

Description of the Need for Expansion of the Downtown Development Authority District

The Village of Pinckney proposes to expand the boundaries of the Downtown Development Authority District to support economic development, improve community infrastructure, and enhance the vitality of the downtown area and its gateway corridors.

The current DDA boundary was established to support the historic downtown core. However, several properties adjacent to the district have become critical to the future redevelopment, public infrastructure, and economic growth of the Village. Expanding the district will allow these areas to participate in and benefit from the DDA's development initiatives.

One primary reason for the proposed expansion is to support relocation of the **Pinckney Community Garden** to parcels near **People's Church**. This relocation will allow the Village to better utilize existing land resources while improving access, visibility, and long-term sustainability of the community garden. Inclusion within the DDA district will allow the Authority to assist with site improvements such as access, parking, landscaping, and infrastructure needed to support this important community amenity.

The expansion will also allow the DDA to support **additional public parking improvements needed for large community events**. Pinckney hosts several events throughout the year that attract visitors to the downtown area. Expanding the district will allow the DDA to assist with planning and development of additional parking areas to better accommodate visitors and support local businesses during these events.

The proposed boundary expansion also includes properties extending west toward the **former elementary school site (Means Project)**. This property currently contains a partially constructed structure from a previously cancelled redevelopment project. Including this parcel within the DDA district will allow the Village and the DDA to work collaboratively to encourage redevelopment of the site and attract a new project that will bring investment, housing, or commercial activity back to the property.

Additionally, the Village proposes including the **Village Hall property** within the DDA district. This will allow the DDA to support improvements that enhance the western entrance to the Village, including potential streetscape improvements and installation of a **community marquee or gateway sign** that will promote local events and improve visibility for visitors entering downtown.

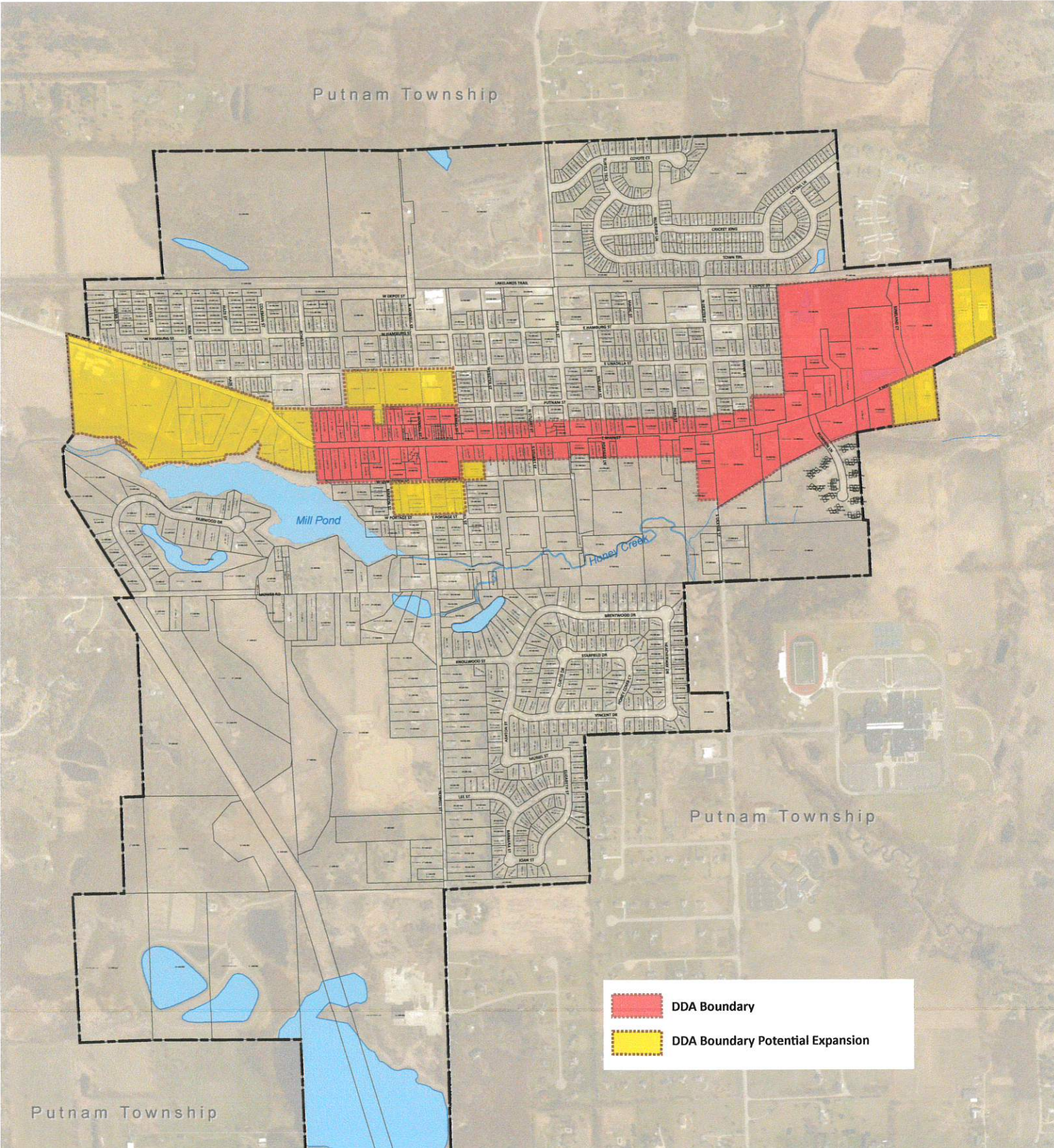
Finally, the expansion area includes **two vacant parcels and two existing businesses on the East side of the Village** that have expressed interest in participating in the DDA district. These properties represent opportunities for building rehabilitation, façade improvements, and redevelopment that can strengthen the commercial corridor and support the overall economic health of the Village.



Overall, expanding the Downtown Development Authority District will:

- support redevelopment of key underutilized properties
- improve infrastructure and parking for community events.
- strengthen gateway entrances into the Village.
- assist existing businesses with building improvements.
- support community amenities such as the relocated community garden
- encourage new investment in strategically important parcels.

By expanding the district boundary to include these areas, the Village of Pinckney and the Downtown Development Authority will be better positioned to guide redevelopment, support local businesses, and enhance the long-term vitality of the community.

Village of Pinckney Downtown Development Authority Boundary



	DDA Boundary
	DDA Boundary Potential Expansion

Parcel Tax ID	Owner	Property Address	City	State	Tax Value	Mailing Address
4714-22-300-003	TH MEANS MAAB PARTNERSHIP LLC	935 M-36	Pinckney	MI	\$296,926.00	680 GOLF CREST, DEARBORN, MI, 48124
4714-22-401-153	THE MEANS MAAB PARTNERSHIP LLC	936 M-36	Pinckney	MI	\$34,248.00	1585 MEADOWSIDE DR, ANN ARBOR, MI, 48104
4714-22-401-154	VILLAGE OF PINCKNEY CEMETERY	645 MAIN	Pinckney	MI	\$0.00	220 S Howell St Pinckney MI
4714-22-401-021	VILLAGE OF PINCKNEY CEMETERY	646 MAIN	Pinckney	MI	\$0.00	221 S Howell St Pinckney MI
4714-22-401-022	MARSHALL, GERALD TRUST	517 W Main St	Pinckney	MI	\$44,922.00	9490 CEDAR LAKE RD, Pinckney MI 48169
4714-22-401-023	ADAMS, RICKY	387 Main St	Pinckney	MI	\$221.00	
4714-22-404-016	ADAMS, RICKY	387 W Main St	Pinckney	MI	\$86,851.00	
4714-22-404-015	PULTORAK, MORGAN	379 W MAIN ST	Pinckney	MI	\$85,437.00	
4714-22-404-014	RINGLE, LAWRENCE & MINDY	373 W MAIN ST	Pinckney	MI	\$51,979.00	
4714-22-404-013	LEE, TRACYE	369 W MAIN ST	Pinckney	MI	\$103,392.00	
4714-22-403-035	PEOPLES CHURCH OF PINCKNEY	500 W MAIN ST	Pinckney	MI	\$0.00	425 UNADILLA, Pinckney MI 48169
4714-22-403-003	PEOPLES CHURCH OF PINCKNEY	VL	Pinckney	MI	\$0.00	426 UNADILLA, Pinckney MI 48169
4714-22-403-002	PEOPLES CHURCH OF PINCKNEY	500 W MAIN	Pinckney	MI	\$0.00	427 UNADILLA, Pinckney MI 48169
4714-22-403-001	PEOPLES CHURCH OF PINCKNEY	501 W MAIN	Pinckney	MI	\$0.00	428 UNADILLA, Pinckney MI 48169
4714-23-302-012	PINCKNEY COMMUNITY PUBLIC LIBRARY	125 PUTNAM ST	Pinckney	MI	\$0.00	
4714-22-403-015	PERKINS, DANIEL	0 W MAIN	Pinckney	MI	\$37,509.00	5510 HINCHEY, Howell MI 48843
4714-22-404-026	MCDONNELL, VALERIE	207 MARION ST	Pinckney	MI	\$94,977.00	
4714-22-404-035	GRENKE, GEORGE III & MARY	137 W PORTAGE ST	Pinckney	MI	\$73,182.00	
4714-22-404-027	MELENDEZ, FRANCISCO & CARLOS	242 S HOWELL ST	Pinckney	MI	\$95,705.00	
4714-22-404-028	LOY, LANNES II & KLEINSTEUBER, CARL	236 S HOWELL ST	Pinckney	MI	\$83,812.00	
4714-22-404-025	VILLAGE OF PINCKNEY	220 S Howell	Pinckney	MI	\$0.00	
4714-23-303-023	WHITE, PAUL & AMY	115 E PORTAGE ST	Pinckney	MI	\$57,017.00	
4714-23-303-043	WYNN, AARON & HOOVER, BRANDON	250 S MILL ST	Pinckney	MI	\$30,360.00	15615 GRAVES RD, Pinckney MI 48169
4714-23-303-024	WYNN, AARON & HOOVER, BRANDON	250 S MILL ST	Pinckney	MI	\$128,389.00	15616 GRAVES RD, Pinckney MI 48169
4714-23-303-021	BUERS, DOUGLAS & TIFFANY CRAIG	140 E LIVINGSTON ST	Pinckney	MI	\$118,145.00	
4714-23-303-022	SKI SONS INVESTMENT LLC	120 LIVINGSTON	Pinckney	MI	\$126,548.00	1975 SUNDANCE RIDGE, Howell MI 48843
4714-23-303-012	SABO, SHASTA & SCENIAK, MICHAEL	147 S MILL	Pinckney	MI	\$144,528.00	
4714-23-400-019	UNITED STATES POSTAL SERVICE	1325 E M 36	Pinckney	MI	\$0.00	62 STRATFORD DR, Bloomingdale IL 60117
4714-23-400-020	GASSO GROUP LLC	1343 M-36	Pinckney	MI	\$451,543.00	20320 W EIGHT MILE RD, Southfield MI 48075
4714-23-400-006	SUNDANCE INC	1278 E M36	Pinckney	MI	\$206,832.00	7915 KENSINGTON CT, Brighton MI 48116
4714-23-400-007	M36 DEVELOPMENT LLC	1268 E M36	Pinckney	MI	\$39,000.00	50026 DRAKES BAY DR, Novi MI 48374
4714-23-400-008	M36 DEVELOPMENT LLC	0 M-36	Pinckney	MI	\$39,000.00	50027 DRAKES BAY DR, Novi MI 48374

DATE: March 9, 2026

**RESOLUTION OF THE PINCKNEY DOWNTOWN DEVELOPMENT AUTHORITY
RECOMMENDING EXPANSION OF THE DDA DISTRICT
AND AMENDMENT OF THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

WHEREAS, the Village of Pinckney established the Pinckney Downtown Development Authority pursuant to the Recodified Tax Increment Financing Act, Public Act 57 of 2018; and

WHEREAS, the Pinckney Downtown Development Authority is authorized to promote economic growth, redevelopment, and public improvements within the downtown district; and

WHEREAS, the DDA Board has determined that expanding the boundaries of the existing DDA district will further the development and revitalization of the downtown area and support future public improvements; and

WHEREAS, the proposed expansion area is contiguous to the existing DDA district and includes properties that will benefit from inclusion in the Development Plan and Tax Increment Financing Plan;

NOW THEREFORE BE IT RESOLVED that the Pinckney Downtown Development Authority Board recommends that the Village Council amend the boundaries of the Downtown Development Authority District as shown on the attached map and parcel list.

BE IT FURTHER RESOLVED that the DDA Board recommends adoption of the amended Development Plan and Tax Increment Financing Plan reflecting the proposed district expansion.

BE IT FURTHER RESOLVED that the DDA Board requests the Village Council schedule the required public hearing and initiate the statutory process to amend the DDA district boundaries pursuant to Public Act 57 of 2018.

VILLAGE OF PINCKNEY

RESOLUTION NO. 2026-_____

DATE: March 9, 2026

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption by the DDA Village of Pinckney and publication in accordance with applicable law.

X

Mike Szafranski
DDA Chair Village of Pinckney

X

Julie Amy
DDA Secretary

DDA Member Julie Amy offered the foregoing Resolution and moved its adoption. The motion was seconded by DDA Member Mike Carney , and upon being put to a vote, the vote was as follows:

Mike Szafranski, DDA President	YES
Jenifer Cook DDA Vice Chair	YES
Julie Amy DDA Secretary	YES
Marie Butler DDA Member	YES
Jim Jensen DDA Member	YES
Mike Carney DDA Member	YES
Linda Segar DDA Member	Yes
Gregary Strine DDA Member	Yes
Jeff Buerman Village President	Yes

The President thereupon declared this Resolution approved and adopted by the Village of Council of the Village of Pinckney this 13th day of March 2026.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. _____ adopted by the DDA of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Monday March 13, 2026.

Village of Pinckney
Downtown Development Authority (DDA)
Official Meeting Minutes
Friday, March 13, 2026

1. Call to Order

The meeting was called to order at **9:30 a.m.**

2. Roll Call

Members Present:

Michael Szafranski, Chair

Jen Cooke, Vice Chair

Julie Amy, Secretary

Marie Butler

Mike Carney

Greg Strine

Jim Jensen

Jeff Buerman

Martina Fenech

Members Absent:

Linda Seger

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Approval of Agenda

Motion by **Jen Cooke** to approve the agenda.

Seconded by **Martina Fenech**.

Motion carried unanimously.

5. Approval of Previous Meeting Minutes

Motion by **Marie Butler** to approve the minutes from the previous meeting.

Seconded by **Mike Carney**.

Motion carried unanimously.

6. Public Forum

Opened at **9:33 a.m.**

Closed at **9:33 a.m.**

Reports

Chairman's Report

Chairman Michael Szafranski noted that his report was embedded within the agenda and would be addressed throughout the meeting.

Village Report – Jeff Buerman

- Discussion regarding a **\$234.13 invoice** from the Township for welcome bags provided to new residents. No prior agreement existed for cost-sharing.
 - **Julie Amy** will follow up with Cheryl for clarification.
- A **special budget meeting** is scheduled for **March 23 at 9:00 a.m.**
- Update on **DDA expansion** to be discussed later in the agenda.
- Legal update: **lawsuit** because of Mugg & Bopps postponed to June.
- Two marijuana licenses approved; one moving forward, one currently stalling.
- Future consideration to eliminate micro licenses.

DPW Report

Deferred to New Business.

Old Business

Community Garden

- Will remain in its **current location for the 2026 growing season.**
- Committee exploring enhancements:
 - Movable pavillion
 - Walking path
 - Lighting improvements
- Martina Fenech has prepared marketing materials for plot rentals.

Motion by Jeff Buerman to maintain the current location and continue committee planning.

Seconded by Martina Fenech.

Roll call vote: **Unanimous approval.**

Streetlights (M-36)

- DTE has completed work on 10 lights; quality concerns noted.
- Continued coordination with DPW to ensure proper completion.

Beautification Project (Treescape)

- Marie Butler presented updated cost estimates:
 - Fiberglass: ~\$6,000 per tree (10–20-year lifespan)
 - Steel: ~\$20,000 per tree (long-term durability)
 - Bronze: highest cost, 50–100-year lifespan
- Estimated total project cost: **~\$80,000.**
- Discussion emphasized durability, longevity vs. cost.

Marion & M-36 Property

- Discovery: The village holds responsibility for part of the diner parking lot due to the agreement made by a previous administration.
- This limitation caused a potential buyer to withdraw.
- No current active buyers.

DDA District Expansion

- Two proposed maps (A & B) were reviewed.

Motion by Julie Amy to adopt a resolution to amend the DDA district using **Map B**.

Seconded by Mike Carney.

Discussion included:

- Notification process to affected property owners.
- Public notice and hearing requirements
- Council ordinance approval and county recording
- Clarification: **No tax increase**, only reallocation of captured value

Roll call vote: **Unanimous approval.**

Welcome Packages

Previously discussed; pending clarification.

New Business

Village Pantry Proposal (Tina & Stewart Hall)

- Proposal for an upgraded, visually appealing food pantry structure at Village Hall.
- Features:
 - Weather protection
 - Visibility of contents
 - Functional design
- Potential collaboration with community members from other agencies (Farley Food Bank, St. Mary's, etc.)
- Suggested placement: north side of building.

Motion by Julie Amy to form a committee to develop and improve the pantry.

Seconded by Greg Strine.

Roll call vote: **Unanimous approval.**

Pinckney Business Owners Update – Julie Amy

- Strong participation at the recent meeting.
- Topics:
 - Community event involvement
 - Business engagement levels
 - Event logistics and ROI
- Guest speaker: Scott Storey (Brighton Chamber)
 - Benefits of Chamber membership
 - Business visibility strategies
 - Personal & professional benefits to community engagement

Welcome New Member

Jim Jensen was formally welcomed to the DDA.

Budget Committee

- DDA approaching first anniversary.
- Current financials:
 - Approx. **\$210,000 balance**
 - Approx. **\$61,000 spent.**

- Budget Committee Members:
 - Linda Seger
 - Julie Amy
 - Michael Szafranski
 - Jim Jensen
- Jim Jensen to gather Fall Festival budget expectations from Heritage Vintage Markets.

Recap & Upcoming Events

St. Patrick's Day Parade

- Scheduled for **March 14**
- All preparations complete.

Pure Michigan 20th Anniversary

- Deferred to future meeting.

Depot Fundraising

- \$2,000 raised to date; approximately \$4,000 still needed.
- The building is now classified as **historical**, adding complexity.
- Discussion on adaptive reuse strategies.

Memorial Day Parade

- Will follow established structure with emphasis on **commemorative tone**.

Public Forum

Opened at **10:58 a.m.**

Closed at **10:58 a.m.**

Member Discussion

Mural Initiative

- Proposal for murals tied to:
 - America's 250th Anniversary
 - Pinckney's 180th Anniversary
- Goals:
 - Increase tourism and social media engagement.
 - Community involvement (including schools)

Motion by Greg Strine to form a mural committee.

Seconded by Jen Cooke.

Roll call vote: **Unanimous approval.**

Fall Festival Follow-Up

- Jim Jensen to coordinate with organizers and the committee.

DDA Membership Eligibility

- Mike Carney noted the potential need to step down if property ownership changes.

- Possible solution: district boundary adjustment to retain eligibility.
- To be revisited at a future meeting.

Adjournment

Motion to adjourn by **Julie Amy** at **11:09 a.m.**

Seconded by **Jen Cooke**.

Motion carried unanimously.

Michael Szafranski, Chair

Julie Amy, Secretary

DATE: April 13th, 2026

RESOLUTION TO ACCEPT THE PROPOSED AMENDMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AND TO SCHEDULE A PUBLIC HEARING

WHEREAS,

the Village of Pinckney Downtown Development Authority (DDA) has adopted a resolution recommending an amendment to the DDA Development Plan and Tax Increment Financing Plan, including an expansion of the DDA district boundaries; and

WHEREAS,

the proposed amendment includes additional properties that are contiguous to the existing district and are intended to support redevelopment, infrastructure improvements, public amenities, and economic growth within the Village; and

WHEREAS,

the Village Council has received and reviewed the proposed Amended Development Plan and Amended Tax Increment Financing Plan; and

WHEREAS,

pursuant to the Recodified Tax Increment Financing Act, Public Act 57 of 2018, the Village Council must hold a public hearing prior to approving such amendments;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Village Council hereby **accepts the proposed Amended Development Plan and Amended Tax Increment Financing Plan for review purposes.**
2. The Village Council hereby **determines that it is appropriate to proceed with the statutory process** for consideration of the proposed amendment and expansion of the Downtown Development Authority district.
3. A **public hearing shall be held on April 6, 2026, at [insert time] at [insert location]** to receive public comment on the proposed amendment to the Development Plan, Tax Increment Financing Plan, and expansion of the DDA district boundaries.
4. The Village Clerk is hereby directed to:
 - o provide notice of the public hearing as required by law.
 - o mail notice to property owners within the proposed district
 - o send required notices to all taxing jurisdictions.
 - o publish notice in a newspaper of general circulation.

DATE: April 13th, 2026

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption by the Pickney Village Council and publication in accordance with applicable law.

X

Jeffrey A Buerman
President Village of Pinckney

X

Andrea McCall
Clerk Village of Pinckney

Village Council Member _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Jeffrey A Buerman, President	_____
Justin Bierman – President Pro-temp	_____
Stacy Conquest, Trustee	_____
Rob Coppersmith, Trustee	_____
_____, Trustee	_____
Nick Kane, Trustee	_____
Jo Self, Trustee	_____

The President thereupon declared this Resolution approved and adopted by the Village of Council of the Village of Pinckney this 9th day of March, 2026.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. _____ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Monday March 9, 2026.

X

Andrea McCall
Village Clerk