



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

DDA MEETING

5/5/2026, 5:30PM

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

DDA Roll Call: Allman N, Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, Steele Y, Quinn Y.

McKellar arrived: 5:35p

Burke arrived: 5:37p

Village Role Call: Weger Y, Willman Y, McPherson Y, Bott Y, Forro Y.

Bott arrived at 5:38p

Motion by Lajko seconded by Steele to accept agenda as amended. All Approved.

Motion by Lajko seconded by Ascione to approve DDA Meeting Minutes 2/2/2026.

New Business:

1. Adam's Fly Festival -Previously had donated up to \$5K specifically for tent rental. Auditors suggested we instead give to something that directly drives and supports the DDA businesses. It used to be a line item for economic development but did not donate in the past two years due to the pause of the festival. McKellar, Treasurer, suggests we may have funds to offer towards this. Fly Fest is the biggest funding avenue for Kingsley Friends of the Library. June 6th from 12-5p. The ask is to the Village if they would be

comfortable amending the future budget from \$3K to \$4500, increase of \$1500 to give Adam's Fly Fest total of \$2500.

Motion by Anderson, seconded by McKellar, to amend the budget for economic development line item, for an increase from \$3K to \$4500.

DDA Roll Call: Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, Steele Y, Quinn Y.

Motion by McKellar, seconded by Steele that in good faith of the amendment approval, we will motion to pay \$2500 to Adam's Fly Fest from the economic development budget to pay to Kingsley Friends of the Library for the purposes of supporting the downtown businesses and economic growth by supporting the Festival within the district, driving foot traffic and visitors to the district in support of the DDA's goals.

DDA Roll Call: Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, Steele Y, Quinn Y.

2. Flowers & Watering

The DDA was approached by Melanie McCoy about watering the plants on behalf of the DDA. We will have to send a 1099- and route through The Village. She is asking for \$500 in labor. This would be part of the budget for economic funding that we are asking to amend. It was noted that we may not have paid as much as budgeted for snow removal, and that we have room in the budget.

Motion by McKellar, seconded by Quinn to spend up to \$500 for watering to Melanie McCoy (to be routed through Village) and \$324 for purchase of the flowers to The Village for a total of \$824.

DDA Roll Call: Anderson Y, Ascione Y, Ashmore Y, Burke Y, McKellar Y, Lajko Y, Steele Y, Quinn Y.

Old Business:

1. Update KCP and OHM Consultant (formally CIB) Project

Summary of properties and future plan. TIF program explained in detail. RRC Update presented by Max Anderson. Reiteration that there are no pre-conceived ideas as to what future use of property holds, and that there will be future sessions that will require community involvement. Justin and Eric presented short presentations and included updates and timelines as to where we are now.

Highlights of Project to Date:

- Assisted with vision for acquisition of properties
- Master Plan updates

- MEDC Collaboration through redevelopment ready communities
- Land Bank participation
- Zoning Analysis and Study (Suggests this project is very viable!)
- Identified Grant Opportunities

Next Steps:

- RFQ to include Village for the redevelopment sight
- Blight Elimination Request
- Recommendations for developer to DDA by July 2026
- Public Meeting held for community input by DDA to go into the RFP
- August 2026, aiming to enter into formal agreement by selected developer

Communications

1. Marketing Update by Max Anderson: Reminder for business coffee this Wednesday 5/6/2026 at 7:30a! Tuba parade last Friday, full page article in the Northern Express. Famer's Market 6/3/2026 opening. New park open all season!

Reports from the Board:

1. Village Council- Meeting next Tuesday. RRC, May 27th @ 1pm . Match on Main w/ Trace Cakes. \$25K with 10% match through MEDC. (Great example of RRC certification). Street Improvements; Columbus Street, coming soon. Patch hole on Eden Street from break in the water main. Certification for tree city from DNR. Charlie is looking for grant funding for sidewalks/walking trail to connect the school and civic center. Seeking grant for pickle ball courts.
2. Village PC- N/A
3. Township Board-. N/A
4. Township PC- N/A
5. Other

Financial Reports: Bank Statement Provided. Bank Account transition complete from FAFCU to Huntington.

Public Comment: Communication about future planning meetings. DDA is strongly encouraging the public to attend these. DDA is asking for those in attendance today to spread the word. DDA and Village will put this out via social media as a reminder. Someone asked for door to door or fliers to be handed out.

Other: - N/A

Motion by McKellar seconded by Ashmore to adjourn at 7:14p . All approved.

Kingsley Friends of the Library

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Kingsley, MI 49649
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March 1, 2026

Dear Kingsley DDA,

I am writing to request a donation/sponsorship of \$5,000 from the Kingsley DDA to help fund the 2026 Adam's Fly Festival. Many of you may know we were unable to host this event for the last two years due to losing our non-profit status in 2024 and then the park renovations that were not completed in time for 2025. We have regained our non-profit status and are working hard to bring this wonderful festival back for the Kingsley community.

The Kingsley Friends of the Library is a non-profit that helps support the Kingsley Branch Library to help fund their innovative community enrichment programming, just a few of which are the Holiday Open house, an Annual Kingsley High School Art Show, the Fancy Nancy RoyalTea Party, the March and Summer Reading Programs, literacy programs for all ages, and classes such as cooking, cheese making, and astronomy. We also purchase books to give away for many community events like March Reading Month, Kingsley Community Day, Fancy Nancy RoyalTea, and Kingsley Trunk r' Treat. Most recently we were able to donate over \$60,000 for the Kingsley Branch Library renovations. The Adam's Fly Festival is our only fundraiser that provides this essential funding.

In past years the Kingsley DDA was very generous, donating \$5,000 to help offset the costs of the festival. Due to not having the Adam's Fly Festival for two years we are essentially starting over and getting donations and sponsorships that we used to be able to count on may no longer be available to us. Therefore we need Kingsley DDA's help more than ever! We are aware that the Kingsley DDA has also taken on a large commitment for our community with the Kingsley Cornerstone Project and the funding we are asking for may not be possible. If you are unable to donate/sponsor the \$5,000 that was given in the past we just ask that you donate/sponsor as much as you can at this time.

Sincerely,

Mandy Quinn, KFOL Treasurer

*WAITING ON INVOICE FROM VILLAGE FOR FLOWERS