



Downtown Development Authority

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837

Staff Report

Agenda Date: January 16, 2024
Department: Downtown Development Authority
Presenter: Patricia West

AGENDA ITEM TITLE:

Architecture & Engineering Fees (\$25,000) | 1000 Delta Ave | Patrick Johnson

BACKGROUND:

Patrick Johnson was present at the 09/19/2023 meeting and provided some history on his project and gave some updates of where he is headed. Johnson outlined that the engineering costs that have been spent to date have supported the existing/new businesses that are there. He also asked what the DDA is looking for as far as the “structured timeline” requested for the January DDA meeting. The DDA members provided him with some ideas of what they are looking for and staff explained the difficulties with the open-ended deadlines on this project. Bostwick directed Barron to have an outline of the engineering costs that have been paid out and the blueprints from the engineer for the January meeting. Johnson reported that he will be seeking façade funding from the DDA when the work for the apartments is conducted and that he would provide details requested at the January meeting.

Excerpt from Minutes on 08/15/2023

Motion made by Closs, seconded by Neumeier to revisit this issue during the January 2024 meeting, requiring Patrick Johnson provide a structured timeline for the project to document that the project is being prioritized and suitable progress is being made.

*Voting Yea: Becker, Bostwick, Lippens, Closs, Skwor, Neumeier, LeDuc
MOTION CARRIED.*

FISCAL EFFECT:

\$25,000

SUPPORTING DOCUMENTATION:

- History of DDA Board Decisions Related to Architecture & Engineering Fees (\$25,000) for 1000 Delta Ave
- Dynamic Design Engineering Costs and Remaining Balance
- Engineering Blueprints from Patrick Johnson
- Patrick Johnson’s January 2024 Update for the Board

RECOMMENDATION:

Stop the payment of all outstanding funding commitments (\$6971.78) effective today and require the previously paid out amount of \$18,028.22 be repaid in whole to the Gladstone Downtown Development Authority over the course of 24 months, with the first installment of \$9014.11 due January 31, 2025, and the second installment of \$9014.11 due January 31, 2026.