

City of Gladstone

Downtown Development Authority (DDA)

2021 Informational Meeting #2



Background: The City of Gladstone Downtown Development Authority (DDA) was established in 1992 to enhance the quality of life for the City of Gladstone residents and to develop a positive image of Downtown Gladstone and the DDA District for businesses, residents, and visitors.

An Amendment to the Development and Tax Increment Financing Plan of the City of Gladstone Downtown Development Authority was approved last year. The Plan was adopted by the DDA on July 21, 2020, was recommended for approval by the Development Area Citizens Council on September 1, 2020, and approved by the City Commission of the City of Gladstone on September 14, 2020. The process lasting over a year was guided by legal counsel to insure compliance with all regulations of Public Act 57 of 2018.

Public Act 57 of 2018: Until Public Act 57 was adopted, all Downtown Development Authorities were governed by Public Act 197 of 1975. Public act 57, which became law on January 1, 2019, has many changes which now steer DDA activities.

Starting in January 2019, all DDA's must hold two informational meetings which must invite the affected taxing jurisdictions and notices must be mailed prior to the meetings. The meetings may be held in conjunction with other public meetings.

As required by Act 57, the members of the Downtown Development Authority Board are listed on the website as well as many other reporting requirements including Development and Tax Increment Financing Plan and budget information.

This report summarizes some of the activities that took place since the September 27, 2021 Informational Meeting #1 presentation at the Gladstone City Commission Meeting on that day.

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Business After Hours - Downtown Gladstone July 28, 2021



On Wednesday July 28th as part of the Delta County Chamber of Commerce Business After Hours events, Gladstone hosted the BAH right on Delta Avenue. Pictured on the left are part of the crowd who attended. As you can see, tents were set up where people attending could sit and relax while enjoying many of the great foods available.



Entertainment was provided by Reflections, a group that is no stranger to Gladstone. They have entertained at many Farmers Market days, as well as our Old Fashioned Christmas.



A record number of downtown Businesses were sponsors to this very successful Event.



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North 15th Street Project

Since the last Informational Meeting Update, the North 15th Street Project was completed.

The view on the right is looking north about a half mile north of M-35.

Since part of the project area lies within the DDA District this project is a legitimate use of DDA funds and was approved by the Board. This is yet another example of the DDA's focus on significant projects in the City.

Besides the asphalt paving, shoulder and culvert work was accomplished. In addition, with the new roadway in place, speed limit signage was installed by our DPW shortly after the paving ended.

It should be noted that there were many ancillary roads paved in the project area discussed in the last Informational Meeting update.



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Farmers Market 2021

The Gladstone Farmers Market ended the 2021 season on a high note. The produce shown on the left was well received. From tomatoes, snap beans, tomatillos to kale, tomatoes and red sweet potatoes sales were great and the attendance was strong.



The free pumpkins shown above were part of the Markets last day on October 25th. We also advertised a Trick or Treat day at that last market and had a lot of very happy kids with the treats provided by the great group of vendors.

As seen on the right at the setup on October 18th, Gladstone continued to have a very strong vendor participation right to the end of the season.



We look forward to a very strong Farmers Market in 2022.

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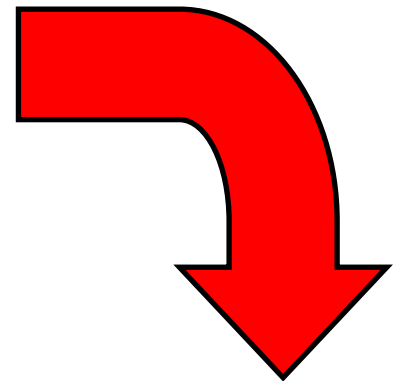
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North Shore Project



The North Shore Project has been a high priority of the DDA Board for many years. This project is in the DDA Plan and took shape in 2016 when the DDA Board approved a matching SBEI grant to develop a vision with citizen participation in the process.

The City owns approximately 6 acres on the North Shore footprint.



The City entered into a purchase agreement which was secured in August 2019. After engaging a consultant in 2018 to develop a Market Analysis to take the Vision to a document that Developers would use as a reality check.

An RFQ was issued to various development organizations in 2020 just as COVID-19 altered the development picture. The DDA Board understood a different approach would be needed.

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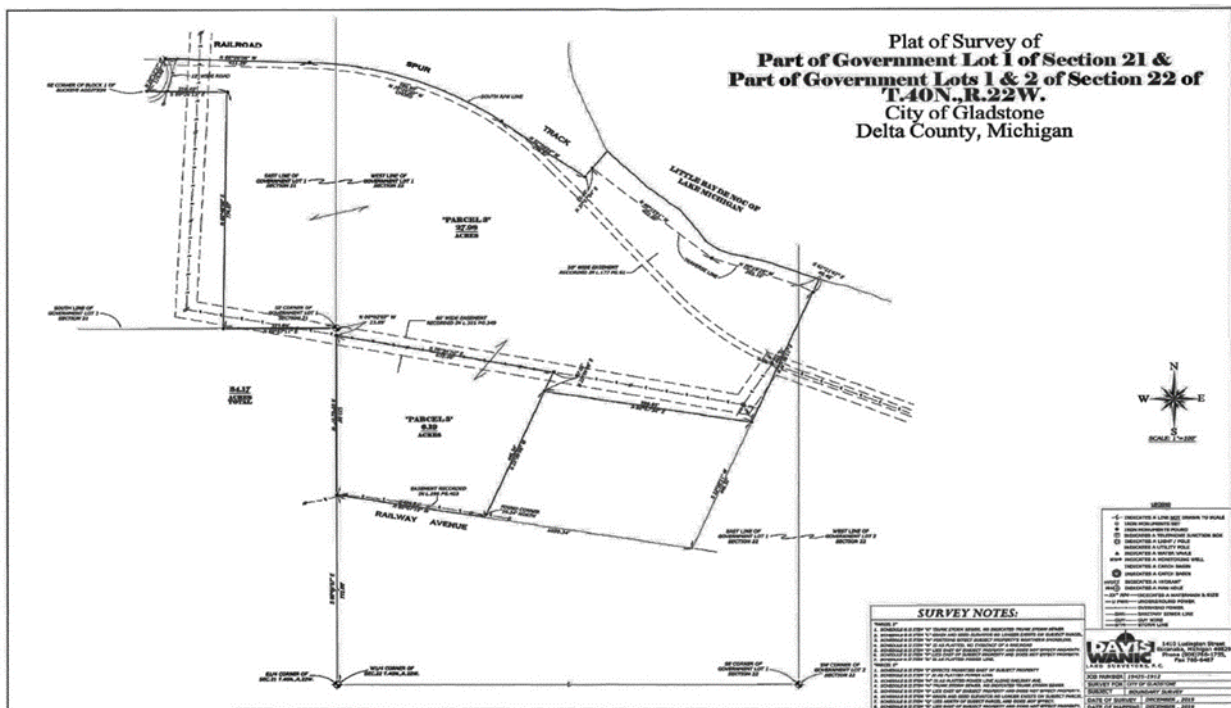
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North Shore Project

The DDA Board recommended moving forward to purchase the approximately 28 acres privately owned to supplement the City owned six acres on the site.

A joint meeting was set up with the DDA Board and the City Commission on September 30, 2021. Community Development Director Renée Barron presented a historical overview on the project.



At the 9/30/21 joint meeting, the DDA Board unanimously approved a motion to purchase the 28 acres financed through a local financial institution for a 15 year period and to add the City owned 6 acres to the North Shore Property.

The City Commission unanimously approved the DDA recommendation to purchase the 28 acres and to have Miller Canfield (attorneys) prepare the Municipal Installment Agreement.

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Locomotive Number 730

The DDA Board was approached about a project to repaint and restore locomotive #70 which is just to the west of Highway 41 at the foot of Delta Avenue. The project is envisioned to be a tourist attraction but requires significant coordination between City Staffs, the DDA, and the public.

As can be seen on the right, one of the major issues is keeping bird droppings off of the locomotive. The DDA Board approved signage on the Locomotive canopy, is working with the City Electric Department on lighting the running gear lights, and is working with local businesses to provide netting to eliminate the bird problems.



Gladstone Public Safety provided the Fire Truck to provide pressure washing done by the Apprentices of the Local Painters and Operators Union.

A small project, but with great Tourism potential, which helps businesses in Downtown, Gladstone, And Delta County.



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Downtown Gladstone Businesses

The Informational Meetings are also used to highlight various downtown businesses.

We want to welcome Bronzeback Inc, a Fed Ex Ground ISP to their new location between the Frame Farm and the Dairy Flow on Delta avenue at 10th Street.

Properties continue to sell on Delta Avenue, the primary business address in Gladstone.



A former Accounting and Tax Business on Delta Avenue sold this summer and was acquired and is operating as a Vacation Rentals By Owner on Delta Avenue downtown.

Conversations with the owner indicate amazingly strong sales.

The attraction is a central location to explore the UP (Munising, Marquette, Houghton) while coming home to a walkable downtown for food, shopping, and evening relaxation.

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Downtown Gladstone Businesses DewDrop Family Restaurant



Our Downtown Businesses continue to support the community - and we need to support them.

The DewDrop Family Restaurant held a fundraiser on two separate days to support our Gladstone Public Safety K9 Officer Kam and our own Public Safety Officer Ryan Peterson.

There was a demonstration by Kam and Alger County K-9 "Alger" on both days. As seen above, many showed up for the events.

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**Questions and / or comments can be
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