



1

DDA Mission Statement



“To enhance the quality of life and develop a positive image of Downtown Gladstone for businesses, residents and visitors.”



The logo for Gladstone DDA, featuring a stylized sun with rays above a green tree silhouette, all within a circular frame.

2

What is a Downtown Development Authority??

DDAs comprehensively *manage downtowns* to **maximize the local economy.**

DDA's are downtown *management organizations* that **rely on TIF dollars** for their operations.

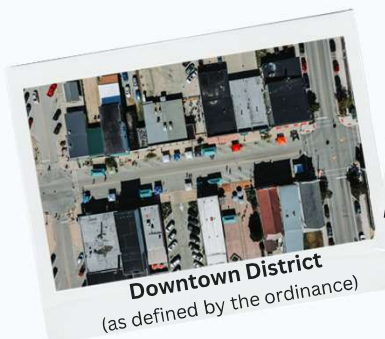
Quasi-government arm of the City of Gladstone.

Goal is to **halt property value deterioration** and **increase property tax valuation** to eliminate the causes of that deterioration and promote economic growth.



3

What is a DDA Responsible For?



4

Who does a DDA benefit?

The Community!

What happens in a downtown affect everyone!

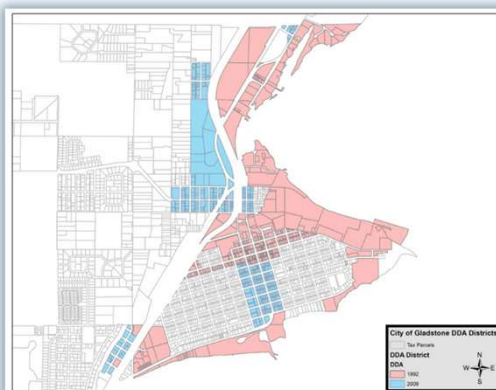
The City!

DDA provides focused resources and insight to the City.



5

Where are the DDA District Boundaries?



6

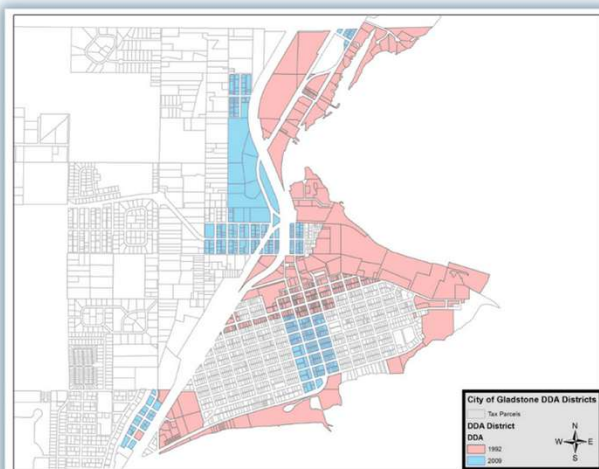
What is Tax Increment Financing (TIF)?

TIF is the *annual capture* of the *year-to-year growth* in **property values** within a defined district.

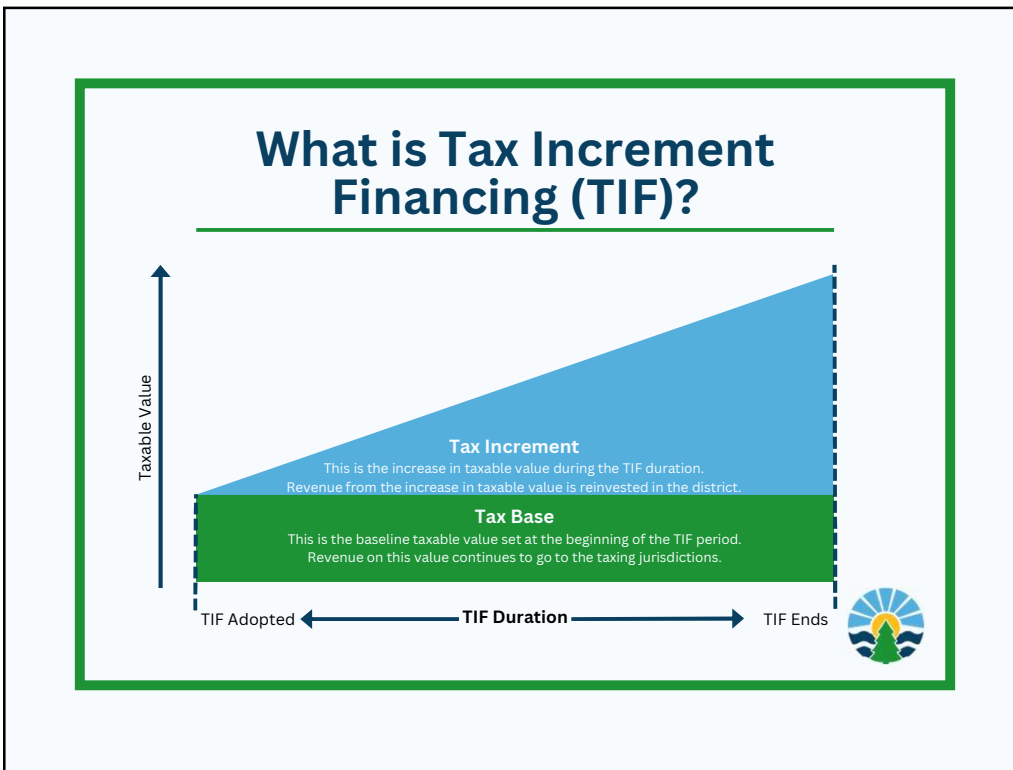
Upon the adoption of a TIF plan, the “**Taxable Value Base Year**” is set which *all growth is calculated from*.



7



8



9

Benefits of TIF

Allows the community to **direct funds** to engage in specific, critical *economic development activities* **without raising local property taxes.**

Stimulates economic growth and is self-sustaining:
As property values increase, the DDA captures more funding through TIF and is able to do more projects.

10

Activities of the Authority



Gladstone Farmers Market



Downtown Day



Old-Fashioned Christmas



11

Sponsored Activities



Hot Rods & Harleys



Sleigh the Deals



Business After Hours



12

Facade Grant Program

<p>Gladstone Eye Care Awning Replacements</p>	<p>Alger Delta Cooperative Roof Extension and Window Replacements</p>
--	--

Gladstone
DOWNTOWN DEVELOPMENT AUTHORITY

2025 FAÇADE GRANT PROGRAM

Applications Open September 1, 2025



13

Infrastructure & Street Improvements

The DDA often **partners with the City of Gladstone** to **offset the cost** of infrastructure and street improvements within the district.

<p>The DDA has an annual bond payment of \$227,000 for the 9th Street project which took place in 2020.</p> <p>This bond commitment is scheduled to end in the 2033-2034 fiscal year.</p>	<p>This year's bond payment made up 45.67% of our expected 2025-2026 TIF capture.</p> <p>The DDA covered 59.9% of the total \$5,683,402 in project costs. (\$3.4 million)</p>
---	--



14

North Shore Development

The DDA has assisted the City of Gladstone in acquiring undeveloped waterfront within the city limits for future development.

This financial commitment is scheduled to end in the 2031-2033 fiscal year.

This year's principal payment plus interest made up **12.32%** of our expected 2025-2026 TIF capture.



15



16

Beautification & Placemaking

Placemaking is a collaborative process of creating quality public spaces that are vital to a community's health, happiness, and well-being.



Permanent Christmas Tree



Additional Downtown Benches



Tree Planting



17

Beautification & Placemaking

The DDA is looking to invest in our existing **downtown public parking spaces** by purchasing **improved signage** and create a **devoted webpage** for information on downtown parking.



18

Beautification & Placemaking



In 2025, the DDA purchase new **holiday garland** to wrap the light poles of Delta Ave.

**HAPPY
HOLIDAYS**



19

Beautification & Placemaking

Each year the DDA **contracts services** with the City of Gladstone's **Parks & Recreation Department** to oversee **beautification efforts** of the downtown.



20

Beautification & Placemaking

During the 2024-2025 fiscal year, the DDA invested in **pergola structures** at the Farmers Market Square.



The Authority seeks to install permanent structures on the other side of the market square in the next fiscal year.



21

Beautification & Placemaking



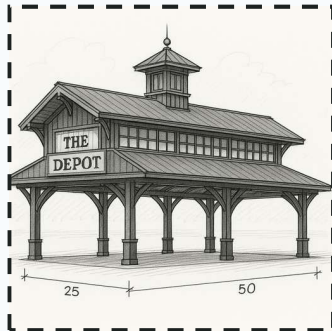
Gladstone's Social District, established by the DDA and adopted by the City Commission in 2025, builds on ongoing placemaking efforts. Continued enhancements, including **expanded trash collection solutions**, will help ensure the district meets community expectations.



22

Beautification & Placemaking

But we are most excited to share with you...



Located at 701 Delta Avenue is a city owned park, which we plan to build into "The Depot".

The DDA seeks to build a pavilion, locomotive playground, partition fence, and signage linking back to an online archive of digital storytelling sharing how the railroad has shaped the history of this community.

