

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
8:00 A.M., TUESDAY, APRIL 27, 2010**

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

Absent: Flintoft, Frisinger

Others Present: Police Chief Toth, Tom Knox, Tom Girard, Jan Bernath, Scott McElrath, Michele McClellan, Ryan, Henry, Ryan Kincaid, Ken Jones, Jeff Smith, Steve Willoby, Ann Feeney

President Jackson opened the meeting at 8:00a.m.and asked that the guests introduce themselves. Because the meeting was intended to be for the Board to review its plans around the Longworth property, the guests who were at the meeting to press for redevelopment of the site as it stands, were asked to leave and return after “our” discussion.

1. The Board reviewed the history of its decision to purchase the Longworth property which had been vacant and for sale for many years. Heydlauff expressed his opinion that the goal should be to clean-up the whole area around the buildings including the alleyway, behind the church, removing the showroom building to increase sight distance and reveal the building front behind it and perhaps some time in the future, return the remaining building to the tax rolls. Hanifan urged the board to be wary of grants offering “free money”. Board member Winans remarked that the focus group meeting attendees agreed that Plan B was the most desirable for the area. He urged the board to keep its eye on the larger picture. Heydlauff wanted to go on record to say that in his opinion the showroom goes!!! He added that the city has no public bathroom and that addressing that was part of the original plan. Cleary noted that other developers had reviewed the limitations of the site for restaurants, offices or art studios, and abandoned plans.
2. (~~Kincaid-Henry Co. representatives~~)At 8:45 representatives from Kincaid-Henry were asked to re-enter the room. Ryan Henry talked about preserving history, and Ken Jones(~~wants to re~~) talked about establishing an entertainment space (~~and help~~) to help extend downtown to the north. Jeff Smith with the State Economic Development Office (~~referred~~) described the benefits of “Smart Zones”,(~~supposed free money from the State under~~) and Business Incubators supported by (~~State under~~) Public Act 88. He spoke of (~~work~~) properties in Lansing he was involved in redeveloping.
3. After (~~the~~) a lengthy discussion the Board (~~agreed~~) informally reaffirmed its motion of 4\15\1210 that allows the RFP process to extend to July 15, 2010, 90 days after the DDA regular Board meeting.
4. Meeting adjourned at 9:30 a.m.(by informal consensus)