

November 9, 2020

City of Gladstone



Downtown Development Authority (DDA)

Informational Meeting

**Presented to the Gladstone City Commission,
Stakeholders and the Public**

Background



The DDA was established in 1992 to “enhance the quality of life for the City of Gladstone residents and develop a positive image of Downtown Gladstone for businesses, residents and visitors”.

Annual Report & Two “Informational Meetings”

- **Required by Public Act 57**
- **Required to inform the public and taxing jurisdictions**
- **May be held in conjunction with other public meetings**

City of Gladstone
Downtown Development Authority (DDA)

2020 Informational Meeting #1
City Commission Meeting
November 9, 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. .

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. Monthly Board meetings were held as scheduled until COVID-19 Governor Whitmer Executive Orders cancelled several meetings. The Board is shown here at one of the meetings.



In keeping with the spirit of Public Act 57, the Gladstone DDA strives for transparency and collaboration with stakeholders and the City Commission.

Besides regular DDA Board Meetings, The DDA has many Subcommittees which meet regularly throughout the year. Just before the end of last year and early this year, the Budget Committee met to review and recommend the 2020-2021 fiscal year budget for the DDA. The DDA was represented at the February Budget Work sessions, the Old Fashioned Christmas Committee and the Farmers Market Committee met to guide the operations on those

DDA Operations



- **Regular Board Meetings**

- **Active Subcommittees**

- Old Fashioned Christmas
- Farmers Market
- Budget
- Supported 9th Street subcommittee

- **COVID-19 Impact**

- Several Board Meetings were cancelled, but Board was informed of important issues



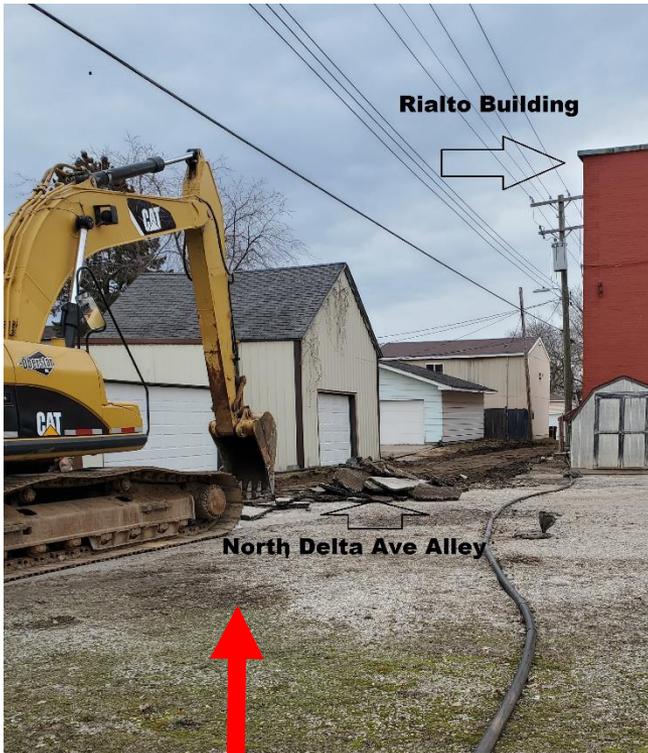
Home Decorating Contest



After the last Informational Meeting, a successful Home Decorating Contest was held to involve Gladstone residents and encourage displays.

**2019 Winner – 1102 Wisconsin
Ashley and Brad Vetter**

Ninth Street Project



DDA funding critical to project success

Alley drains & inverted crown key

Alley total reconstruction, not routine maintenance!



DDA Plan Amendment



- **DDA Plan Amendment Objective**
 - **Extend the life of the Plan**
 - **Update Project List**
- **Did not change the boundaries of the DDA District**
- **Development Area Citizens Council formed and met several times this year**
- **Two reading at City Commission and Ordinance NO 617 approved**
- **Plan published in press as required**

City of Gladstone Downtown Development Authority
County of Delta, Michigan

RESOLUTION OF THE BOARD OF THE
CITY OF GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING AMENDMENT TO THE
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

Minutes of a regular meeting of the Board of the City of Gladstone Downtown Development Authority, County of Delta, State of Michigan, held on the 21st day of July, 2020, at 8:00 a.m., Eastern Daylight Time.

PRESENT: Members: Marcey Skwor, Derby Chase, Kyle Closs, Linda Norlander, Robert LeDuc, Linda Howlett, Mike Williams

ABSENT: Members: Sarah Slagstad, Jay Bostwick, Amanda Phillips, Mayor Thompson

The following preamble and resolution were offered by Member Derby Chase and supported by Member Linda Norlander:

WHEREAS, the City of Gladstone, County of Delta, State of Michigan (the "City"), has previously established the City of Gladstone Downtown Development Authority (the "Authority") pursuant to the provisions of the Downtown Development Authority Act, Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"); and

WHEREAS, the Authority exercises its powers within the District designated by the City (the "District"); and

WHEREAS, the Authority has previously approved a Development and Tax Increment Financing Plan, as previously amended (the "Plan"), for the Development Area described in the Plan; and

WHEREAS, the City Commission duly adopted the Plan by ordinance; and

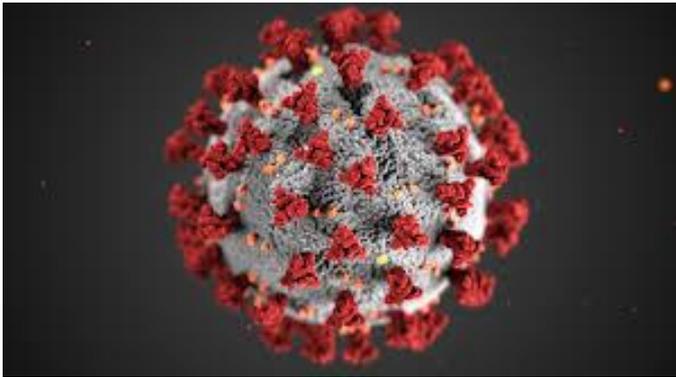
WHEREAS, the Authority desires to further amend the Plan at this time and has prepared a proposed form of 2020 Plan Amendment; and

WHEREAS, the Authority has met and consulted with the Development Area Citizens Counsel regarding the 2020 Plan Amendment; and

WHEREAS, the Authority desires to forward the 2020 Plan Amendment to the City Commission for further proceedings in accordance with the requirements of Act 57, Public Acts of Michigan, 2018 ("Act 57").

MILLER, CAMFIELD, PROCTOR AND STONE, P.L.L.C.

COVID-19 & North Shore

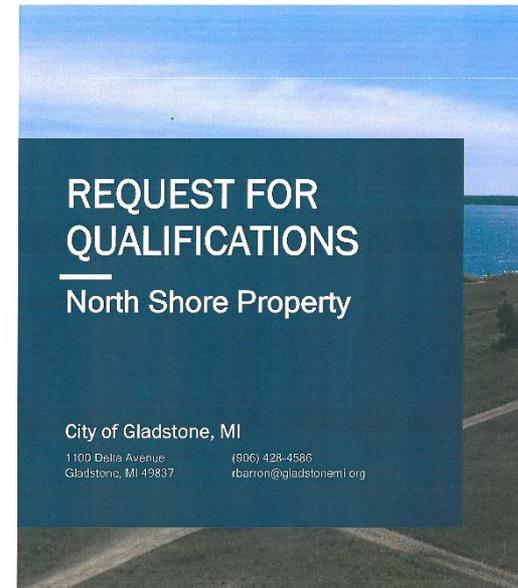


COVID Impact

- **Meetings cancelled**
- **Farmers market shortened**
- **Christmas evens scaled back**
- **Critical business continued**

North Shore

- **RFQ distributed in March & July**
- **No major interest to date**
- **Reevaluate project scope**
 - **Size**
 - **Local Builders**
 - **Capital Investors**



Farmers Market



- **Market Manager Hired**
- **Markets deemed essential so operations were sanctioned**
- **COVID-19 changed market operations**



- **Market prepared to accept WIC next season**
- **Season ended three weeks early**

Business News



Dewdrop Approach to seating restrictions



Frame Farm Presentation To Public Safety



D&D Dog Dynamics Training Center Opened



Thank You!