

**CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
7:30 A.M, THURSDAY, FEBRUARY 19, 2009**

**Present: Jackson, Feeney, Galvin, Heydlauff, Holman, Morrel-Samuels, Myles, Pierce, Schwarz, Hanifan**

**Absent: Flintoft, Frisinger, Winans**

**Others Present: Kristen van Reesema, Chelsea District Library; Todd Napieralski DDS, Brian Wisniewski DDS; Craig Common, Sounds & Sights Committee Chair; Cathy Clark, Tom Diab of Chelsea Area Historical Society; Scott McElrath; Steve Brouwer of A. R. Brouwer Co.**

1. President Jackson opened the meeting at 7:30 a.m. In consideration of guests' time, the agenda was changed to allow those with presentations to present first.
2. **Motion by Pierce, second by Schwarz to approve the minutes of the January 15, 2009 Board of Directors meeting. Motion carried.**
3. Public participation: Kristen van Reesema introduced herself as library representative; Cathy Clark inquired about the date for the visioning session.
4. Sounds & Sights report – Craig Common presented the report from 2008 S & S and the budget for the 2009 event. The income for 2008 was \$75,957 including the starting balance of \$4,097, with expenses of \$58,947.62. which leaves a current balance of \$17,009.38. The budget for 2009 lists receipts of \$91,509.38 including starting balance, and expenses of \$56,550. The goal is to reduce the DDA annual contribution over the next few years. Craig thinks expenses for this year will be less than budgeted. There will be a wine fund raiser at the Common Grill on April 27. The concert fund raiser will be held Thursday July 23 before Summerfest on 24th. There might be an indoor fund raising concert in 2010. Auditions will be held April 20 at the Grill. The event format will be essentially the same with some stages moved and an open mike area.
5. Chelsea Area Historical Society – Tom Diab With a power point presentation, Diab make a pitch for a historical museum and information center in the Longworth Building. He highlighted the many outstanding buildings and attraction in the city and spoke of the value of historical tourism. They have financial resources to contribute and would staff a museum with a paid employee. A 1600 sq. ft. space would be sufficient.
6. Napieralski parking lot update – The question was asked whether the DDA was still interested in working with them on developing the parking lot. A resounding “yes” was the answer. Todd and Brian were concerned with language in latest contract. Jim Myles, Mark Heydlauff, Mike Jackson and Palmer Morrel-Samuels will meet with them to work out an acceptable contract.
7. A. R. Brouwer Co. preliminary estimate discussion– Steve Brouwer reviewed his proposal. The general discussion revolved around the vision for Longworth property and how to return it to economic viability in a financially responsible way. Historical Society has a benefactor who might contribute to a museum. This project cannot override every other project such as Napieralski's lot. A WORK SESSION is scheduled for 7:30 a.m., March 5<sup>th</sup> at the office with the adjacent property owners. Lincoln Poley will be invited to explain the project to date.
8. Holiday Lighting presentation – Tom Kladzyck – The LED lights are on brown cords which are inconspicuous when left up all year. If the trees are trimmed, they will require fewer lights and less time to install. He will meet with Floyd Boyce to discuss trimming. These lights use 20% of energy of incandescent bulbs. Any first year failure is replaced without cost. When asked about replacement trees, he suggested a type of hawthorne. The cost for 28 trees in approximately \$26,000.

9. Art Walk report – Patti Schwarz – The grant has been submitted to MCACA. Amythst Romero of River Gallery will be in charge of the project. Next effort is to get website up and running and attract a well known artist as juror.

*The DDA Board wants the public to know that it unanimously supported this project and the City is the sponsoring organization for the grant.*

10. Maintenance – Craig Maier – It was brought to board's attention that the wood fence next to the parking lot on Park Street is falling apart. The estimate to replace it is about \$730. The board asked Maier to get estimates on replacing it with wrought iron which matches across the street.

11. Discussion regarding Howard Deardorff proposal for Step #2 Alternatives and Open House.

There was a discussion regarding the need for competitive bidding for this step in the process of trying to determine what the community would like to see at the Longworth property.

Deardorff's work is a professional service which is exempt from the requirement. Furthermore Deardorff has performed this sort of work for Chelsea in the past, knows the community well.

**Motion by Heydlauff, second by Holman to move on to Part #2 of Howard Deardorff's proposal to provide alternatives and open house with public participation for an amount not to exceed \$6500. Motion carried.**

12. Public Relations – Heydlauff suggested asking Linda Meloche to interview DDA Board members for her Channel 18 “Around Town with Linda”. It would be another forum for the public to better understand the work of the DDA.

13. City Manager's report – Hanifan The Public Hearing for the Plan Amendment will be held during next Tuesday's Council meeting, Feb. 24<sup>th</sup>.

Hanifan asked if several DDA Board members could attend to respond to questions.

On April 3, Chelsea will host the Michigan Downtown Association meeting at the depot.

14. Chamber of Commerce report – Pierce The Chamber Annual Meeting is tonight at the Comfort Inn Conference center, with Business Leadership awards being presented.

15. Meeting adjourned at 10:10 a.m..