



Kingsley Downtown Development Meeting

207 South Brownson Ave, Kingsley, MI 49649

DDA MEETING

8/3/2026, 5:30PM

Meeting called to order at 5:35p by DDA Vice Chair, Mike Asicone

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

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

Motion by Steele and seconded by Quinn to approve DDA Meeting Minutes for the following meeting 7/15/2026.

Note: "XX" to be corrected for meeting call to order time

Public Input: None

New: None

New Business: None

Old Business:

- Update on KCP and Consultant (OHM) Progress:

1. Landbank/OHM RFQ for developers was posted for two weeks with no response. Concerns of RFQ being "too broad" as the rationale for zero movement on this. Plan is to move forward with posting RFP for qualifications to be sent with an end of August timeline. Dan Leonard from MEDC as well as OHM may have some qualified candidates

with experience who have expressed interest. Continued concerns expressed with the questionable service and response times lacking being received from OHM. There has been no accountability. Continued efforts and pressure has been put on. Next meeting with OHM will be this coming Thursday, 8/6/2026 which is the standing recurring weekly meeting on the calendar.

2. Demo – A total of eight contractors submitted bids. On July 31st a contractor located out of Bay City, Michigan who came in with lowest bid was selected for this project. It is anticipated that there will be enough funds leftover to utilize for other enhancements. Demo should be completed by the first part of September. Since this is a project managed by the County we do not anticipate being looped in on when exactly work will be done. It was again reiterated that anything that can be repurposed there are plans in motion for this, i.e. Steal to repurpose dugouts at Civic Center South.

- Village Services MOU:

1. With unified board agreement at the 7/15/26 DDA meeting designating Jetter and McKellar to formally review MOU and make modifications as needed, together Jetter and McKellar went over the MOU in great detail. There were some concerns addressed relating to who does what for each designated role. A few minor modifications were made to some of the language. The final MOU presented ultimately reflects great collaboration between the Village of Kingsley and the Kingsley Downtown Development Authority.
2. An update on the formal Community Development Director job posting – It was posted on Indeed, Traverse Connect's Creative Coast website, and the Village of Kingsley Facebook page. So far only one application has been submitted to date. Jetter is hopeful of having this position filled by September/October. The recruitment and interview process will consist of a designated three-member hiring committee that will consist of the Village Manager, one member of the Village Council, and one member of the DDA board.

Communications:

- Marketing Update – Jena VanWagner had another previous obligation already scheduled to attend so no updates at this meeting.

Reports from the Board:

- Village Council

1. Village Manager working on "Safe Routes to School" plan with MSU engineering. At the end of August and/or first part of September a walking study will be conducted with this collaboration. Hopeful to obtain an MDOT grant to help fund any safety concerns that are discovered during this study. If grant funding is denied the study will still be beneficial as we will have a solid engineered plan in place.

2. GoGov.com update – The official Village of Kingsley app is almost to official implementation. This new app is anticipated to be ready to go live in September. Village is excited for a seamless universal platform that will have the ability to pass along important alert communications via text, email, and Facebook. There are plans to connect with the community proactively to encourage sign-ups and to help provide guidance on how to use and navigate the new app. This app will also give the Village of Kingsley beneficial insight into real-time analytical data.
3. Some discussions were held on the tentative plans for the now vacated and unoccupied Kingsley Lumbar property. South Town and Socks to formulate a plan.
4. DTE relief grant awarded again this year trees to be planted. Looking to plan these up near orchards by high school.
5. Railroad company (Old Depot Lot) – Should anything ever happen with the rail system revamping things and heading this way Kingsley would be a designated stop on the master plan. There is currently not an approved plan in place for anything to happen with this, just continued ongoing discussions.
6. EV charging stations are still in the works. Jetter is currently in process of taking bids for running lines as well as looking at other affordable options for better charging ports.

Financial Reports: None

Public Comment:

Kingsley business owner Stacey Walton attended the meeting. She asked about plans and timelines related to the Kingsley Cornerstone Project.. Walton is advocating for the need for public community engagement and wishes there was more transparency around the direction this project is heading. Reassurance provided that when previous market analysis was done for the Master Plan, we know what the community does and does not want. Reassured Walton that public engagement sessions will happen. DDA stated that with more pressure on consultant firm this will help push clarity and alignment in communication methods. Allman mentioned using video marketing as a way to get updates out to the community that can be shared on social media platforms. Allman volunteered to help with this. It was suggested to ask VanWagner if she would be willing to help assist with this.

Other:

Quinn is advocating for the need to work toward better plans for getting information on meeting preparation, i.e. agenda, previous meeting minutes, etc. in our hands in a timelier fashion to allow for better review and preparation before scheduled meetings. It was mentioned that when the Community Development Director position is filled this will help with the organization of this.

Next Meeting: September 9, 2026, at 5:30 p.m. in the Village Community Room.

Motion by Quinn and seconded by Allman to adjourn at 6:36 p.m. All approved.