

**DRAFT
VILLAGE OF PINCKNEY
DOWNTOWN DEVELOPMENT AUTHORITY
MONDAY, JUNE 3, 2024**

CALL TO ORDER:

The meeting was called to order by Chairperson Oliver at 7:35 p.m.

Present: Savanna Gee
 Deborah Grischke
 Joseph Hartman
 Ted Kinczkowski
 Alex Smith
 Christine Oliver
 Trisha Wagner

Also Present: Julie Durkin, Zoning Administrator & Planner Lucie Fortin (via Teams)

APPROVAL OF AGENDA:

Motion by Wagner, supported by Smith

To approve the agenda as presented

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

APPROVAL OF MINUTES:

Motion by Grischke, supported by Gee

To approve the minutes of the June 3, 2024 regular meeting as presented

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

REPORTS: None

OLD BUSINESS:

1. Budget Discussion

ZA Durkin stated that as discussed at the last meeting, an additional \$6,000 was added to the Community Beautification line item for a third set of new banners. Also, \$200 was added for maintenance of the sprinklers downtown, which was simply an oversight. The total expenditures proposed is \$156,361 and the Board is required to make a recommendation to Council for approval.

Motion by Grischke, supported by Gee

To approve and recommend to Village Council the adoption of the proposed 2024-2025 Fiscal year budget as presented with a total expenditure of \$156,361

ROLL CALL VOTE: Gee – Yes
 Grischke - Yes

Hartman - Yes
Kinczkowski - Yes
Smith - Yes
Wagner - Yes
Oliver – Yes

MOTION CARRIED

NEW BUSINESS:

1. Marketing Strategy & Economic Development Strategy

ZA Durkin stated that both of these items are required for re-certification for the Redevelopment Ready Program. There is a lot of information including goals, objectives, plans, etc. She stated that she has taken the information from the Master Plan, Parks and Rec Master Plan and other documents. The population information, trends, etc. has been taken using SEMCOG and other pools of information. She is looking for suggested changes, additional information you would like included, etc. Member Grischke stated that she appreciates all of the work that has been put into these documents.

ZA Durkin stated that there is a lot of information, so if additional time is needed, we can take more time. There is no deadline to accomplish these items. As we adopt these things, we just cross them off the list.

The question was asked if these are new requirements. Durkin stated the Economic Development Strategy had been required and was done in 2017, but there are several changes. She further stated that the Powerpoint presentation was prepared using information that had been previously provided by New Moon, which was a company that the Board hired several years ago to develop the logo, brand, etc.

Member Kinczkowski stated that a lot of work has gone into the process, and it is well worth it to take the time to renew it. Contrary to what some might think, we have made it much easier to work with the Village. We have streamlined a lot of processes, changed submittal timelines, etc.

It was stated that there is a lot of information, and they need more time to make a thorough review and absorb it.

Motion by Grischke, supported by Wagner

To table discussion of the Marketing & Economic Development strategies to allow additional time for review

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

2. Inquiry - 135 W. Main

ZA Durkin stated that we have received an inquiry as to the availability of 135 W. Main for purchase. In 2019 with the help of the Redevelopment Ready, a lot of work was put into marketing of the property. Unfortunately, with the timing of COVID, it did not go anywhere. Of course, since then, the community garden was put in, and it is no longer listed on the MEDC/Ann Arbor Sparks websites as an available property. At this point, we are looking to see if there is an interest in selling the property. If there is, she would suggest that some type of additional market study be done and determine the current market value. If there is interest, we can talk about moving the community garden. There may be other village owned property it could be moved to.

Member Kinczkowski asked if this is a Brownfield parcel. Durkin stated that she would have to check, but she did not see anything indicating that. Member Hartman stated that when we started the community garden, it was done with the understanding that if someone wanted to buy it, that would take precedence. Durkin stated that there were also

grant monies provided for the garden as well which should be considered. Further discussion was held on relocating the garden. It was stated that we would have to look at our options.

Discussion was held on the potential problems with the lot including the foundation from the previous building. Discussion was held on most of that being removed when the parking lot was installed.

Discussion was held on the need for a viable business in that location. Further discussion was held on the inquiry being for an ice cream shop.

Discussion was held on how to proceed including a market analysis, determining a price, etc. If there is no interest, we simply do nothing.

Motion by Hartman, supported by Smith

To direct the Zoning Administrator to begin the process of investigating the sale of 135 W. Main

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

3. Approval of Payables

Motion by Kinczkowski, supported by Wagner

To approve the payables for May in the amount of \$2,993.41

ROLL CALL VOTE: Gee – Yes
 Grischke - Yes
 Hartman - Yes
 Kinczkowski - Yes
 Smith - Yes
 Wagner - Yes
 Oliver – Yes

MOTION CARRIED

PUBLIC FORUM:

Chairperson Oliver opened public forum at 7:51 p.m.

Jen Cook of 140 W. Main discussed the need to promote the sale of the property so that multiple people can bid on it and find the right fit. It should be developed in the best way possible for our downtown community.

Rick Beaudin of 9676 Zukey Drive stated that the Village has never had a real estate agent promote the property. If you are going to sell the property, you need to interview agents and promote to get the most you can and find the best use. This should not simply be promoted on the village website.

ZA Durkin stated that this did go through a Request for Qualifications (RFQ) to find someone to work with the village and develop the property.

Robert Lesz of 2156 Tiplady stated that he would like the DDA to focus on bringing in some type of anchor restaurant. He believes that is the key to attracting more people and more business

Hearing no further public comment, public forum was closed at 8:00 p.m.

MEMBER DISCUSSION:

Discussion was held on the success of Art In the Park.

ADJOURNMENT:

Motion by Hartman, supported by Grischke

To adjourn the regular DDA meeting at 8:01 p.m.

VOTE: Ayes: 7 Nays: 0 Absent: 0 MOTION CARRIED

Respectfully submitted,

Christine Oliver, Chairperson

Julie Durkin, Zoning Administrator
Recording Secretary