



Kingsley Downtown Development Meeting

207 South Brownson Ave, Kingsley, MI 49649

9/2/2025

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

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

Note: Ascione arrived at 5:38p

Motion by LAJKO seconded STEELE by to accept agenda as presented. All Approved.

Motion by ALLMAN seconded by QUINN to accept DDA Minutes from 8/4/2025. All Approved

New Business: N/A

Old Business: Update on CIB Consultant progress. See attached email.

1. Discussed redevelopment size in downtown and how the proposed zoning amendments would help significantly. The planning commission tabled the amended proposed zoning so the DDA would like a joint meeting with PC to answer any questions.
2. Met with Wade Trim (other utility provider) to gain full understanding of infrastructure
3. GT County Land Bank Authority is in the process of finalizing a contract to utilize grant funding to help support the demo of existing structures. Once in place then the contractor can be selected for demolition.

Reports from the Board:

1. Village Council-Windemuller for updating downtown lights to LED, \$15,820 and two replacement light poles were \$8000/pole, \$1300 to ship and does not include

installation. A pole was hit by a driver who did come in to provide insurance information.

2. Village PC- 425 Agreement on water slated to be approved by mid-September/November
3. Township Board- N/A
4. Township PC- Had a review, tabled amended proposal
5. Other

Communications/Marketing: QR code in the park will be on our DDA Facebook page for all restaurants in the DDA that are available. Holiday Events coming up—Octoberfest and Christmas festivities. There are more closed street events in the future as public reception was positive.

Financial Reports: Invoice from UHY to be paid, waiting on invoice.

Other: - Clark St is completed/RR Tracks completed

Motion by QUINN seconded by STEELE to go into CLOSED SESSION @6:05P to discuss potential real estate purchase.

CLOSED SESSION

Out of CLOSED SESSION @ 6:29 pm

Motion by ALLMAN seconded by QUINN to authorize ANDERSON and MCKELLAR to prepare an option to purchase real estate property consistent with the terms agreed to in closed session and to bring the final option back for approval, so as long as the terms are consistent with what was discussed.

Motion by ALLMAN seconded by STEELE to adjourn at 6:32. All approved.

From: [Justin Sprague](#)
To: [Max Anderson](#)
Subject: Project Update
Date: Tuesday, September 2, 2025 10:04:30 AM

EXTERNAL EMAIL — *Quick clicks cause big risks.*

Only click links or attachments if you **know the sender** and **trust the content**.

Good morning Max,

Since your last DDA meeting, we have progressed on the following tasks;

1. We have met with Progressive to review and provide input on proposed zoning amendments that would significantly support the redevelopment of primary sites downtown.
2. We have met with Wade Trim and other primary utility providers to gain a full understanding of infrastructure locations and potential challenges related to redeveloping the primary sites.
3. The Grand Traverse County Land Bank Authority is in the process of finalizing a contract and scope of service for utilization of grant funding to support the demolition of existing structures located on the primary sites. Once the contract is completed, process of selecting a contractor for demolition along with commencement of formal due diligence will begin.

Please let us know if you have any questions about the process to date. Have a great week!

 **JUSTIN SPRAGUE**
PRINCIPAL