

City of Gladstone

Downtown Development Authority (DDA)

2020 Informational Meeting #2 DDA Board Meeting December 15, 2020



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 this 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 become 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.

COVID-19 regulations required numerous operating changes for DDA activities through 2020 and will be discussed next.

This report summarizes some of the activities that took place since the November 9, 2020 Informational Meeting #1 presentation at the City Commission Meeting on that day.

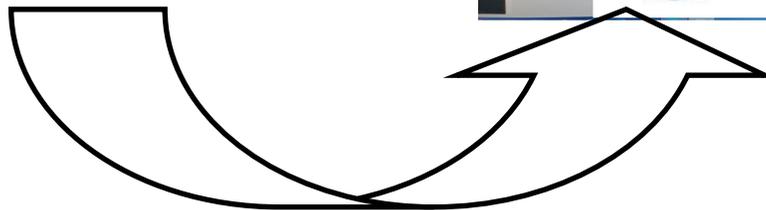
City of Gladstone

Downtown Development Authority (DDA)

2020 Informational Meeting #2 Page 2



COVID - 19 Implications



From in person meetings to a Virtual Environment!

Since COVID-19 first took the stage in March of this year, the Gladstone DDA needed to adapt to changing regulations affecting in person meetings and other operations . The DDA took a lead roll in implementing Zoom Technology at the City for use not only for the DDA Board, but for DDA Committees and even now used for City Commission and other Board Meetings.

For example, the November Budget Development meeting was held through Zoom, and expect that use of this technology will continue well after the COVID-19 pandemic becomes history.

City of Gladstone

Downtown Development Authority (DDA)

2020 Informational Meeting #s Page 3

GLADSTONE



9th Street Project



In the November 9, 2020 Informational Meeting #1, we discussed the genesis of the project and concentrated on the work which specifically improved the water drainage by completely reconstructing the North and South Delta Avenue alleys. This will alleviate a long time concern of flooded basements.

There was much more to this DDA spearheaded project and the picture above shows the remarkable transformation of this main south entry into the Gladstone Downtown.

Note the new curbing, handicap accessible walkways, and the new bike lane and signage.

City Staffs are finalizing the project spending and have suggested a joint City Commission and Downtown Development Authority to discuss allocations for the final costs.

City of Gladstone

Downtown Development Authority (DDA)

2020 Informational Meeting #s Page 4

GLADSTONE



9th Street Project



A picture (or two) is always worth a thousands words. These views were taken nine months apart. On the left, crumbling curbs, failing sidewalks, and non existent striping is evident.

The transformation on the right is remarkable but what is even more impressive is the work under the surface which took place in this total reconstruction project.

The DDA Board wishes to thank the City and the Commission for the many positive comments about the DDA commitment to this project.



City of Gladstone

Downtown Development Authority (DDA)

2020 Informational Meeting #2 Page 5

GLADSTONE



Christmas Celebration



As previously discussed, the DDA has many very active Committees steering things like the Farmers Market, Budget, and Old Fashioned Christmas.

One of the constructive comments from prior years Christmas Committee Meetings was the lack of lighting downtown at Christmas time.

The Old Fashioned Christmas Coordinator investigated possible solutions and proposed net lighting around the light poles and the wreaths.

WPPI, the energy supplier for the City of Gladstone was able to grant funds to purchase the net lighting and the results shown in these photos is remarkable. WPPI also helped fund electric rebates to the top twenty Home Decorating Contest winners.

We all look forward to a full blown Old Fashioned Christmas Celebration next year.

Many thanks to the Gladstone Electric Department for implementation of making these lights work!



City of Gladstone

Downtown Development Authority (DDA)

2020 Informational Meeting #1 Page 6

GLADSTONE



Downtown Gladstone Businesses

As part of the Information Meetings, we will highlight various downtown businesses. Old Glory Firearms held a Customer Appreciation Day this fall to thank all of their devoted customers. The event was very well attended and showcased this new business in the Rialto Center.



Another new business opened in the Rialto Center this fall, U.P. Card and Sports Memorabilia. Besides sports related items, the owners intend to offer video gaming opportunities to have a great place for the kids (and adults) to have some fun.

There was a setback as we did lose a wonderful business downtown. The Gladstone Square Pharmacy closed in November but offered a smooth transition for all of their devoted customers.

They will be sorely missed.



Questions and / or comments can be directed to:

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