

GLADSTONE



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
September 10, 2024
12:00 PM

MINUTES

CALL TO ORDER: Steve Tackman called the meeting to order at 12:05PM.

1. Roll Call:

Present: Jim Anderson, Kevin Gendron, Dirk Manson, Gary Maynard, Mike Nardi, Steve O'Driscoll, Steve Soderman and Steve Tackman.

Absent: Steve DeLaire-Excused

Motion by Steve O'Driscoll; second by Dirk Manson to move Orange Cat Media-Marketing discussion to the top of the agenda. **MOTION CARRIED**

PUBLIC HEARINGS: None

PUBLIC COMMENT: None

CONFLICTS OF INTEREST: None

CONSENT AGENDA

2. EDC Regular Meeting Minutes of June 11, 2024

Motion by Gary Maynard; second by Kevin Gendron to approve the minutes of June 11, 2024 with the correction noted that Steve Tackman was absent. **MOTION CARRIED**

UNFINISHED BUSINESS

3. Proposed Industrial Park Layout

Eric Buckman reviewed two proposed layouts of the industrial park. These maps were created to help staff with identifying available land for sale and to locate existing businesses for perspective clients. General discussion included the "Union Pacific Railroad" name change and looking into naming rights for Clark Drive East and zoning requirements.

Motion by Jim Anderson; second by Steve O'Driscoll to support layout (B) which provides that Clark Drive goes straight through to Braves Avenue. **MOTION CARRIED**

NEW BUSINESS

4. EDC Marketing initiative W/Orange Cat Media

Patricia West introduced Orange Cat staff, and they reviewed the current activities that are currently being worked on for the City. The EDC has contributed \$1500 towards the efforts and Patricia is seeking input from the EDC on what they want their priorities to be. General discussion covered different possibilities including the website, the industrial park, vacant land, membership and businesses. A subcommittee was formed with Steve O'Driscoll and Steve Soderman to help staff create priorities for the EDC regarding this initiative. Once the sub-committee formulates a plan that will be submitted to the full board.

5. Year to Date Financial Report: Eric Buckman reviewed the year-to-date budget.

6. Land Purchase 8 Robert Hupy Drive

Eric Buckman reviewed a proposal from Daryl Lawrence, owner of Choice Propane for 8 Robert Hupy Drive. The proposal included an offer of \$38,000 for the 2.4 acres and a site plan of proposed activities at that location. The board discussed the property and voiced concerns over the lack of job creation, the frontage to the highway potential for that site, the lack of revenue this sale will create (no substantial build) and the appraisal that was secured for other properties in the park.

Motion by Steve O'Driscoll Second by Gary Maynard to counter offer a sale price of \$50,000 to Mr. Lawrence for that property based on the lack of job creation, low potential for tax/utility revenues and the highway frontage. **MOTION CARRIED**

CITY MANAGER'S REPORT: Eric Buckman talked about the Mike O'Connor petition initiative which would remove the ability of the City to special asses, the pickleball court and the Cabella's Walleye Tournament.

DELTA COUNTY ECONOMIC DEVELOPMENT CORPORATION REPORT

BOARD MEMBER COMMENTS

ADJOURNMENT: Meeting adjourned at 1:20PM