

June 4, 2025 Pellston DDA Meeting Minutes

Call to order 7:09pm

Attendees: Will, Diane, Larry, Jim, Jane, Dennis, Memory

Public: Linda, Council of Governments

Quorum with 7

Agenda

Updated

Approved: Jim , second: Diane. Approved.

Minutes**No Quorum in May**

Read minutes. Motion: Jim. Second: Jane
Approved.

Budget

Balance 75,208 (not counting CD)

CD has been set up to renew every three months, when there is a window for removing funds.

Trailhead

Bidding is out for the Trailhead.
By August construction should start.

Summer Picnic

Still planning a summer picnic but will occur in July due to planned US-31 roadwork.
Paving in Pellston will be June 21.

PFAS

PFAS meeting is planned 6pm-8pm June 4 at the High School auditorium with EGLE, Emmet County, OHM and Health Department and other representatives.

Community Meeting has been well advertised... door-to-door, TV, newspaper.

Goal is to make people more informed.

Village expects a \$20M grant of \$44M total. Hoping more will be found in other agencies.

New wells are still being drilled in new housing and in the trailhead.

Google Search: "emmet county airport pfas contamination"

Google Search: "PlumeStop PFAS" for general PFAS geology information

Web Site

pellstonmi.com - Village of Pellston

New Business

None.

NLEA / NEMCOG TIF Plan

NEMCOG Northeast Michigan Council of Government

Linda is presenting TIF plan update.

Current TIF plan was written in 2003.

Will, Jim, and Diane were on the original organizing committee.

Listening to what is the vision for downtown.

Survey suggests improvements.

Discussion: What is needed in Pellston?

When was the DDA formed? 2003.

Streetscape was done in 2014.

Residential area is growing very fast. Due to affordability.

Downtown beautification including flowers, Christmas, etc.

Bike trail is not paved out of the village.

No signage of I75.

No Rotary Club, No chamber of commerce.

Currently Pellston is a "bedroom community".

Pellston is a wonderful place to live. Walkable community, close to schools, etc.

Planning commission is rezoning NE corner for residential from industrial

Are there general idea of how long the plan should be for?

If it is a 20 year plan... what are the big goals?

Keep the plan high level and allow operations.

- 1) Create a vibrant downtown business community. DDA should work toward improving and increasing the number of business with a diversity of business.
 - 1) Attract restaurants
 - 2) Re-open the bank as a full service bank.
 - 3) Attract tourism, breweries, and boutiques
 - 4) Make the downtown attractive to drive-through traffic
- 2) Create manufacturing or airport industry to increase tax base
- 3) Enable redevelopment of the Historic Downtown district to improve buildings.
 - 1) Expand the museum to attract more tourists.
- 4) Improve infrastructure and park. Take advantage of the new Trailhead for
- 5) Grow the population to grow existing businesses, e.g. medical center.
- 6) Municipal water may increase population and businesses.
- 7) Reduce the number of unused businesses, dead lots, and empty properties. Better utilization of existing properties.
- 8) Many buildings in downtown need facade development. Grants and incentives should be available.
- 9) Take advantage of the Maple River to attract recreation uses, fishing etc.
- 10) Pioneer Park sports complex... baseball, pickleball, sledding.

Next steps: Document concerns. Create a strategic plan for the DDA. Will be a mix of strategic goals ("Keep downtown beautiful") as well as specific projects such as expanding the museum.

Need photos for the plan.

Meeting is scheduled for August to discuss next steps.

Next meeting July 1, 2025

Motion to Adjourn: Memory, Second: Jane

Approved: Unanimous

Adjourn at 8:15pm