

- b. Cost - \$100,000
 - c. Timing – Ongoing
59. Industrial Park Lift Station Force Main Replacement
- a. Current force main dumps into gravity sewer at east end of 5th Street and North Court. With new force main, water would be diverted from underpass lift station and sent to a gravity sewer on 6th Street.
 - b. Cost - \$400,000
 - c. Timing – 5 years
60. Minneapolis Street Extension
- a. An extension of Minneapolis Street to US 2 & 41 will improve access to Gladstone and allow development of an adjacent vacant parcel of land for commercial use.
 - b. Cost - \$50,000
 - c. Timing – Ongoing
61. Town Entrance / Focal Points
- a. Defining entrances to the City and focal points increases awareness of and pride in the City. Entrances are suggested for the north and south side of the City on US 2 & 41. Focal points should be established at the junctions of US 2/41 and Lake Shore Drive, Delta Avenue and Forth Avenue North (M-35). Landscaping and special signage are proposed for entrances and focal points.
 - b. Cost - \$50,000
 - c. Timing – Ongoing
62. Rest Stop and Information Center
- a. An information Center with public restrooms could serve several purposes. It could provide travelers with rest facilities and information on the City and area attractions. It could also provide an attractive barrier between the rail yards and the highway. The logical location for the information center is at the existing steam railroad locomotive display.
 - b. Cost - \$250,000
 - c. Timing – Ongoing
63. Redevelopment Activities
- a. As opportunities present themselves, the DDA may actively pursue the development of key properties. Acquisition, site cost write-downs, site work rehabilitation, leasing arrangements, etc. as allowed by P.A. 57 of 2018 and are appropriate DDA activities.
 - b. Cost - \$1.0 million
 - c. Timing – 2 to 20 years
64. Way Finding Signs
- a. Directional and location signs will be installed along Delta Avenue and Lakeshore Drive in the Downtown Development district
 - b. Cost - \$4,500
 - c. Timing – Ongoing
65. Harbor Improvements and Expansion
- a. The long range plan is to enlarge the harbor and improve the park areas identified to encourage economic growth in the harbor area.
 - b. Cost - \$2.0 Million

- c. Timing – Ongoing
66. Support Activities Downtown that Encourage Increased Foot Traffic and More Economic Vitality in the District.
- a. Cost - \$35,000
 - b. Timing - Yearly
67. Waterfront Development Site
- a. A large, vacant, site exists along the waterfront on the northeast side of the downtown area. This area is referred to as the North Shore. The City owns a portion of this property. In the event a developer wants to develop it, the City plans to be in a position to install infrastructure and assist in planning. Plans include a mixed-use commercial and residential development. The beach area will be protected and maintained for public access and use and could include a new path and trail system. This would greatly enhance the economic growth in Gladstone.
 - b. Cost - \$2.5 Million
 - c. Timing – 2-5 Years
68. Beautification of the Highway Corridor
- a. US 2 & 41 and Highway M-35 runs through the center of the City, dividing the City into two areas. The area will be enhanced with improved signage and landscaping. This project would include the entire length of the highway from the North of the City limits to the south City limits. Along with making the highway more attractive, signage would direct traveler into the downtown area and increase economic development.
 - b. Cost - \$250,000
 - c. Timing 3-15 years
69. Ninth Street Enhancement
- a. A new streetscape will be completed for the entire length of the street. This is one of the main streets on the DDA district with many businesses located on it.
 - b. Cost - \$4.8 Million Bond
 - c. Timing - 2020
70. Development of the Nature Preserve
- a. On the north side of the City a large marsh area exists. This area is defined in the Mater Plan to be developed into an educational facility that will be used by local schools. The plan is to install walking trails and boardwalks throughout the marsh connecting the city wide trail system in the DDA District. This will halt deterioration in that area and promote economic development in the DDA District.
 - b. Cost - \$100,000
 - c. Timing – Ongoing
71. North 15th Street
- a. North 15th Street will be totally reconstructed
 - b. Cost - \$180,000
 - c. Timing – Ongoing
72. Extension of Water Lines
- a. Extend the City Water lines on North 15th Street.
 - b. Cost - \$2,275,000
 - c. Timing – Ongoing