

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, AUGUST 19, 2010**

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

Absent: Flintoft

Others Present: Ann Feeney, Cheri Albertson, City Council; Bill Harmer, Chelsea District Library; Tom Girard, Tom Knox, Scott McElrath, Carey Church, Jane Cresswell, Mark Cresswell, Jim Drolett, Ric Detroyer, Diane Good, Elsie Swanberg

President Jackson opened the meeting at 7:30 a.m. and asked the Board and guests to pause for a moment to remember Jeff Flintoft who passed away last week.

- 1. Motion by Bob Pierce, second by Jason Lindauer to approve the minutes of the July 1, 2010 Board of Directors meeting. Motion carried**
- 2. Longworth Project process** – Jackson noted that the RFP for the property had been extended in February. There has been one response from Chelsea Connection. Comments by Mark Heydlauff: There were good points in the proposal, looking to outside investor for funding, but those who looked at it concluded that it was not financially possible. Heydlauff asked that the project be looked at as a whole and not just a building. **Motion by Morrel-Samuels, second by Myles to accept the proposal put forth by Chelsea Connection LLC to restore and develop the Longworth property. In a roll call vote, 10 “No”, 1 “Yes” (Morrel-Samuels) absent Flintoft.** Discussion continued: Heydlauff: “I did not want to accept a proposal which would be voted down because there is not financial support. Let’s look at the whole downtown. I want to work together with Historical Society, Preservation Chelsea and Chelsea Connection and not have them fighting us. The DDA funds must be spent as budgeted.” Myles suggested that a committee recommendation could have shortened the process when it was evident the DDA Board was not in support. **Motion by Winans, second by Frisinger to begin demolition of the west showroom addition & the east concrete building of the Longworth property, leaving the center two-story building. The remaining building to be structurally secured for further study. The site is to be fenced and graded.** Discussion: Frisinger: Once it is down, it can be studied and get ready for work in the spring. Drolett: Get a demolition permit with a stability plan and how will deal with rain water. Morrel-Samuels: Noted the presence of pollution on the site. Hanifan: The original bid by the contractor included dealing with the environmental requirements. They are obliged to not exacerbate environmental issues. **Roll call Vote: “Yes – 9; “No” - 2, Morrel-Samuels, Myles, absent Flintoft.**
- 3. Motion by Frisinger, second by Pierce to solicit a professional service proposal from architectural firms for historic design and redevelopment concepts of the remaining two story structure. Proposal will address historic facade design and temporary front sidewalk to be designed & completed in the fall of 2010. The scope of the proposal to be determined following a meeting between representatives from the DDA. There will be a time line of 30 days included in the proposal. Motion carried “Yes” - 11; “no”, 0. Flintoft absent.**
- 4. Motion Heydlauff, second by Pierce to proceed with a proposal for professional services**

to continue planning and design concepts for the development of the area in and around the Longworth property, depot, alley behind Main Street businesses and the Congregational Church. The proposal will include a 30 day time line. Motion carried unanimously.

5. **Accessibility Committee Update – Frisinger** reviewed the process up to this point, noting that there was a roll through of the downtown businesses to determine their accessibility. Representatives from Center for Independent Living will attend the September meeting. There has been an excellent response from the merchants. Hanifan is helping to research grant opportunities to fund upgrades. Frisinger pointed out that Chelsea could be advertised as an accessible community, developing a map which indicated the degree of accessibility of each business. This is a very positive effort and Frisinger was complimented for his leadership.
6. **Budget Update** – The City audit is in process at this time. There should be final numbers for the September meeting. The DDA monthly report will be easier to produce with the new accounting system.
7. **City Manager's Report** – No report
8. **Library Update – Bill Harmer (a)** MSBTC has selected Chelsea as a “Business Resource Center” at the library, for entrepreneurs one-on-one counseling. There are 40 titles in the collection and software which is valued in the thousands of dollars. **(b)** “Parade Magazine” contacted Harmer to do a feature story with the slant of innovative programs to deal with the recession. **(c)**In September Artist in Residence Jersey Drozd, graphic novelist and comic book artist, will start his year officially. **(d)** The Oral History Project of World War II veterans has completed 25 interviews. It will be premiered November 8th at CRC. The interviews will soon be on the library website. **(e)** The Annual Budget has been approved
9. **Chamber of Commerce Update - Bob Pierce (a)** S & S Festival weekend was a success. Bob thanked the City for collaborating and cooperating to help out in many ways. The merchants were very supportive. The committee is continuing to work at streamlining the process and restructuring the finances under one umbrella.**(b)** The Gateway Workshop will be held September 16,17, 18. Dexter, Chelsea, Manchester, East Jackson, and perhaps Stockbridge and Munith and eventually the Pinckney area will participate. There will be great regional support for outdoor tourism. The meeting is open to the public. **(c)**”Lakes Magazine” will feature the River Gallery in the August edition and Common Grill in September. Sue Rollinson is the editor out of Ft. Wayne IN. **(d)**The Chamber is working with AAACVB to have the soccer and bicycling Special Olympics move from Warren to Chelsea, perhaps using the Proving Grounds???(e) Chelsea Community Fair starts the 24th. Chamber has a booth to be attended by volunteers.
10. **McKinley Update** - None
11. **Public Participation (a)** Mark Cresswell expressed his disappointment and frustration at the vote to demolish the buildings at Longworth and that there was no sub-committee formed to study the financial issues. He asked the board to reconsider its vote and re-investigate options for the buildings. **(b)** Carey Church agreed and asked the Board to look at the economics and consider a compromise. He also asked the Board to consider installing plaques on the historical buildings to establish the importance of the buildings as a legacy. Chelsea is eligible for listing on the National Register of Historical Places. **(c)**Tom Girard expressed thanks for DDA's past and future involvement, though disappointed at the vote. He noted the letter from an authority on liverys and asked the Board to reconsider the value of the building over the long haul. **(d)** Rob Winans expressed disappointment at the way things were handled by those in favor of keeping the buildings. He also noted that the DDA has brought Chelsea to where it is today

and people should appreciate the DDA. (e) Mark Heydlauff said he would love to save everything, but we are writing a new history. The area can be named Livery Park to acknowledge its past, but there will be a new history. (f) Diane Good apologized for the organization if it has become personal. It is more economical to reuse. (g) John Hanifan asked that the group not attack the process when it does not get what it wants; (h) Cheri Albertson commented on the culture and possibility of misunderstanding the motivation of the group. (i) Palmer Morrel-Samuels said he respectfully disagrees with the vote.

12. **Chelsea First Advisory Committee – Pat Cleary.** The committee received 26 proposals to develop the logo and brand for Chelsea. In a blind draw, 6 firms were chosen to be interviewed. One dropped out. The finalists were narrowed to three and Pryor Design was chosen.
13. **Additional business** – Morrel-Samuels arranged to have the City meet with a representative from Waste Management to discuss ways to solve the odor problem in the dumpster in Lot 1. They removed the container, cleaned it and added crystals more frequently. They will remove and clean the unit every two weeks and monitor the area.
14. Motion by Winans, second by Pierce to adjourn the meeting at 9:20 a.m. Motion carried.