

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, APRIL 15, 2010**

Present: Jackson, Cleary, Flintoft, Frisinger, Heydlauff, Holman, Lindauer, Morrel-Samuels, Myles, Pierce, Winans, Hanifan

Absent: Schwarz

Others Present: Cheri Albertson, Ann Feeney, City Council; Mary Tobin, Farmers Market; Janelle Gunn, Robert Stephens, Make a Wish Foundation; Tom Girard, Michelle McLellen, Scott McElrath, Joe Merkel III, Jan Bernath, Kathy Clark of Chelsea Connection; Ryan Henry of Kincaid-Henry Building Co.; Jim Drolett, City Zoning Dept.; Tom Knox, Ric Detroyer,

President Jackson opened the meeting at 7:30 a.m. and asked everyone to introduce themselves.

1. **Motion by Winans, second by Pierce to approve the minutes of the March 18, 2010 DDA Board of Directors meeting with note of several typos to be corrected. Motion carried.**
2. **Maintenance Report – Hanifan (a)** The City Manager passed around a photo of the proposed light to be installed at Main and W. Middle. **(b)** The Parking (P) will be installed at the Post Office parking lot to indicate public parking. The City leases the space for \$1\year in exchange for keeping the lot clear.
3. **Budget Update** – The final bond payment of the 2000 bond sale was made April 1. There is one outstanding bond issued last year. More information on the budget at a later meeting.
4. **Sculpture Walk – Ric Detroyer** In addition to the 10 pads for the new sculpture installations, there may be places found to add one or two. The present works will be removed the week of May 3rd. Ric has designed a plan to make a walkway in the pedestrian alleys by mimicking turn of the century metal works and placing metal archways along the alley next to Vogels & Fosters in a phased in plan. He displayed a model which showed 4 similar, but slightly different archways. The Board was very receptive to the idea.
5. **Mary Tobin, Farmers Market** Manager spoke briefly about the new season. All last year's vendors have signed on for another year. The Market will open May 2 and run until Oct. 30.
6. **Make a Wish Foundation** Tour Director Janelle Gunn described the annual Fund Raiser to be held from July 22 to July 25, called Wish a Mile 300, 23rd Annual Bicycle Tour and the Wish a Mile 50 Bicycle Tour originating in Chelsea. They expect 900 participants for the WAM300 and around 300 for the 50 mile ride. It raises \$1.5M. They welcome sponsors, riders and volunteers and they hope the DDA and others will help promote the events.
7. **Chelsea First Advisory Committee Report – Pat Cleary** Pat reported that there was 20 applications received for the part time marketing director position. Four were interviewed on Monday and two will be interviewed by the whole committee later this month. When the person is hired, a planned town hall meeting will be held at the Library to introduce him\her to the community. The Chelsea First concept is to look at the Big Picture of an entire community to be promoted to a wider audience of potential customers, residents, businesses. The Chamber of Commerce will hold the contract with this person and act as fiduciary for this position.
8. **Jackson St\Longworth RFP Discussion** – There was an extensive discussion regarding the

entire project and newly presented RFP from Chelsea Connection. Board members pointed out the original plan of improving the entire corridor along Jackson St., and to improve sight distance at the corner by removing the front small building. A motion was made and subsequently withdrawn to begin negotiation with TLC LLC regarding purchase of property. Ryan Henry of Kincaid-Henry Building Co. spoke about his company's ability to take a redevelopment project from acquisition, tenant viability and available incentives through the State economic development departments. **Motion by Flintoft, second by Morrel-Samuels to extend the RFP process for 90 days, and again open it to the public. Motion carried.** City Manager Hanifan urged the Board to schedule a Special Meeting soon to review the reasons why the DDA purchased the property in the first place.

9. **Meetings scheduled: 8 a.m., Tuesday, April 20 to discuss the DDA Budget. 8 a.m., Tuesday, April 27 a work session on this matter.**
10. Due to the late hour, the remainder of the agenda was abandoned.
11. Meeting was adjourned at 9:14 a.m.