

**VILLAGE OF PINCKNEY
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
OFFICIAL MEETING MINUTES**

**Friday, May 8, 2026
Village Hall – Pinckney, Michigan**

CALL TO ORDER

The meeting was called to order at 9:30 AM.

ROLL CALL

Present:

- Jen Cooke
- Julie Amy
- Mike Carney
- Linda Seger
- Jim Jensen
- Jeff Buerman
- Martina Fenech
- Jo Self

Absent:

- Mike Szafranski
- Marie Butler

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Mike Carney made a motion to approve the agenda. Jim Jensen seconded the motion. All voted in favor. Motion carried unanimously.

APPROVAL OF APRIL 10, 2026, MEETING MINUTES

Julie Amy made a motion to approve the April 10, 2026 meeting minutes. Jim Jensen seconded the motion.

All voted in favor. Motion carried unanimously.

PUBLIC FORUM

Public forum opened at 9:35 AM.

No public comments were made.

Public forum closed at 9:35 AM.

CHAIRMAN'S REPORT

There was no Chairman's Report.

VILLAGE REPORT

Jeff Buerman presented the Village President's Report, which included updates on development projects, infrastructure, partnerships, ordinances, staffing, parks, recreation, and DDA initiatives. Supporting documents were included in the official packet.

Jeff reported the following development and construction updates:

Development & Construction Projects

- **Essence Micro Cannabis Store**
 - Coordinating with developers and staff to schedule a pre-construction meeting.
 - Initial site work completed.
 - Awaiting scheduling of the next construction meeting.
 - Giving up micro licenses and combining licenses into one location.
 - Construction anticipated to begin May 1 pending approval.

- **Lakeland Knoll**
 - Construction meeting scheduled to move project forward.
 - Developer targeting June 1 construction start date.
 - Utility planning underway.

- **Mugg & Bopps (New Gas Station)**
 - Final site plan review completed.
 - Awaiting final approval from the County and construction start meeting.
 - Construction expected to begin in late April.
 - Construction expected to be completed by mid-September.
 - Tanks in front of building to be down by May 15, 2026.

- **425 Dexter**
 - Roof replacement and permitting discussions continue.
 - Delays related to contractor availability and county coordination.
 - Roof replacement anticipated by July/August.

- **609 E. Main Street (Pole Barn / Building Project)**
 - Foundation work completed.
 - Building transition to metal structure completed.
 - Additional drainage and runoff work ongoing.
 - No further updates at this time.

- **Old Fire Station Redevelopment**
 - Approved for Special Land Use as a marijuana retailer.
 - Site plan and Planning Commission review ongoing.
 - Coordination continues with Village planner and engineer.
 - Site plan review anticipated May 13.

- **Essence Vacant Property**
 - Special land use approvals completed.
 - Awaiting site plan review and coordination.
 - New area planned for M-36 development.

- **Surf Internet Fiber Installation**
 - Permits approved.
 - Construction expected to begin soon.
 - Estimated completion timeline remains 6–8 months.

- **Pinckney Chrysler**
 - Pre-planning meetings completed.
 - Awaiting Planning Commission review.
 - Construction expected to begin in phases.
 - Underground retention system planned for front portion of site.

- **Cooke Coaching LLC (140 Main Street)**
 - Pre-planning meeting completed with no required changes.
 - Construction expected to begin late April.
 - Target completion anticipated by June 30.

- **Grants Place – 551 E. Hamburg Street**
 - Proposed conversion of St. Mary’s church into seven apartment units.
 - Working with MEDC and MSHDA grant processes.
 - Demo work anticipated to begin May 7, 2026.

Jeff also provided updates regarding:

Grants, Projects & Partnerships

- Pinckney Community Youth Development Initiative Grant (\$40,000)
- Social District Initiative discussions
- Recast City partnership
- Depot fundraising efforts
- Ongoing collaboration with the Brighton Chamber, SEMCOG, MEDC, and Livingston County partners.

Infrastructure Updates

- Water and sewer analysis remains underway.
- Proposed utility increases delayed pending audit completion.
- Current Village sewer and water systems continue operating at a deficit.

Staffing & Administration

- Continued records digitization efforts.
- Audit adjustments continue to be addressed.
- Office administrative improvements ongoing.

Parks & Recreation

- Park improvements continue throughout the Village.
- Lady Bond Park painting scheduled for May 2026.

- Parlay Park improvements nearing completion.

Jeff additionally reported:

- Greg Strine, who had previously intended to represent Bliss & Fish on the DDA, has moved out of the Village.
- Shadia, owner of Bliss & Fish, has expressed interest in serving as the new business representative and will be proposed to the Village Council.
- Another candidate is currently being considered for the DDA summer grounds and maintenance position.
- A Special Village Council budget meeting has been scheduled for May 18, 2026.

Jim Jensen discussed a long-term redevelopment vision for the former Pinckney Elementary School property involving mixed-use development with commercial space below and residential housing above. Mini Market included.

DPW REPORT

There was no DPW report.

OLD BUSINESS

Community Garden Update

Martina Fenech presented the 2026 Community Garden Season Update and Project Overview included in the meeting packet.

Discussion included:

- Weekly Sunday workdays beginning immediately.
- Raised bed relocation and site cleanup.
- Educational gardening spaces.
- Expanded food access planning.
- Volunteer coordination.
- Beautification efforts and gathering space development.

Additional features discussed from the project overview included:

- Limestone pathways
- Decorative lighting
- Children's engagement space
- Food donation area
- Community pantry expansion
- Seed library
- Railroad-themed entrance arch
- Composting systems
- Future educational workshops and events.

Martina reviewed the preliminary budget overview totaling approximately \$12,500, including:

- Hardscape pavers
- Pantry structure
- Garden beds
- Compost systems
- Lighting
- Entry feature arch
- Beautification planters and landscaping.

Discussion also included:

- Donations from community partners.
- Cooler system donations.
- Sponsorship opportunities.
- Community plot sustainability planning.

M-36 Street Lights

Discussion was held regarding replacement and repair of street lights along M-36.

No new updates were available. The DDA continues awaiting additional information from DTE.

2026–2027 DDA Budget

A budget committee meeting was scheduled for Friday, May 8, 2026 at 2:00 PM to finalize the proposed DDA budget for submission prior to the Village Council budget meeting.

SEMCOG Promotional Video

Discussion was held regarding the upcoming SEMCOG community promotional video scheduled for filming on June 5, 2026.

Businesses and residents were encouraged to participate and submit video or photo footage for possible inclusion.

The project is being provided at no cost through existing SEMCOG membership participation.

NEW BUSINESS

Greater Brighton Chamber / R2 Communications Presentation

Rob Hopman and Scott Storey presented information regarding regional marketing, tourism promotion, community branding, and collaborative media partnerships. Supporting presentation materials were included in the official packet.

Topics discussed included:

- Community branding
- Tourism visibility
- Business engagement
- Strategic storytelling
- Multimedia promotion
- Shared regional partnerships

Presentation materials highlighted:

- “Powering a Community”
- Building a clear community vision
- Community engagement strategies
- Tourism and economic development partnerships
- Action planning and implementation frameworks.

Julie Amy made a motion to continue working with Scott Storey and related partners to share content for development of the promotional video, with the understanding that the DDA and Village would review the video before public release. Jim Jensen seconded the motion.

All voted in favor. Motion carried unanimously.

Redevelopment Ready Communities (RRC)

Jo Self discussed the Village's previous Redevelopment Ready Communities certification through MEDC.

Discussion included:

- Previous certification status.
- Current efforts to regain certification.
- Grant opportunities connected to certification.
- Long-term redevelopment planning.

Linda Seger expressed interest in participating in the process.

Recast City Initiative

Jo Self discussed ongoing participation with Recast City.

Discussion focused on:

- Information gathering with business owners.
- Main Street revitalization.
- Organizational and policy improvement.
- Downtown economic development strategies.

Village Column / Community Information Initiative

Martina Fenech discussed the development of a Village-focused communication platform intended to:

- Increase transparency.
- Share factual Village information directly.
- Reduce misinformation.
- Connect residents with official resources and programs.

Discussion included sharing access information through the Village water bills.

Community Tourism Action Plan (CTAP)

Jo Self discussed CTAP tourism planning and grant opportunities.

Discussion included:

- Developing Pinckney as a staycation destination.
- Tourism-driven economic development.
- Event-driven foot traffic strategies.
- Alignment with RRC, SEMCOG, Recast City, and MEDC initiatives.

RECAP / UPCOMING EVENTS

Pinckney Business Owners!! Meeting Recap

Julie Amy reported on the Pinckney Business Owners meeting held the previous evening.

Discussion included:

- Strong turnout and community participation.
- Representation from the Greater Brighton Area Chamber of Commerce.
- Participation from the PPHH Chamber chapter.
- Guest speaker Caroline from Explore Brighton presenting on:
 - Extraordinary customer service
 - Tourism engagement
 - Certified Tourism Ambassador (CTA) programming

Discussion included potential plans to host a future CTA class locally.

Memorial Day Parade

Discussion was held regarding the upcoming Memorial Day Parade scheduled for May 25, 2026 at 1:00 PM.

Additional details included:

- Staging begins at 12:30 PM at People's Church.
- Future parades will follow the same established route as the St. Patrick's Day Parade for consistency and predictability.

Movie Nights in the Park

Jo Self- A discussion was held regarding Movie Nights in the Park.

Current plans include:

- Last Saturdays of June, July, August, and September.
- Community movie selection polls via social media.
- September Family Fun Day featuring:
 - Lakelands Trail bike ride
 - Captain Frosty stop
 - Evening movie event

October movie planning remains under consideration.

Art in the Park

A discussion was held regarding Village representation at downtown events.

Village offices, DDA members, Planning Commission, and Village Council representatives will coordinate staffing at informational tents and community engagement stations during events.

Jo Self will distribute a Sign-Up Genius for volunteer scheduling.

PUBLIC FORUM

Public forum reopened at 11:04 AM.

Public forum closed at 11:04 AM.

MEMBER DISCUSSION

Discussion included:

- Potential Fourth of July celebrations
- Erin Hamilton from the Mushroom Conservatory participated virtually and discussed interest in supporting a community potluck event during Fourth of July celebrations.
- Volunteer sustainability concerns
- Community decorations and recognition efforts
- Event pacing and volunteer burnout prevention

Additional announcements included:

- Nauti Mi fifth anniversary celebration
- North Star Reach events and volunteer weekends
- EMS and Fire Department ribbon cutting and open house
- Bliss & Fish anniversary celebration
- Additional summer community programming and events

ADJOURNMENT

Mike Carney made a motion to adjourn the meeting. Linda Seger seconded the motion. All voted in favor. Motion carried unanimously. The meeting adjourned.

Mike Szafranski – DDA Chair

Julie Amy – DDA Secretary