

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, JULY 19, 2012**

Present: Flintoft, Finger, Lindauer, Merkel, Morrel-Samuels, Sanville, Schwarz
Absent: Cleary, Heydlauff, Holman, Pierce, Povlich
Others Present: City Manager Hanifan, Library Director Harmer, City Councilwomen Albertson and Feeney, CAHS Kathleen Clark and Jane Creswell, Hank Muir, Greg Raye, Sun Times reporter Lucy Silverio, Preservation Chelsea members Jan Bernath and Cathy Bean, CAGC member Mary Randolph

President Flintoft call the meeting to order and roll call of Board

1. Public hearings under consideration
-None scheduled
2. **Public comment**
-Jan Bernath read a letter from John Frank questioning whether all the organizations which have an interest in the Longworth property have been properly contacted for comment. He also asked for the results of an engineering study to back up the claim that the Livery Building is old and used up.
-Jan Creswell of the Historical Society asked that the value of the Longworth property be recognized, that the Livery is unique in the State and the Jackson St. corridor relates to the history of transportation.
3. Approval of the consent agenda – no agenda
4. **Motion by Morrel-Samuels, second by Merkel to approve the regular agenda. Motion carried.**
5. **Motion by Merkel, second by Lindauer to approve the minutes of the June 7, 2012 and June 21, 2012 meetings of the Board of Directors. Motion carried.**
6. Submission of bills - None
7. **Communications to the Board**
-President Flintoft received a call from Kadushin who clarified their backing out of the Longworth project because they needed the tax abatement. They will keep communications open. The January Resolution #2 reflected his original plan.
8. **Reports from the Board committees**
-Chelsea First – Pat Cleary was absent
9. **Reports from officers and City Manager**
-Hanifan defers to JimValente of MCI: *Bids for the crosswalks* were 25% over estimates for three reasons: a) Special Super Asphalt is used and it is difficult to find a contractor who is qualified to use it; b)Removal items \$17,000 higher than estimate; and construction \$37,000 higher. Options to address issues are a) extend 45 day to 60 days; b) remove bike loops from the bid; c)Eliminate crosswalk at VanBuren; d)Allow MDOT to adjust actual working hours

Comments from Board:

Hanifan: It is reasonable to eliminate bike hoops. With construction already inconveniencing

drivers on the south end of M-52, the City cannot agree to doing the work this season. DDA could either request C & D to hold price until April or re-bid.

Merkel: Valente should approach MDOT to change work hours – 9 a.m. - 3 p.m. in the road but extend to 10 hours for work not interrupting traffic.

Morrel-Samuels: Removal costs are excessively high.

Motion by Lindauer, second by Sanville to approve the resolution awarding the contract with contingencies to C&D Hughes. Jim Valente will renegotiate line items and time issues. Motion carried.

Park St. Parking Lot bids: Krull Construction was the only bidder for the ramp to the lot. It was \$70,800 higher than the estimate. The 45 day time line was difficult because of the 30 days it takes to get the heating element from California. It was a total bid, not broken out and perhaps the excess was the built-in \$800/day penalty for late completion.

Comment: Hanifan noted that this amount is beyond the DDA resources for this fiscal year and should re-bid the project. The bid did not include the required 5% bid bond document and was \$70,800 over Engineer's Estimate. **Motion by Morrel-Samuels, second by Lindauer to approve the Resolution Rejecting Bids for the Park Street Parking Lot 1 Access Ramp Project. Motion carried.**

Van Buren Crosswalk: MDOT will not allow bump outs unless there is on-street parking on east side of Main St. between VanBuren and Orchard and west side of Main St. between Summit and Orchard. **Motion by Merkel, second by Sanville to have President Flintoft request of Council to have on-street parking between bump outs on Main St. Motion carried.**

-Longworth (DDA January) Resolution #2 was submitted to SHPO months ago and received its approval. **Chelsea is listed on the National Register of Historic Places and requires changes be submitted. Motion by Lindauer, second by Schwarz to send another letter to SHPO requesting its approval. Motion carried.** Morrel- Samuels noted that one of the goals of DDA is historic preservation, His request to save some of the tile from the showroom was not enthusiastically endorsed.

Greg Raye – request for DDA Facade improvement program:

Discussion Raye explained the need to receive financial assistance to restore the three windows in the historic Glazier Building which had been changed years ago. He is asking that the DDA re-institute the program for facade improvements.

Flintoft asked if there are SHPO requirements. **Hanifan** explained that there is no program in place and no funds budgeted for it. The DDA Board could establish a program for buildings in the DDA District. There could not be retroactive assistance.

Morrel-Samuels suggested setting up a program with applications and maximum grants.

Sanville – Is there a need beyond the Glazier Building? Would grants be given to non-historic buildings? He suggests further study on the matter.

Raye has been hired by Post Office developer and they are interested in a grant for window replacement. Perhaps Merkel's might be interested in the future.

Lindauer – Do not resurrect the old program. If wanted, set up a new one.

Hanifan – The City will study the matter and report back to DDA in August.

10. New Business

-Discussion of bond issues. UMRC is refinancing bonds and will go through Chelsea's Economic Development Committee. There is an annual limit of \$10M in this program. They will get a better bond rate when the city is not also issuing bonds.

11. **Announcements:**

-Library – Morrel-Samuels thanked Harmer for allowing the DDA to meet in the McKune Room. Harmer is pleased to have been able to do that. **(a)**He spoke of the next Community Read program which will focus on eating better, one of the goals of the Wellness Foundation and the book In Defense of Food. The Library is making 500 copies available to the communities to read and pass on. The program will kick-off with an event from Noon to 2 pm on Saturday, September 15. There will be music, cooking demonstrations and other activities.

(b)The Library re-financed its long term bonds. It will result in a \$400,000 savings over the lifetime of the bonds. **(c)**Today is “Geek Day”, so casual wear with Geek T-shirts is what the library staff are wearing. The program was funded through the Bill and Melinda Foundation. Chelsea Library was recently contacted by the Gate Foundation to find out what is its secret of success. 240 patrons have had their photos taken for the Geek squad. **(d)** The Artist in Residence program is about Film making techniques. The River Gallery will have a program at 6 p.m., Saturday July 21, showing hand made films and techniques for making them.

12. Flintoft adjourned the meeting at 8:35 a.m.