Hearings

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

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

**GLADSTONE ECONOMIC DEVELOPMENT CORPORATION MEETING MINUTES**

PRESENT: Chairman Steve Tackman, Steve DeLaire, Kevin Gendron, Mike Nardi, Steve O’Driscoll and Steven Soderman

ABSENT: Members Jim Andersen, Dirk Manson, and Gary Maynard – Excused

OTHERS: Delta County EDA Director, Mr. Ed LeGault; Eric Buckman, City Manager; Renee Barron, Community Development Director and Kim Berry, City Clerk

Chairman Tackman called the meeting to order, and Clerk Berry completed roll call.

Public Comment: None

Motion by Kevin Gendron; seconded by Mike Nardi to approve the February 14, 2023 meeting minutes as presented.

MOTION CARRIED

Discussion of sale of land and price of \$7500 per acre for Mr. Bob Bosk proposal.

Manager Buckman and Community Development Director updated on the Northshore Development.

Delta County EDA Director, Mr. Ed LeGault updated on the Lake Effect Distillery opening in Escanaba, The Chamber Golf Classic will be held June 1<sup>st</sup> at Gladstone Golf Course. Discussion regarding housing needs in Delta County. Manager Buckman updated that Phil Lamarche of Grand View Estates stopped by to discuss possible expansion of their property.

Motion by Mike Nardi; seconded by Steve DeLaire to adjourn the meeting at 1:15 PM.

MOTION CARRIED

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Kimberly Berry, Clerk

Fund 244 ECONOMIC DEVELOPMENT FUND

GL Number	Description	Balance
*** Assets ***		
244-000-001.000	CASH	(2,132.62)
244-000-017.000	INVESTMENT IN FIRST BANK	52,488.25
244-000-055.000	ACCRUED INCOME	563.95
<b>Total Assets</b>		<b>50,919.58</b>
*** Liabilities ***		
<b>Total Liabilities</b>		<b>0.00</b>
*** Fund Balance ***		
244-000-389.000	CURRENT SURPLUS - RESERVE	39,727.35
244-000-390.000	FUND BALANCE	25,335.26
<b>Total Fund Balance</b>		<b>65,062.61</b>
<b>Beginning Fund Balance - 22-23</b>		<b>65,062.61</b>
<b>Net of Revenues VS Expenditures - 22-23</b>		<b>(14,373.94)</b>
<b>*22-23 End FB/23-24 Beg FB</b>		<b>50,688.67</b>
<b>Net of Revenues VS Expenditures - Current Year</b>		<b>230.91</b>
<b>Ending Fund Balance</b>		<b>50,919.58</b>
<b>Total Liabilities And Fund Balance</b>		<b>50,919.58</b>

\* Year Not Closed

Item 3.

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE	AVAILABLE		% BGD USED
		2023-24 AMENDED BUDGET	MONTH 06/30/2023 INCREASE (DECREASE)	06/30/2023 NORMAL (ABNORMAL)	BALANCE	NORMAL (ABNORMAL)	
Fund 244 - ECONOMIC DEVELOPMENT FUND							
Revenues							
Dept 000 - REVENUE							
244-000-665.000	INTEREST ON INVESTMENTS	0.00	247.61	282.13	(282.13)	100.00	
244-000-699.390	TRANSFER FROM FUND BALANCE	8,450.00	0.00	0.00	8,450.00	0.00	
Total Dept 000 - REVENUE		8,450.00	247.61	282.13	8,167.87	3.34	
TOTAL REVENUES		8,450.00	247.61	282.13	8,167.87	3.34	
Expenditures							
Dept 537 - ADMINISTRATIVE							
244-537-751.000	MATERIALS & SUPPLIES	100.00	0.00	0.00	100.00	0.00	
244-537-757.000	COPIES	250.00	0.98	0.98	249.02	0.39	
244-537-800.005	ECONOMIC DEVELOPMENT ALLIANCE CONTRIBUTI	7,000.00	0.00	0.00	7,000.00	0.00	
244-537-802.000	LEGAL FEES	1,000.00	0.00	0.00	1,000.00	0.00	
244-537-803.000	AUDIT FEES	100.00	0.00	0.00	100.00	0.00	
244-537-960.000	OTHER OPERATING SUPPLIES	0.00	50.24	50.24	(50.24)	100.00	
Total Dept 537 - ADMINISTRATIVE		8,450.00	51.22	51.22	8,398.78	0.61	
TOTAL EXPENDITURES		8,450.00	51.22	51.22	8,398.78	0.61	
Fund 244 - ECONOMIC DEVELOPMENT FUND:							
TOTAL REVENUES		8,450.00	247.61	282.13	8,167.87	3.34	
TOTAL EXPENDITURES		8,450.00	51.22	51.22	8,398.78	0.61	
NET OF REVENUES & EXPENDITURES		0.00	196.39	230.91	(230.91)	100.00	

GLADSTONE



City of Gladstone, MI

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

MEETING TYPE  
STAFF REPORT

<b>Agenda Date:</b> 08-08-2023	<b>Eric Buckman, City Manager:</b> _____
<b>Department:</b> EDC	<b>Department Head Name:</b> _____
<b>Presenter:</b> Eric Buckman	<b>Kim Berry, City Clerk:</b> _____

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

**AGENDA ITEM TITLE:**

Mr. Bob Bosk Proposal

**BACKGROUND:**

**FISCAL EFFECT:**

**SUPPORTING DOCUMENTATION:**

Maps and site plans

**RECOMMENDATION:**

**Eric Buckman**

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**From:** Bob Bosk <boskbob@gmail.com>  
**Sent:** Thursday, July 27, 2023 12:35 PM  
**To:** Renée Barron  
**Cc:** Eric Buckman  
**Subject:** Re: Property purchase

Ok, thanks.

On Thu, Jul 27, 2023 at 10:40 AM Renée Barron <[rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov)> wrote:

I just got that direction today and am setting up the appraisal so as soon as I know I will let you know.

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**From:** Bob Bosk <[boskbob@gmail.com](mailto:boskbob@gmail.com)>  
**Sent:** Thursday, July 27, 2023 10:38 AM  
**To:** Renée Barron <[rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov)>  
**Subject:** Re: Property purchase

How soon ?

Bob

On Thu, Jul 27, 2023 at 10:34 AM Renée Barron <[rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov)> wrote:

Hi Bob,

We haven't forgotten about your proposal regarding this property but we have decided to get an appraisal of the property. In recent years the value of properties have changed so drastically that it is impossible for us to know what the current value is. When we sell property undervalued it hurts the city's and the DDA's tax base substantially. We aren't saying that the offer is too low we are just saying we aren't confident that we can tell the EDC and the City Commission what a fair price. Once we have an appraisal completed we will get back to you. We are hoping to have it ready for the next EDC meeting.

**From:** Bob Bosk <[boskbob@gmail.com](mailto:boskbob@gmail.com)>

**Sent:** Thursday, July 13, 2023 7:10 AM

**To:** Eric Buckman <[ebuckman@gladstonemi.gov](mailto:ebuckman@gladstonemi.gov)>; Renée Barron <[rbarron@gladstonemi.gov](mailto:rbarron@gladstonemi.gov)>

**Subject:** Property purchase

I am requesting to buy a piece of property located in Gladstone Industrial Park. The property is 2.263 acres, located at 699 Clark Drive East (see attached map). The building will be used as office and storage for our company BPR, LLC, a business property leasing company. The building will be a completely finished pole building with insulation, heat, water, bathroom, etc. Approximately 50'x100'x12'. Based on the property prices you have provided me for parcels in the Industrial Park and the fact that I will have to pay to bring a gas line down that road, I am offering \$10,000.00 for the parcel. I would also like to extend your 18 month build time to 24 months due to the extreme problems of getting on a contractor's schedule and long wait for some materials these days. Also sand temporarily stored on property needs to be removed.

Building location on property (attached )

Basic drawing of building (attached) waiting for final drawing from provider.

Please do what you can to expedite this process.

Thank you,

A. Robert Bosk

BPR, LLC

[boskbob@gmail.com](mailto:boskbob@gmail.com)







North  
↓

699 Clark drive east  
Property

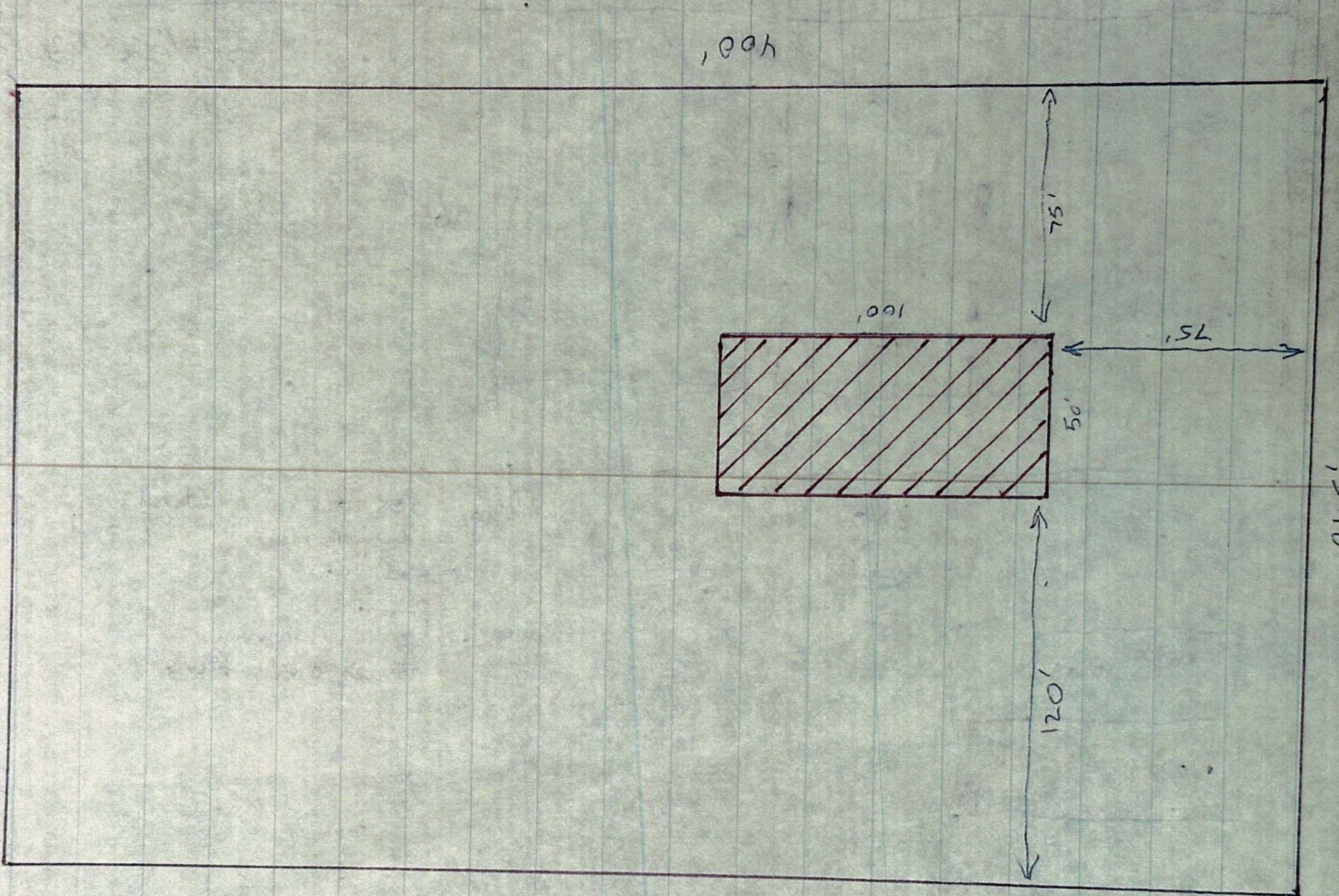
Clark Drive east

Clark Drive

Sjogquist Drive

A 3922

600ft



400'

245'

75'

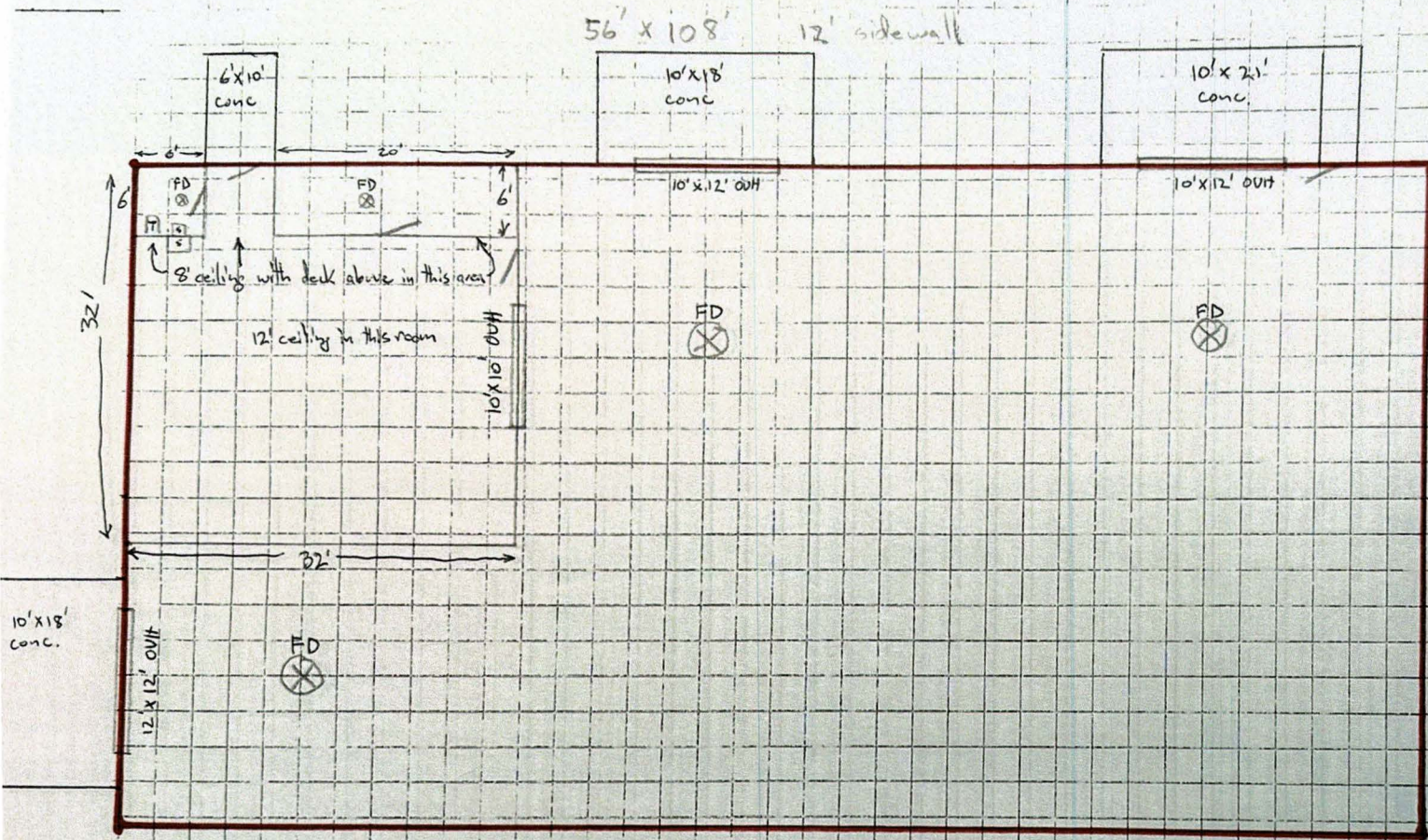
100'

75'

50'

120'

each sq. = 3 feet



exterior metal - roof white  
- walls grey  
- eaves white

2' eaves all around  
(2) ext. main doors  
(3) OVI doors w/ openers  
(1) OVI door with out space  
all concrete 4" thick  
with mesh

Interior metal white  
walls + ceiling insulated  
liner panel walls + ceiling

Electrical - (3) OVI warehouse lites  
- outlets around the perim  
- (5) door opener outlets  
- (4) ext door lites  
- bathroom lites / vent + outlets  
- wood room (4) out lites and  
perimeter outlets  
- paint room - (2) out lites and  
perimeter outlets and  
elect. panels  
(3) 220V outlets

- Furnace for interior rooms  
- heat for warehouse  
- hot water heater  
- all Natural gas  
- toilet + (2) sinks  
- city water + sewer + electric