



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

5/5/2025 Time: 5:30 pm

Meeting Called to order @ 5:40p by Max Anderson.

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

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

Motion by Allman seconded Lajko by to accept the meeting minutes from 4.14.25. All Approved

Note: McKellar here @ 5:48p McKellar left at 7:02p

New Business:

1. Kingsley Community Days Request- Formerly Heritage Days. Re-branding a family oriented one-day event on July 19th. Shut down S. Brownson with art fair and craft show with carnival games and corn hole competition. Pancake Breakfast. Justin Hansen, food trucks. Request Asking for \$500 donation. Efforts will be fundraisers for community programs like the cheer team and the band. \$500 requested for marketing and community outreach. Many downtown businesses are involved. Marketing costs have to directly refer to businesses in downtown district. Charlie/Marc will run this by

Motion by Anderson seconded by Allman to spend \$500 for Community Days specific to the funding initiative for the benefit of only retail and general marketing of the downtown district.

Role Call: Allman Y, Anderson Y, Ascione Y, Ashmore Y, McKellar Y, Lajko Y. All Approved.

2. **J&S Hamburg Request**-J&S moving into former Cast Iron space. Owner's and Tiff and Jason are working on negotiations. The inside of the building is in rough shape. Floor and walk in cooler needs to be replaced or repaired. They are trying to reuse some of the furniture by refurbished. May need to update electrical and plumbing. Looking at resurrecting the drive-thru. (4) invoices provided from GTR, Traverse City Coatings, and Neuco totaling \$26,751.93 They guess that there may be an additional \$20K-\$30K more on top of these quotes. The kitchen is a must-do. There are two different quotes for the flooring from TC Coatings. The DDA entertained the idea of a small grant in combination of low-interest loans. Loan program funds can be used for improvements to make properties marketable for sale or lease directly to the land owner and grant a small portion. Terry Beia would need to be involved. 5 Year note at competitive interest rate with six months interest only payments. Well capped at \$35-\$45K in terms of a loan. We would need the principal back before our other large project comes to completion. Owners looking at a 2 year-lease. Grant amount; we have not assigned a percentage in the past or a set dollar amount. After discussion, financing is not something that they need at this time. They will think about that as an option as they go forward. They are looking for a grant specific option. All invoices would qualify for a grant. Proposed that we go through the budget at the next meeting to budget what we DDA can afford to do. Possibility to add a line item for these types of request. Jason & Tiff can wait until next meeting for further discussion.

Old Business:

1. **Update on CIB Progress**-no email provided by Justin. The Village had a meeting with CIB about conceptual plans and before they did they wanted to make sure all parties were on the same page. Drafted up something with Networks Northwest to move forward with. Unsure on the timeframe for drawings. Suggested we check in later this week with CIB to get this moving along. The land bank received grant \$500K for demolition and clean-up costs to be completed by September 2026. CIB/Land Bank is continuing to seek grand potentials.
2. **Trackless Snowblower-Village Request**-DDA cannot fund in way of lend or give equipment for a different municipal entity. At this time we do not have funds in the budget for this project. Village could potentially look at billing DDA for services in the future. DDA could add this in as a line item for the budget.

Communications:

1. **Village Update**-Tank for flowers was delivered and the cost was under budget. DDA Logo to be added soon. T&T floral contacted for watering. Well-house is available for use if there would be additional costs. Charlie is working with Jena for ideas behind a

monthly news letter. Would like to bring this back to the DDA. Master Plan was approved by VC and PC in 60 day review period. RRC is moving along; this should give future business owners more funding and grant sources when they want to purchase or renovate buildings in the DDA. On track to be RRC certified by end of the year. DDA openings; Ryan Quinn and Max McAllister are both applicants.

2. **Marketing Update**-Business Coffee this upcoming Wednesday. Busy Bee-New in the DDA district. Opened where the former tattoo shop location. USPS post on Facebook generated and DDA suggested they contact their local post offices. Kingsley local will not be banning outside foods. If we resurrect newsletter, Jena would be looking to get paid for her services. Discussing options with Village.

Reports from the Board:

1. Village Council/PC-Planning commission vacancy is still open with only application. Master Plan was approved and in the review period.
2. Township Board/PC-N/A
3. Other-N/A

Financial Reports- N/A

Public Input- Reminder to Vote for Bond Tomorrow

Other

Motion by Allman seconded by Lajko to go into CLOSED SESSION at 7:09p

CLOSED SESSION

Out of Closed Session @ 7:35p

Motion by Lajko seconded Allman by to Authorize \$2000 for the purpose of ordering appraisal of property through Shaun Huls at GT Appraisal.

Role Call: Allman Y, Anderson Y, Ascione Y, Ashmore Y, McKellar Y, Lajko Y. All Approved.

Motion by Allman seconded by Lajko seconded by to adjourn @ 7:39p