



Kingsley Downtown Development Meeting
207 South Brownson Ave, Kingsley, MI 49649
3/17/2025 Time: 5:30 pm

Meeting called to order at 5:30pm by DDA President / Chair Max Anderson

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

Motion by McKellar seconded by Lajko to amend agenda:

-Add Under new business: Member Vacancy

-Move order of agenda:

Reports from the board (To be combined with Jetter Update)
Public Input #1
Old Business
New Business
Closed Session
Public Input #2

Motion by McKellar seconded by Lajko to accept DDA Minutes from 02/03/2025. All Approved

Reports from the Board:

1. Village Council- Charlie is working with Wade Trim. Creating a public access management tool. Blair Street Road project to start first of June and take 6 weeks to complete. Brownson Ave railroad fix hope to come soon.

2. Village PC- Capital improvement plan was approved. Identified 15 long-term upgrades needed for Kingsley. This is also an RRC checklist item that has been completed.
3. Township Board- N/A
4. Township PC- Master Plan Ongoing
5. Other- Training Program being created for local board participants. Aiming to provide 2-4 hours of training a year. This is an RRC requirement. RRC Should be fully completed by the end of the year.

Old Business:

1. **CIB Consultant Update** –Initial review has been completed. Vision discussed with DDA members, and we are waiting on initial concepts. Currently exploring a state grant that could potentially help to assist with demo costs. Do not have final word on this yet. We should know more next meeting.
2. **Kirkwood Request**- Pete Kirkwood sold the business to Amber Carr. He has made a request to move the personal guarantee from himself to Amber. The DDA members will need to gather more information about ownership structure. It is our understanding Pete is still a minority owner. Additionally, Amber’s personal financials would need to be vetted and it is suggested that she also be added as guarantor on the loan as majority owner. Adding old business for next meeting.

Motion by McKellar seconded by Anderson to add onto next month’s agenda under Old Business. All Approved.

Public Input #1

New Business:

1. **Paradise Meadows**-Jim Tiffany wants to develop part of the park into housing. Asking the DDA for a letter of support. The DDA is supporting the conceptual plan, letter to be completed by Marc McKellar, with the understanding that this is at the public opinion stage. Will complete by 3/18/2025 before upcoming meeting.

Motion by Ashmore seconded by Burke to create letter of support. All Approved.

2. **Village Master Plan** – Charlie Jetter still needs time to work on this and speak with Zach. We will have an update next meeting.
3. **Village Flowers**- Annual cost for flowers to fill pots in the DDA district is due. Discussion around collecting bids from our local flower shop next year, DDA would like to see that done. T&T who was present at the meeting commented during public input that they would be interested in watering and care of the plants in exchange for advertising on planters.

Motion by McKellar seconded by Allman to spend up to \$600 for flowers for the 2025 planters, given next years bid will go out to our local floral shop for pricing, and the DDA will engage with the village to discuss watering solutions.

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

4. **Member Vacancy-** With the departure of Gabe Bogart we are one member short. The DDA will put out an ad for (1) in-district vacancy; they must live, own, or be employed in the DDA district to qualify.

Motion by McKellar **seconded by** Allman **to go into CLOSED SESSION to discuss purchase of real estate.**

CLOSED SESSION

DDA came out of closed session @ 6:54pm

Communications:

1. Village Update – See reports from the board, provided by Charlie Jetter
2. Marketing Update – Signs for Farmer’s Market; Jena is working on designs. Business Coffee to resume in April. Paradise tattoo moving out of Kingsley, Property Management moving into space. Chickadees expansion, Kingsley Local Brewing Update.

Financial Reports: Nothing to report.

Other- Moving April 7th meeting to the date of the 14th of April at 5pm. Jess will notice.

Public Input #2

Motion by Allman **seconded by** Burke **to adjourn at 7:17pm. All approved.**