



Kingsley Downtown Development Meeting
207 South Brownson Ave, Kingsley, MI 49649

4.1.2024 6:00pm

Meeting called to order at 6:02p by DDA President / Chair Max Anderson

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

Motion by ASHMORE Seconded by LAJKO to accept the agenda as amended. All approved.

Motion by ALLMAN Seconded by BURKE to approve minutes for February 5,2024. All approved.

Reports from the Board

1. Village Council – Brownson Park bids received at 1.6 million for the low side. MEDC meeting next to determine how to fill the gap for funding. Aiming for fall construction. Redevelopment of Kingsley Golf club property.
2. Village PC- Chicken ordinance to be finalized.
3. Township Board- Master Plan in progress/Kingsley Club property update
4. Township PC- Finalizing solar panel zoning
5. Other – N/A

New –

1. Kingsley Dance Company Update

DDA discussed amount of funds that would be available based on our 2024 budget; \$35K in economic development, \$10K or so that is already earmarked. DDA can only spend funds on certain items according to statute, which includes improvement of building with permanent affixtures. It was also noted that this move has quite the impact on Downtown Kingsley, with the expansion of Trace Cakes and Papano's being affected by this move. Additionally, the DDA has to explore who this money is paid to i.e Dance Company or South Town Properties along with an amount we would feel comfortable with. A request was made to Kingsley Dance Company owners to provide a detailed breakdown of cost, as well as financials.

Motion by MCKELLAR Seconded by ALLMAN to earmark funds up to \$8500 towards Kingsley Dance Company's Proposal based on the following conditions being met:

1. ***3 Year business projection, P&L, and Balance sheet, to be provided by Kingsley Dance Company***
2. ***Contracts and Partnership between Kingsley Dance Company and South Town property to be explored, with the DDA being comfortable and understanding whom is being paid and for what.***
3. ***Requested funds must meet requirement of what the DDA may provide funds for legally and meet statute.***

Roll Call: Allman Y, Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, .

All approved

2. Kingsley Rocks + Community Social:

4th annual business and community social. Asking \$1000 (same request as last year) for the May 4th 2024 event. It is noted that The Rock will host more than 25 local businesses for this event. The DDA should be present and have opted to have a booth which Anderson and Allman have agreed to man.

Motion by MCKELLAR Seconded by Ashmore to pay \$1000 to The Rock of Kingsley for use of radio, advertising, prizes, and promotional items.

Roll Call: Allman Y, Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, .

All Approved.

3. Annual Village Flowers:

Amount of flowers decreased from last year and we are cutting cost in half. Thanks to Carrie for seeking quote (See attached).

Motion by MCKELLAR Seconded by ALLMAN to pay up to \$400 for cost of flowers to fill planters.

Roll Call: Allman Y, Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, .

All Approved.

4. No ADAM'S FLY FESTIVAL will be held this year due to paperwork not being filled out in time.
5. Re-Leaf Michigan Tree Planting:

Opportunity to participate. No money is being asked for, simply volunteer efforts. They may want to partner with the Village. We would need to identify a good place to put them before agreeing.

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. Community involvement for public sessions, coming soon. Discussion with Land Bank on whose BRA will take the lead on this. May have update before next meeting on which way to go. The DDA is in support of using the Kingsley BRA to facilitate.

Communications-

Village Update-N/A, Kaitlyn absent

Marketing Update- Newsletter went out. Trace Cakes opening in old Dance Company space! Ice Cream@ Chickadees coming in May. The Rock business expo, May 4th.

Farmer's Market Update- Brownson Park construction may affect some of the later dates of this year's market. Input on where we might move if, if necessary' block off some streets was mentioned -may be an option. No final decision will be made until we know more about the Park updates. More to come on this.

Papano's Update- Expansion into old Dance company space. We may see a proposal from them for funds in the near future.

Kingsley Club-May see changes coming soon in terms of housing on a vacant lot.

Car Wash- Under contract by Ryan Quinn. Future auto shop is in the works.

Financial Report- No major changes to report at this time.

Public Input: N/A

Motion by ALLMAN seconded by BURKE to adjourn at 7:34p. All approved.

From: [Melissa Burbank](#)
To: [John Anderson](#), [Joni Ashmore](#)
Subject: Agenda
Date: Sunday, March 31, 2024 7:40 02 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Hoping to be placed on the agenda and to vote tomorrow. We did have some issues with costs that were more than we anticipated and we have taken out things but also added the other changes. I have attached what the proposed ask is for.

\$ 18,372.10 Building improvements and labor
\$ 4,500 Marley flooring
\$ 424.80 sound absorbing underlay.
\$ 858.24 Laminate flooring for second room
\$ 6,149.80 Mirrors
\$ 492.00 20 gallons paint & supplies
\$ 750 sign from Don
\$ 1,079.94 Tables and Chairs
\$ 994 Shed

Grand Total: \$33,620.88

Since our February meeting we have come across a few things that have changed. The first being the cost of the changes to the building we anticipated to be much cheaper and that has been way more. So with that coming about as well as getting the quote back from Attitude and Experience we have had to make a couple changes. Unfortunately this still has ended up with us having to request more assistance even with us making changes and doing some fundraising. Without the assistance being provided to us by the DDA we will not be able to move in and continue our season in our new building and this will also effect other businesses who are planning on moving into our current space. We know this is a big ask and are more than appreciative with what the DDA can offer. We know all the help you have provided the other local businesses and are hoping you believe in

the other local businesses and are hoping you believe in
our vision as well.

Thanks,
Melissa & Kathy



231-263-7000
P.O. Box 207
Kingsley, MI 49649

Invitation to KINGSLEY ROCKS!

4th Annual Business & Community Social!

Hosted by The Rock of Kingsley

The Rock is delighted to invite you and all Kingsley area businesses to participate in this year's **Kingsley Rocks! 4th Annual Business & Community Social** that will be held on **May 4, 2024 from 11am-1pm (rain or shine)**. Let's have a fun time bringing our community together and letting everyone know about your local business and the Rock!

The "Kingsley Rocks! 4th Annual Business & Community Social" will be a stand-alone independent event promoting Kingsley area businesses, the Rock, and the community of Kingsley. It will be held both indoors and outdoors (weather permitting) at The Rock with display capability throughout the building. Businesses that **register by April 5, 2024**, will be afforded the discounted early-bird participation fee as set out below. Registration fees help offset expenses of the event incurred by our organization and support The Rock's programming. Please read through all the information as there is new and updated information from previous years.

Promotion: All promotion and advertising will be focused on the "Business & Community Social"; promotion will include posts on Facebook, www.therockofkingsley.com, flyers, and various media coverage.

Prizes: A variety of prizes will be given to Business & Community Social visitors; winners names will be drawn at the end of the event. They do not need to be present to win. We will have a punch card type system again this year, so people are encouraged to visit ALL business displays. Only those that complete this will be entered in the drawing. *Please bring your own small hole puncher.*

Food: Snack Shack will be open offering snacks AND lunch items.

Kids Games: There will be an area for kids to do a variety of activities.

Early-Bird Participation Fee

(if registration and fee are received BY April 5, 2024): This GUARANTEES your business name will appear on flyers and on various media outlets.

\$25

Participation Fee

(if registration and fee is received AFTER April 5, 2024): Does NOT GUARANTEE your business name will appear on flyers, but will be mentioned through social media outlets.

\$35

To Register and confirm your participation, please fill out the Google Form by clicking the link.

<https://forms.gle/u1egcnDp1kk37V8f9>

Please mail your participation fee payable to "The Rock" to the address above or you can pay through our PayPal account on our website. <https://therockofkingsley.com/donate/> Click on the Donate Now button on the website to go to our PayPal.

We look forward to hearing from you and seeing you at **Kingsley Rocks! 4th Annual Business & Community Social!** Please let us know if you have any questions at any time.

Let's Rock!

The Rock of Kingsley

RUSTY MOOSE GARDEN & GIFTS

Nancy Pelky

9753 S M37
BUCKLEY MI 49620
586-536-5050

INVOICE

INVOICE # 2152024
DATE: 2/15/2024

TO:
KINGSLEY DDA
CARRIE ARMSTRONG
8731 BLACKMAN RD
KINGSLEY MI 49649
231-263-5478

SHIP TO:
CARRIE ARMSTRONG
231-263-5478

COMMENTS OR SPECIAL INSTRUCTIONS:
CARRIE ARMSTRONG TO PICK UP ORDER LATE MAY

SALESPERSON	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
6	WAVE PETUNIA FLATS/15 PER FLAT	54.00	324.00

SUBTOTAL	324.00
SALES TAX	NA
SHIPPING & HANDLING	NA
TOTAL DUE	324.00

Make all checks payable to RUSTY MOOSE GARDEN & GIFTS
 If you have any questions concerning this invoice, please call 586-536-5050
****Notice corrected price****

THANK YOU FOR YOUR BUSINESS!