

**CITY OF GLADSTONE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING**

**Tuesday, May 9, 2023 12:00 P.M.  
Electric Department Conference  
Room.**

- I. Roll Call
- II. Public Comment
- III. Approval of February 14, 2023 Minutes
- IV. Unfinished Business - None
- V. New Business
  - A. Sale of Land
  - B. Year to Date Budget as of March 30, 2023
- VI. Comments
  - A. City Manager
  - B. Delta County EDA Executive Director

Posted: 05-08-2023

Kimberly Berry, City Clerk  
1100 Delta Avenue  
Gladstone, MI. 49837  
906-428-2311  
kberry@gladstonemi.gov

12:00 P.M.  
February 14, 2023  
Gladstone, MI.

## **GLADSTONE ECONOMIC DEVELOPMENT CORPORATION MEETING MINUTES**

**PRESENT:** Chairman Steve Tackman, Members Jim Andersen, Kevin Gendron, Dirk Manson, Mike Nardi, Gary Maynard and Steven Soderman

**ABSENT:** Steve DeLaire and Steve O'Driscoll - Excused

**OTHERS:** Eric Buckman, City Manager and Kim Berry, City Clerk

Chairman Tackman called the meeting to order, and Clerk Berry completed roll call.

Public Comment: None

Motion by Dirk Manson; seconded by Mike Nardi to approve the January 10, 2023 meeting minutes as presented.

**MOTION CARRIED**

Motion by Dirk Manson; seconded by Kevin Gendron to approve the Gladstone EDC 2023 Regular Meeting Schedule as follows:

### **GLADSTONE EDC 2023 REGULAR MEETING SCHEDULE**

**All meetings begin at Noon and are held at Gladstone Electric  
Department**

**1100 Delta Avenue, Gladstone, MI. 49837**

January 10, 2023

February 14, 2023

March 14, 2023

April 11, 2023

May 9, 2023

June 13, 2023

July 11, 2023

August 1, 2023

September 12, 2023

October 10, 2023

November 14, 2023

December 12, 2023

Agenda Packets and Minutes are available on the city's website [www.gladstonemi.org](http://www.gladstonemi.org)

**MOTION CARRIED**

Motion by Mike Nardi; seconded by Dirk Manson to approve the following amendments to the Economic Development Corporation Bylaws as follows:

## ARTICLE VI

### Meetings

Section 1. Meetings. Meetings of the Board of Directors may be called by or at the request of the President or any two directors. The meetings of the Board of Directors shall be public, and public notice of such meetings shall be given in accordance with Open Meetings Act 267, Public Acts of Michigan, 1976, as amended.

Section 2. Notice of Meetings. A written notice of the time, place and purpose of each meeting shall be given at least (3) days prior and delivered either personally, or by mail, email, or transmitted by facsimile or any other means of transmission reasonably likely to reach its destination to each member of record entitled to vote at such meeting.

Any director may waive notice of any meeting either before or after the meeting. The presence of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of any meeting of the board of Directors need to be specified in the notice of waiver of notice of such meeting.

Section 3. Quorum. A majority of the members of the board of directors then in office constitutes a quorum for the transaction of business at any meeting of the board of directors, provided, that if less than a majority of the directors are present at a meeting, a majority of the directors present may adjourn the meeting from time to time without further notice if such adjournment is for less than thirty-six (36) hours. Adjournments for more than thirty-six (36) hours shall be reconvened only after public notice has been posted as required by the Open Meetings Act, MCLA 15.265(4). The vote of the majority of members present at a meeting at which a quorum is present constitutes the action of the board of directors, unless the vote of a larger number is required by statutes, the articles of incorporation, or these by-laws.

Section 4. Participation by Communication Equipment. ~~A member of the board of directors or a committee designated by the board may participate in a meeting by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this provision constitutes presence in person at the meeting. All members are required to attend in person the public meeting except as provided by the Open Meetings Act Section 15.263 Section 3(2).~~

Section 5. Committees. The board of directors may, by resolution adopted by a majority of members then in office, establish one or more committees, each committee to consist



12:00 P.M.  
February 14, 2023  
Gladstone, MI.

of one or more of the directors of the corporation. The President, acting as Chairman of the board, with the advice and consent of a majority of a quorum at any meeting, shall appoint members of each committee so established. Each member appointed to a committee shall serve until replaced by action of the Chairman with the advice and consent of a majority of a quorum of the board. A committee so established by the board, to the extent provided in the establishing resolution, may exercise all powers and authority of the board in the management of the business and affairs of the corporation, except that such committee shall not have the power or authority to; (a) amend the articles of incorporation, (b) recommend to members a dissolution of the corporation or a revocation of dissolution, (c) amend the by-laws of the corporation, or (d) fill vacancies in the board.

**MOTION CARRIED.**

Manager Eric Buckman reviewed the year-to-date budget as of January 31, 2023.

Manager Eric Buckman presented the proposed Fiscal Year 2023-2023 EDC Budget to be presented to the City Commission at their work sessions scheduled for February 27, 5-6 pm; February 28 5-7 pm and March 1 5-7 pm if needed.

Manager Eric Buckman reviewed the Michigan EDC – CLP Program Report for City of Gladstone for July 1 – December 31, 2022.

The Board discussed the estimated cost for access road from Industrial Park – Manager Buckman will get estimate from DPW Superintendent Barry Lund. Manager Buckman has been in discussion with potential buyer of property in the Industrial Park north east of electric department storage unit.

Motion by Gary Maynard; seconded by Dirk Manson to adjourn the meeting at 12:49 PM.

**MOTION CARRIED**

---

Kimberly Berry, Clerk

# INFORMATION

**From:** Chuck Hurst <[churst@northerninitiatives.org](mailto:churst@northerninitiatives.org)>

**Sent:** Monday, March 27, 2023 4:17 PM

**To:** Eric Buckman <[ebuckman@gladstonemi.org](mailto:ebuckman@gladstonemi.org)>

**Cc:** Colleen Duflo <[cduflo@northerninitiatives.org](mailto:cduflo@northerninitiatives.org)>; Shawne Haddad (MEDC) <[haddads2@michigan.org](mailto:haddads2@michigan.org)>; Juli Chant (MEDC) <[chantj@michigan.org](mailto:chantj@michigan.org)> **Subject:** City of Gladstone CDBG Revolving Loan Fund

Eric -

Nice speaking with you today. Northern Initiatives has approximately \$52,000 remaining in the City of Gladstone revolving loan fund. This CDBG capital is available for commercial enterprises located within the City limits. The ideal use of these loan funds is for equipment purchases or working capital needs. There is a job creation/retention component to the program and we can lend \$35,000 per job created or retained. If job creation, the company has 2 years to create the required jobs, the retention time frame is 1 year. Likewise there is a continuing activity clause which requires that a loan closes prior to June 30, 2023 or the funds are returned to the State. If you know of any businesses in need of capital please let us know, I have copied in our lender Colleen Duflo and she can follow up with any prospects in your area. Thank you.

Chuck

CHARLES HURST

VICE PRESIDENT

Note our new address:

Northern Initiatives

101 W. Washington St., Suite 9

Marquette MI 49855