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**Re: Updates on 709 Delta Ave Project**

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**From** Lauri Beschorner <lauribesch@yahoo.com>

**Date** Wed 10/15/2025 7:56 PM

**To** Patricia West <pwest@gladstonemi.gov>

Hi Patricia,

Thank you for calling me back and spending a little time with me over the phone.

As we discussed, I had a chance to get a good look at the building at 709 Delta Avenue after the tenant had moved all of his belongings out. Wow! It is a huge building and has quite a few issues that need addressing that might affect the exterior integrity. I really want to make it nice to the core and not just lipstick on a pile of junk. The grant that was so generously given to me last year would be a great help although, after seeing what was needed on the inside, I feel the extra expense is out of my reach at the current time. I would like to ask if you could please add the grant back into the fund for someone else to be able to access.

I am going to take my focus to the Triplex project at 602 Superior and hopefully next year, be able to apply again and be ready to access the funds and get the building up and running quickly.

Again, I appreciate so much the grant award and hope it goes to someone who really can use it. Please know I am still looking for ways to continue to use the property at 709 Delta for something fun and special to be a part of expanding the town.

All the best,

Lauri Beschorner (303)263-4614 lauribesch@yahoo.com

On Wednesday, October 15, 2025 at 10:53:47 AM MDT, Patricia West <pwest@gladstonemi.gov> wrote:

Hello Lauri,

Thank you for your time of the phone today. If you could send me a written memo outlining your decision regarding the facade grant, that would be wonderful. I have a DDA meeting scheduled for Tuesday, October 21st, and I am hoping to get that agenda published on Friday.

Furthermore, if you want to begin the exploration of a garage on that property, you will need to complete a [Zoning Application](#). The property is zoned B-2, which means any development would need to route through the Planning Commission. I've attached snippets of our [Zoning Ordinance](#) for you, but the full Code of Ordinances can be found on our website.

Let me know what questions you have as your start looking into this.

Thank you,



**Patricia West**

Community Development Director  
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