

City of Gladstone

Downtown Development Authority (DDA)

2016 Calendar Year Report - Summary



Streets

During 2016, the Gladstone DDA funded several visible street projects. Street improvements to Dakota Avenue included paving to Dakota Avenue, new sidewalks at the corners, and water mains below the street surface. In another major street project, the DDA allocated \$35,000 towards the reconstruction of Lakeshore Drive and US 41. This roadway was in need of repairs and we were able to work with MDOT in a cost effective solution. The DDA also approved funds for an alley study for needed improvements north and south of Delta Avenue.

Major Projects

In April 2016 the DDA began working with OSF St. Francis Hospital & Medical Group on a proposed new facility in the DDA District. OSK decided on a location next to Public Safety on City owned property. Construction began and completion is expected in the fall of 2017.

The DDA worked with the City Commission to approve plans for a new Pharmacy on Delta Avenue which was long identified as a number one resource for our community. The Pharmacy opened its doors in 2017 and is a key part of downtown. In November 2016 the DDA was briefed on a grant opportunity through Michigan State Extension to develop the north Shore Project - long a part of the strategic plan. The DDA approved an in-kind match of \$7,500 to allow the City to apply for the grant and public meetings were scheduled to obtain public input.

Façade Grants

Many DDA's use façade grants to encourage growth and increase the tax base. A grant was awarded for improvements at 15 South 10th Street which was a used auto dealer. The property was transformed into a decorating and design showroom. Another grant was awarded to China Lily for improvement for a new restaurant which is located at S 9th and Delta Avenue. The building was vacant prior to the façade grant award. Strict criteria for the grants can be found on the city website and the DDA request a study which found that almost all businesses awarded grants were still operational after five years.

DDA Funding

At a joint DDA / City Commission meeting, the City Manager reported that without the DDA, the City would have lost \$105 thousand in revenue in 2016, or 44 percent of the total tax capture.

2017 Budget

In the 2017 DDA Budget, over 67% was allocated to Streets/Projects, 14% to Facades, with the remainder spread across all other cost categories. The complete report is available on the Gladstone City website.