



Kingsley Downtown Development Meeting

207 South Brownson Ave, Kingsley, MI 49649

2.5.2024 6:00pm

Meeting called to order at 6:06p by DDA President / Chair Max Anderson

Roll Call: Allman X, Anderson X, Ascione AB, Ashmore X, G. Bogart AB, Burke AB, McKellar X, , Lajko X, Steele X.

- *Motion to amend the agenda to add 2024 calendar under new items.*
- *Note: Steele entered at 6:09p*

Motion by ALLMAN Seconded by MCKELLAR to accept the agenda as amended. All approved.

Motion by MCKELLAR Seconded by ALLMAN to approve minutes for December 4, 2023. All approved.

Reports from the Board

1. Village Council -Kaitlin update. Annual Update/New water and sewer rates approved. Discussion around parks and rec plan—contracting with Networks Northwest.
2. Village PC- Chicken ordinance to be finalized next month.
3. Township Board- Master Plan in progress
4. Township PC- Finalizing solar panel and event barn details. Carrie Armstrong appointed chair.
5. Other – N/A

New –

1. Election of Officers:

Motion by LAJKO Seconded by STEELE to approve the following election of officers for 2024:

Max Anderson-Chair
Michael Ascione-Vice Chair
Marc McKellar-Treasurer
Jess Ashmore-Secretary

All Approved.

2. Kingsley Dance Company Proposal

DDA Members to take time to review and discuss at April meeting. Marc asked that Melissa decipher what can and cannot be afforded without DDA assistance. Materials provided by Melissa, attached.

Old –

Property Acquisition:

Land Bank executed 1 year storage only with ABS Roofing in the Auto Tech space. Funds collected from the rent will be put towards the final amount the DDA owes. John's Auto has officially closed and has a timeline on when property needs to be vacated. Meeting with Fishbeck for Brownfield plan for John's Auto this month. Community involvement for public sessions, coming soon.

Communications-

Village/Kaitlin Update:

- Park Update-Park was re-bid as only one company returned the bid at \$800K over budget. Changes were made to the project and will be sent out for re-bid. Timeline pushed to November.
- Farmer's Market-May need a new space but until true timeline is known, arrangements will not be made. DDA will reach out to Kingsley open lot owners for potential relocation if that is necessary.
- Mack Ave- lift station pumps failed. Above ground pumps were installed. Fix coming, but order will take up to 6 months.
- Budget/Master Plan-both in motion.
- Newsletter-Coming first week in April. DDA invited to participate

Financial Report-

Received first full loan payment (after interest only period) for the brewery. Radio Station has been paid in full.

Marketing Update:

- DDA newsletter went out!
- Reminder about business coffee
- Forest Area FCU is doing a promotion for Kingsley businesses. Businesses need to sign up for this if they would like to participate.

Public Input:

Mural Painter contact was requested by Kingsley Dance Company.

Note: Add to next month's agenda-Corner Topic. What should go there (In the space by the floral shop). Public input on noise level there.

Motion by MCKELLER seconded by ALLMAN to adjourn at 7:02p. All approved.

District Judges

ROBERT A. COONEY
(231) 922-4543

MICHAEL S. STEPKA
(231) 922-4379



STATE OF MICHIGAN
86th Judicial District Court
GRAND TRAVERSE • LEELANAU • ANTRIM COUNTIES

GRAND TRAVERSE COUNTY
280 Washington Street, STE. 121
Traverse City, Michigan 49684
(231) 922-4580
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LEE LANAU COUNTY
8327 E. Government Center Dr. STE. 201
Suttons Bay, Michigan 49682
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ANTRIM COUNTY
P.O. Box 597
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(231) 533-6441
Fax (231) 533-6322
Probation Fax (231) 533-6822

January 22, 2024

To Whom It May Concern;

My name is Kristy Helmreich. I am a Probation Officer for the 86th District Court in Grand Traverse County. More importantly, I am a wife and a mother of three. I grew up in Kingsley and have lived there my entire life, aside from college.

I have one son and two daughters. My daughter Bristol is eleven years old and attends 5th grade, while my daughter Brandi is nine years old and attends 4th grade, both at Kingsley Schools. In the fall of 2020, my husband and I enrolled our two daughters in a contemporary dance class at Kingsley Dance Company. This was something they both wanted to try. Little did we know what we had gotten ourselves into.

Bristol was invited to try out for the 2021 Competition Team. At the time, it didn't suit our family's schedule, so instead, we signed both girls up for a second season in a single class and allowed Bristol to have a separate solo class. Unfortunately, this was not enough for her. Throughout the 2021-2022 year, she was devastated to be missing out on the competition team and all that it entailed. By this time, both of my daughters had completely fallen in love with dance. The following season, our third year, both of my daughters made the competition team for the 2022-2023 season. Fast forward, we are now in our fourth year with Kingsley Dance Company, our second year on the competition team.

I can't begin to describe what Kingsley Dance Company means to my family. Dance has taught my daughters confidence, team building, how to take constructive criticism, and many skills, among other things. We currently spend four days a week at the studio and if my girls had it their way, they would be there every day. The biggest downfall to this studio is the size. There isn't enough room for them to dance fully as a group. There is a small bathroom for them to change in and if any of the students need to be there early, there isn't much room to stay out of the way. The new dance studio is something that is much needed for Kingsley Dance Company. The anticipation of it is beyond exciting.

Four years of dance was not anything we saw coming. I had not planned for my girls to be dancers. Growing up in Kingsley, dance was not an option. Our community is fortunate to have these classes available to children. I believe the new studio will bring growth to the company, along with many conveniences for the current dance students.

Sincerely,

A handwritten signature in cursive script that reads 'Kristy Helmreich'.

Kristy Helmreich


January 30, 2024

Kingsley DDA
207 S Brownson Ave
Kingsley, MI 49649

Dear DDA,

I am writing to share what a great partner Kingsley has in the Kingsley Dance Company. As a new dance family, we have just begun to experience all that competitive dance has to offer, but we have already been so impressed with the ways KDC has sought to partner with the community. From the first annual community Christmas event that got our State Champion football players on the dancefloor to holding an iconic, small-town lemonade stand between Chickadee's and Redefined, these partnerships define small towns. We love that KDC seeks first to work with local businesses: parents are offered Olds Floral order forms to purchase flowers for their dancers and the kids are fed A Papanos pizza or Mayfield store treat at their teambuilding events. The impact of KDC's presence can be seen on local businesses as we have often witnessed gatherings of dance families and friends at the Kingsley Local Brewing Co or Kingsley Inn after a recital and often see a gathering of parents at the brewery while their kids are at practice. I, myself, have popped into the Kingsley Pharmacy to grab a present while my daughter was at practice. KDC is great for our community and when our local businesses work together, they thrive.

Sincerely,



Marie Charbonneau

January 28th 2024

To whom it may concern,

I am writing on behalf of Kingsley Dance Studio. My daughter has been attending classes at KDC for 4 years. Over the last few years, we have watched the studio grow and become a well-established business in Kingsley. It is a joy to watch my daughter and other children in the community dance, exercise and build friendships. We are excited to see KDC expand and have more room to accommodate the growing business. We hope that moving into a larger building more classes and possibly adult classes can be added to the schedule. We are so grateful for KDC and all they are doing for our children and our community.

Sincerely Alaina Thomas
231-499-8144

Jodi E. Lawrence
9707 Dell Road
Kingsley, MI 49649
jodi9lawrence@gmail.com

January 26, 2024

Kingsley Downtown Development Authority,

I am writing this testimonial letter on behalf of the Kingsley Dance Company (KDC). My twelve-year-old daughter has been a dancer with the KDC since it opened. The studio started in a small room at the back of the former Kingsley Gym (now Pitter Patter Daycare) and migrated across the street to the south side of the Papano's Pizza building due to its growing number of classes and dancers. It is impressive that such a small-town business could take off in such a short time like the Kingsley Dance Company.

The Kingsley Dance Company encourages the mental and physical development for dancers of all ages. The classes offered at the KDC help the dancers build confidence through teamwork and self-discipline. The newly formed competition dance team brought home awards from several of their first ever competitions. From lemonade stands and bake sales to Cherry Festival and Ironman events, the dancers are encouraged to volunteer and perform public service that will help fund their dance expenses. The Kingsley Dance Company classes are a positive experience for all dancers who participate.

The Kingsley Dance Company connects with our community in many other ways. They offer kid workshops with crafts and activities as well as creative adult workshops. KDC offers adult dance classes including ballet, line dancing, Zumba, and yoga. The KDC has always supported local businesses both old and new. The KDC has put on several dance recitals with silent auctions (advertising local items) as well as other offerings to the Kingsley community. The KDC has made charitable donations to local families at Christmas time and Project Feed the Kids. The Kingsley Dance Company is a supportive presence in our community.

Assisting the continuing expansion of the Kingsley Dance Company is supporting the growth of our very own town. The Kingsley Dance Company has given so much to our community and the time is right to give back to this local business. I encourage you to help provide financial resources for the promising endeavors of the Kingsley Dance Company as they continue to inspire a community of dancers of all ages.

Respectfully,
Jodi E. Lawrence



4:27



Lindsay Baker



Tuesday, January 23

Testimonial for you...

My daughter has been dancing with Kingsley Dance Company since their beginning and is now part of the KDC Competition Team. She has not only grown as a dancer, but forged relationships that will last well beyond her years as a young dancer. She's developed a confidence both in and out of the studio that I don't think she would have today if it weren't for these experiences and opportunities, and the fantastic coaches at KDC!

6:37 PM



Write a message...



Sent from my iPhone

To whom it may concern:

My name is AErin Graves and I am writing on behalf of Kingsley Dance Company. I have been a resident in the village of Kingsley for the past 24 years. In that time, I have had three children who have gone through Kingsley Schools. My two oldest children are boys, who absolutely loved and thrived in your typical school sports of football, basketball and baseball. However, my 12-year-old daughter is not interested in those types of sports but does LOVE all things dance.

We have tried other studios throughout the surrounding area and have been mostly content with them. What drew us to KDC, is the location and the small-town feel. My family loves living in this town and although my husband and I grew up downstate, we now consider Kingsley our home. For a local family to take a chance and open a dance studio in a small town with no school feeder program takes a lot of courage. I cannot begin to tell you how grateful us dance families are that KDC is available for us.

Not only does KDC offer dance classes for your everyday student, but they also have a competition team. This has been life changing for my daughter. She has grown and matured so much over the last three years. She and I both agree that she has stepped out of her comfort zone and done things that we never could have imagined. She loves Kingsley Dance Company and has made lifelong friendships through the studio. As I am sure you are all aware of the difficulties in opening a small business, you can understand all of the start-up fee and costs that come up front. By providing the opportunity for KDC to be a grant recipient would be life changing for the owners and the dancers they serve. The studio they are currently in, unfortunately, is just too small for the growth and demand for more dance classes at KDC.

I am a current elementary teacher, so I have worked with a plethora of children from all different walks of life and backgrounds. Kingsley Dance Company offers opportunities for those families who may not be able to afford the "big town" pricing of dance studios in Traverse City or surrounding areas. So many children leave that studio with a smile on their face and a song in their heart, because they have the opportunity to do something they love, right here, at home, in the small-town Kingsley.

I cannot stress enough what a joy this has been for my daughter and how convenient it has been for our family. I would love to watch the company continue to grow and with your assistance, it would come to fruition sooner rather than later, leaving more smiles on more children's faces.

Thank you for your time and consideration. If you should have any further questions or concerns, please feel free to reach out via phone or email. Both are provided below.

Kind regards,

AErin A. Graves

ae7graves@gmail.com (231) 590-8757

From: Jeff Yacks <jeffyacks@gmail.com>
Date: February 5, 2024 at 12:25:39 PM EST
To: Kathy Burbank <zippyk1124@yahoo.com>
Subject: Last version

It is my personal recommendation for Kingsley dance company to continue to grow through their move and expansion. They are an asset to our community in a variety of ways.

Being their neighbor since 2019, they have built a great community point, where kids and adults can start with, then expand on a variety of skills.

It's been great to watch the kids confidence increase and their character build as they work through the Kingsley Dance program.

Kingsley Dance Company has also captured a following with adults in the community through crafting line dancing and yoga and also meditation.

As a business owner that has dealt with our younger generation for over 19 years, I do understand the importance of creating a positive place and skill for our kids to be healthier and happier.

From a community standpoint, it's great to have owners that are local, that give back, and that have a vision for how to continue to make Kingsley the true community it is.

Thanks for your time,

Jeff Yacks
A. Papano's - Kingsley

Kingsley Dance Company

Stacey Walton
8484 Kingsley Rd

My daughter has been attending your dance classes for the past 2.5 years. First, she was 11 and in one of your ballet classes. Second, as a member of the competitive team last year and this year. She has gone from a young lady unsure of her strengths and gifts to one who now will not miss a dance class because she feels important and committed to the team.

She has always been a kid that would try something that she couldn't do or do well and then focus and practice until she had it figured out. This is what I see her doing everyday at home as she twirls, jumps, stretches and repeats until she says "mom, watch i can do it now!"

If you ask her she will tell you that being part of the dance team has turned her around completely. She is much happier and more active then she may have been without dance. She has a healthy self-image and is confident. She would say that what has been the most important part to her, is that she has gained a group of friends that are like minded, encouraging, and fun for her to hang out with. For that she is most grateful; as am I.

The dance company has so much potential for more students in our area and nearby cities. These students are not just limited to kids but to young and old as they continue to offer a variety of classes. The Kingsley Dance Company is a great asset to our community, because it brings traffic almost daily. Which will increase our economy, as these families will be able to support other businesses before, during, and after the class they are a part of. As a mom and a fellow business owner I look forward to the future of our village and the KDC will be an important part of its growth and success.

Do what you LOVE Most. For ME that's DANCING, it makes ME feel like I belong and has a special place in this wacky world. DANCING isn't just a sport but also a LIFESTYLE, it has helped ME make some AMAZING FRIENDS That help ME through almost ANYTHING but the most IMPORTANT thing is that if makes ME well, ME!

TO: DANCE
LOVE: LIV ♡



February 2, 2024

From: Kingsley Dance Company

To: Kingsley Downtown Development Authority

Proposal for grant to help fund new building

Our story...I love our community although I didn't grow up here my children did and from the beginning, I absolutely loved it! My mom also fell in love with it and became known to most of the community as Gram.

When the kids were grown, I knew I wanted to put my energy into a business for our community. It started with my husband at the time suggesting that Kingsley needed the gym back available so that is where it started yet that was not where my heart was.

While we were starting the gym my niece moved in with us who had moved here from downstate where she was on the dance team for her school as well as a dancer at a dance studio down there. With Kingsley not having a dance team I suggested what if we took her passion and channeled it into teaching at the gym.

That's where it all began! Although we did open the gym it wasn't as successful as we had hoped. Dance however was! I could relate to these local families because I knew how difficult it was for parents who live in Kingsley or have children in Kingsley as school of choice like mine were for quite some years, or maybe commute to work in TC or surrounding areas it is almost impossible to rush back get kids from school drive all the way back to TC for dance class and then get back home to have dinner, homework, etc.

We grew so much in our first year in 2018/2019 we had to take on an additional building which is when we obtained our current space, we are in. As we started the year 2019/2020, we were thrilled and made the switch to not only offer dance at 120 S Brownson, but we revamped K-Fitness, and we became a fitness studio rather than a traditional gym.

We offered gymnastics, boxing, martial arts, along with fitness classes for adults Zumba, yoga, bootcamp, etc. Within our first registration season for Gymnastics and Martial arts we could see the potential and growth...then Covid happened!

Here was when we had to make the hard decision of closing K-Fitness as we could not financially maintain both. Kingsley Dance Company was able to survive! With all the challenges we have faced we continue to thrive and grow with our dance studio!

This community needs and wants dance! We would love to be able to bring back all sorts of other opportunities to the community such as bringing back gymnastics, martial arts, boxing, along with adult classes.

With our new building we will be able to offer multiple classes at one time! Perhaps your kiddo has practice maybe you join in on a class while they are there! We also would like to have this new space be a place that people can rent out for events, Themed birthday parties, baby showers, office meeting space, etc.

We would like to really take on this new opportunity full force and are asking for your support to allow us to really take the next step in our growth! We have signed our letter of intent for our new building for April 1st.

Some ways that we have always given back to the community is below:

Adopt families at Kingsley United Methodist Church Christmas

Adopt families at Kingsley schools Christmas 2 years.

Along with Papano's we made Christmas special for a family during a domestic violence case.

Donated to Kingsley Football team trip to Ford Field

Donated to 22 to None with Papano's

Donated to Trina & Mike Schuler scholarship.

Donated to Matt Gelles scholarship through 4H with Papano's.

Donated to sign Gypsy for Football team celebrations.

Participated in numerous Heritage Day Parades

Performed at The Rock for a harvest dinner as well as Christmas friends of library.

Sponsored popcorn at Movie night for Heritage Days

What we are looking for:

Building improvements: \$1,140 for electrical
\$ Unknown for
lumbar/labor/doors/hardware/drywall/finish
for divider walls
\$ 2,380 Marley flooring
\$424.80 sound absorbing underlay.
\$1,326 Plywood for sub sprung floor.
\$858.24 Laminate flooring for second room
\$ 6,149.80 Mirrors
\$ 492 20 gallons paint & supplies

Signage: \$Unknown waiting on quote from Attitude & Experience

Equipment: \$1,079.94 6 tables & 36 chairs
\$119.99 gymnastic balance beam
\$194.99 moveable gymnastic horizontal bar & mat
\$259.99 Bounce house (For birthday parties & little
gymnastic/tumbling classes)

Marketing: \$2,000 This is for us to be able to use the EDDM with the USPS to get the flyers and send them out to the community so everyone sees about our new move and what all we will be offering

Total: \$16,425.75 is what this comes out to we are still waiting on the quotes from the sign and the dividing walls. We would like to ask for a grand total of \$25,000 to help with those costs and to allow for some reserve for any unexpected costs that might arise as they are working on the building.

We will be using local vendors as well as planning on sourcing most materials through the local community businesses. Our competition team parents have already volunteered to help us have a painting party which helps us not to have to pay that labor cost. My boyfriend has offered to install all the flooring at no cost and help with painting.

Awards and Placements from Competitions for Kingsley Dance Company

We are very excited for this upcoming season as our girls have been working very hard and grown so much as dancers. Our first competition this season is March 15-17th! We are hoping to bring back some more trophies!

2021/2022 Season Ultra Dance Competition Detroit Mi April 2022, this was the only competition we attended as this was our first year having a competition team.

- 4 small group/large groups placed for All Stars
- 3rd place for Top Competitive Duet/Trio
- 2nd place with banner for Top Competitive Small Group ages 9-11
- 1st place with banner for Top Competitive Large Group ages 9-11

2022/2023 Season we attended 3 Competitions.

Rainbow Dance Competition Detroit Feb 2023

- 11 Platinum Awards
- 1 Double Platinum Award
- Rising Starz Solo NYC All Star Invite
- Rising Starz Duet NYC All Star Invite
- Starz of Tomorrow Solo NYC All Star Invite
- Starz of Tomorrow Duet NYC All Star invite
- Starz of Tomorrow Small Group Judges Choice Award
- 8th place Starz of Tomorrow Small Group Ages 9-11

ID Competition Grand Rapids March 2023

- 11 Platinum Awards
- 2 Iconic Platinum Awards

Ultra Dance Competition Detroit April 2023

- 9 Platinum Awards
- 1st Place Top Competitive Solo Age 12-14
- 4th Place Top Competitive Solo Age 9-11
- 1st Runner up Junior Icon of the Year
- 2nd Place Top Competitive Duet Age 9-11
- 2nd Place Top Competitive Duet Age 7-8
- Winner Petite Icon of the Year
- 2nd Runner up Junior Icon of the Year

We will be competing in 3 Competitions this season.

- March 2024 Celebration Talent Competition Grand Rapids
- April 2024 ID Dance Competition Grand Rapids
- May 2024 Rainbow Dance Competition Detroit

Projections and Ideas for New Building

- Currently with only 1 room we are limited to the number of students and classes we can accommodate.
- Having additional space, we can offer more classes and place dancers in classes more to their skill level. Ex; Beginner Ballet, Immediate Ballet
- Currently we have 13 dancers on our competition team. When they have a production team dance, currently we are having to reach out to the middle school to utilize their small gym, with our new building we will be able to accommodate all our team dances.
- This allows for evening adult classes during the week like, Zumba, Pilates, Salsa, Ballroom, Swing, Ballet, Line Dancing
- We will also be able to rent the space out to businesses that need a larger space to have a team meeting, as we will have tables, chairs, and bathroom facilities.
- We will also be able to utilize 2 rooms for Cardio, Boxing, Fitness classes, Martial arts, Gymnastics, Mommy & Me along with classes for Seniors.
- We will also be able to host children themed birthday parties with a bounce house, including decorations, this is especially great during winter months for parents looking for a space to have a birthday party, they only need to bring the food & cake, we supply the rest for a cost.
- We can also rent the room out for Baby Showers, Bridal Showers, Christmas Parties.
- We will also be able to have themed workshops for children. We recently had a Halloween craft party, and adult workshops/events like our Boots and Brew we collaborated with Kingsley Workshop Brewery.