

CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING MINUTES

7:30 AM, Thursday, May 17, 2018

Board Present: Tim Merkel, Kathy Finger, Jennifer Fairfield, Bill O'Reilly, Ron Livengood  
Dana McGrath, Charles Wiseley, Phil Tolliver, Doris Galvin, Stephanie  
Moran

City of Chelsea: City Manager John Hanifan

Absent: Melissa Johnson

Others Present: Monica Monsma – Chelsea Chamber; Lisa Allmendinger –  
ChelseaUpdate.com;

1. President Merkel opened the meeting at 7:32 a.m. noting a quorum was present.
2. Public Comment – None
3. **Motion by Finger, Seconded by O'Reilly to approve Regular Agenda. All ayes.**
4. **Motion by Finger, Seconded by Galvin to approve Meeting Minutes of April 19, 2018 Regular Meeting. All ayes.**
5. **Motion by Finger, Seconded by McGrath to approve Meeting Minutes of April 26, 2018 Study Session. All ayes.**
6. Submission of bills – none.
7. Communications to the board – none.
8. Reports from City Manager & Officers:
  - Mac Building Update:
    - Joe Ziokowski provided the latest update on the project. For safety reasons, Jackson Street will be closed at Main Street from May 29<sup>th</sup> to July 13<sup>th</sup> pending approval by the City Council at this coming Monday's meeting. There was concerned expressed about the impact this could have on the Farmer's Supply, Historical Museum & Train Depot. Notices will go out to alert the public about the ability to enter from East Street and East Middle Street.
  - Palmer Lot Project:
    - Work continues and an updated schedule was provided. The current completion date is set for July 30<sup>th</sup>.
    - Discussion took place on the naming process and the need for public input on the naming. It was agreed to hold the public input / DDA recommendation until the project is completed.

- Federal Screw Works property:
  - Another meeting took place with the owner, Magellan, and Ann Arbor SPARK on possible development plans. One sticking point remains the deed restriction against residential use however work will continue to try and find a solution as it is agreed the idea outcome would be a mix of residential and commercial use. Another meeting is scheduled soon.

9. Unfinished Business: None

10. New Business:

- DDA Plan – It has been about 7 years since a last serious look was undertaken on the DDA Plan for the future, so at the June meeting we will set aside time to revisit this and discuss ways to address it.
- Ron Livengood pointed out the concerns on the deteriorating condition of the public lot east of Main Street and the desire to address at least repairs in the near term.

11. Announcements:

- Chamber of Commerce Update:
  - Provided by Monica Monsma – The Chamber can assist on announcements such as the Jackson Street closing. June 7<sup>th</sup> is the annual Golf Outing. the ChelseaMich website is being updated. The Chamber logo is also in the midst of being updates. Car raffle tickets will go on sale next week. Smoke & Ale, set for October 12 & 13, is now open for registration. Ramping up for Sounds & Sights as well as Guitars for Good program.

12. Greg Raye & H.K. Leonard of Chelsea Farmer's Supply were present, and Greg expressed their concern for the potential negative impact the temporary closing of Jackson Street could have on their sales and hoped their could be a way to delay things a week or two.

13. Adjournment – **Motion for adjournment made by Livengood; Seconded by Finger; all ayes. Meeting adjourned at 8:42 a.m.**

Minutes respectively submitted,

Bill O'Reilly, Secretary