



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street
September 09, 2025
12:00 PM

MINUTES

CALL TO ORDER

Gendron called the meeting to order at 12:08 PM.

1. Roll Call

PRESENT	ABSENT
Gary Maynard	Dirk Manson
Kevin Gendron	Jim Andersen (Excused)
Michael Nardi	Steve O'Driscoll
Steve DeLaire	Steven Tackman (Excused)
Steve Soderman	

Others in Attendance: Eric Buckman, Patricia West, Ed LeGault

2. Election of EDC Officers

Motion made by Maynard, seconded by Gendron to reappoint Steve Tackman as the EDC Chairman/President and Michael Nardi as the Vice-President.

Voting Yea: Maynard, Gendron, Nardi, DeLaire, Soderman

MOTION CARRIED.

PUBLIC COMMENT

None.

FINANCES

3. July 2025 Revenue & Expenditure Report

Manager Buckman and West provided an overview of the July financial report. West reminded the corporation of the funding appropriated for Community Promotion and encouraged members to consider how best to utilize those funds.

A question was raised regarding the cash available under the EDC's assets on the balance sheet, specifically whether maintaining that level of liquidity was necessary and if the funds could be better utilized through investments. Buckman stated he would consult with City Treasurer Vicki Schroeder to identify existing funding commitments and return with a staff recommendation.

The consensus of the board was that a breakdown of the EDC's assets and investments would be valuable to review at the next meeting.

CONSENT AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

4. EDC Board Renewal | Gary Maynard

Motion made by Nardi, seconded by Soderman to recommend Gary Maynard to the mayor for reappointment to the Economic Development Corporation, subject to the approval by a majority vote of the members elect of the City Commission, with a new term expiration of April 2031.

Voting Yea: Gendron, Nardi, DeLaire, Soderman

Abstained: Maynard

MOTION CARRIED.

CITY STAFF UPDATES

Manager Buckman provided an update on the sale of city owned property near Transitions Assisted Living, the status of the Jones Property, and the new construction of the Pram Shack.

Maynard expressed concerns to the City Manager regarding the maintenance needs at Kids Kingdom..

West provided an update on the items below.

5. 2025 Downtown Gladstone Survey

West reviewed the results of the survey and encouraged the EDC to consider partnership opportunities with the DDA. Maynard inquired about the definition of "downtown," and clarification was provided regarding the Tax Increment Financing (TIF) district. It was noted that a map of the downtown TIF district is available, and West stated she would share that map with the group.

6. 2025 Facade Grant Program

The DDA's facade grant application round opened on September 1st and will close on October 31st. The DDA has allocated \$30,000 in funding, to be utilized during 2026.

7. Candidates Announced for Gladstone City Commission Seats

Manager Buckman shared the names of the four candidates running for three seats with the Gladstone City Commission in November:

- Joe Thompson
- Mike O'Connor
- Steve O'Driscoll
- Whitney Maloney

8. City Hall Staff Updates

Renee Barron has retired from the Community Development role, and Patricia West has stepped in as her replacement. West will continue to oversee the Downtown Development Authority (DDA) while also providing support to the EDC. The role encompasses Planning and Zoning responsibilities, along with community promotion.

Additionally, Manager Buckman announced his intent to retire by the end of the calendar year. The City Commission has appointed a subcommittee to begin the search process for his replacement.

9. Downtown Day on September 27th

West promoted Gladstone's second Downtown Day and encouraged everyone to attend.

10. Grand View Estates #4 Subdivision

Manager Buckman and West were excited to share the approval of the preliminary plats for Grand View Estates Subdivision #4, which is expected to bring 24 single-family homes to Gladstone.

11. Hot Rods & Harleys on September 18th

The final Hot Rods & Harleys event of the year will take place near the American Legion in downtown Gladstone. The DDA will be sponsoring this event.

12. Industrial Facility Tax (IFT) District Established for AMI Industries

The established IFT district for AMI has been approved following a public hearing by the City Commission. The process for AMI to pursue an IFT District is ongoing.

13. Sale of City Owned Property in Escanaba Township

The City of Gladstone has two properties for sale in Escanaba Township. Manager Buckman is working with parties interested in purchasing the land.

DELTA COUNTY ECONOMIC DEVELOPMENT AUTHORITY REPORT

Ed LeGault provided the following updates:

- He has coordinated presentations for the Delta Force cohort's Economic Day on September 18.
- The state budget deadline is approaching, and the possibility of a state shutdown has not been ruled out. Significant cuts are anticipated for MEDC, EGLE, and the DNR.
- Housing remains a critical issue in the Upper Peninsula, and municipalities are encouraged to continue focusing on being development-friendly.

ADJOURNMENT

Motion made by Gendron, Seconded by DeLaire to adjourn at 1:05 PM.

Voting Yea: Maynard, Gendron, Nardi, DeLaire, Soderman

MEETING ADJOURNED.