



Kingsley Downtown Development Meeting

207 South Brownson Ave, Kingsley, MI 49649

1/6/2025 Time: 5:30pm

Meeting called to order at 5:32pm by DDA President / Chair Max Anderson

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

Motion by Lajko seconded by McKellar to accept agenda as presented. All Approved.

Motion by Allman seconded by Steele to accept DDA Minutes from 12/2/2024 All Approved

Reports from the Board:

1. Village Council- Discussed TAP grant to enhance N. Brownson Project Reconstruction. Looking to do enhancements by putting medians on N. Brownson to slow traffic (near Cottage and Mack St.). Considering hardy landscaping/signage to fill in median. This is an MDOT funded project. Parks to start January 20th, 2025. The 9/11 Memorial already moved and relocated.
2. Village PC- Master plan hearing Tuesday, January 14th, 2025. Possible townhouses to be built on Lynx (98 units – Jim Tiffany).
3. Township Board-
4. Township PC- Master Plan Ongoing
5. Other

New Business:

1. **Lights Project/Street Scape** – The DDA originally funded this. The lighting downtown is in disrepair, i.e. lighting burnt out, different colors. Windmueller looking in to this currently. Obligations and expectations need to be laid out on who is responsible for maintaining going forward. Budgeting needs to be discussed.
2. **DDA Districting Conversation** – Need to coordinate conversation with village '26-'27 regarding snow removal in DDA territory. Lajko mentioned this had been discussed in past last spring. McKellar does not recall this was ever discussed at any extent. The costs associated with this would not be sustainable to the DDA. Due diligence needed/fact finding needed, i.e. how Traverse City DDA manages snowplowing in their district. Village council members need to clarify expectations. Proposed discussion had on work study meeting to be held with Kingsley DDA and Village Council (3 from DDA & 3 from Village Council) tentatively to be held before audit (March/April) at 5:30 or 6 pm. Expenditures need to be spelled out.

Old Business:

1. **Election of Officers 2025** –Agreed to keep same officers for 2025-2026. Ashmore to maintain secretarial role. Steele to consider secretarial duties next year. Roles to be maintained:
Max Anderson – President
Mike Ascione – Vice President
Marc McKellar – Treasurer
Jess Ashmore - Secretary

Motion by Steele to keeping same slate of officers for 2025-2026 seconded by Allman. All approved.

2. **Quinn's Auto Clinic Request** – Asking for \$90,000 low-interest loan. Get Quinn built out. Discussed a loan that is the lowest amount of interest (possibly 0%) with beneficial fixed principal payment terms set in place with a sensible payment plan. Would need security into property if we were to go this route. Revenues to collateralize. Discovered that Quinn owns old carwash building outright 100%. Max and Quinn to discuss extra funding options that may be available, i.e. cash out refinances, grants, Venture North alternatives, etc. Marc to run some numbers, find terms/options by February 3rd, 2025, meeting.
3. **CIB Consultant Update** –Contract is signed. Anderson has everything to them. Things are rolling. Expect an update on February 3rd, 2025, DDA Meeting. Village Manager questioned being able to provide/share a copy of the signed contract to Progressive in make a connection. Validated that it is indeed okay to share in order to look into scope of work essentially.

Communications:

1. Village Update – See reports from the board.
2. Marketing Update – Jena asks that we please continue to promote on DDA Facebook, i.e. like,

share content. Charlie asked about the potential for a newsletter. Thinking a mid-February timeframe for this. Charlie to check records on past distributions of newsletter. Most interested in providing this in an electronic format versus mailings with a few hardcopies to be provided upon request and possibly at local business establishments. Next Business Coffee is Wednesday, February 5th, 2025, at the Village Office at 7:30am. Discussed the possibility of holding these at different times other than early mornings. Jena reinforced again the need to support local and share!

Financial Reports:

2025 Budget – Reviewed '25-'26 budget. Discussed TIF money from manager to DDA. Spending through TIF money \$40-\$50K a year. Need to verify if Sierra (Farmer's Market) has been paid. Need an invoice from the village. Spending is up significantly more, noting \$80,000 more in expenditures, \$87,500 spending. Discussed next year's additional costs. Need to have resources to buy. Cannot afford to provide as much for Adam's Fly Festival. Will not be doing tent as we have done in past. McKellar to submit budget to Village Council.

Motion by McKellar to approve budget seconded by Lajko. All approved

Other: - No public input.

Motion by Allman seconded by Steele to adjourn at 6:45pm. All approved.