

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, MARCH 20, 2008**

Present: Jackson, Feeney, Flintoft, Frisinger, Galvin, Heydlauff, Myles, Pierce, Schwarz, Winans

Absent: Morrel-Samuels, Todoro-Hargreaves

Others Present: City Manager Hanifan, City Engineer Christine Linfield, McKune Memorial Library Representative Gary Zenz

1. **President Jackson opened the meeting at 7:30 a.m.** and introduced Jeremy McCallion of Washtenaw County Brownfield Development Authority. Jackson noted the next DDA Work Session is scheduled for April 3rd.
2. **Motion by Pierce, second by Frisinger to approve the minutes of the February 21, 2008 Board of Directors meeting. Motion carried.**
3. **Jeremy McCallion of WCBRA presented *the attached information*.** In addition he noted that Washtenaw County Historic Preservation reviewed the Federal Screw Works site and agreed that it would be very difficult to preserve the two small buildings a local group has sited as historically significant. McCallion is requesting a resolution from DDA Board approving the Plan to redevelop the site, remediate the pollution and to capture TIF dollars over 9 years to pay for the remediation. When a project is planned, MEDC, MDEQ and County Board of Commissioners must approve the TIF capture.

The plan will be reviewed and brought back to the Board at the April meeting.

4. **Work Session update** – It was very productive.
5. **Jackson Street\Longworth Update;** Mark Heydlauff and Peter Flintoft met with Dave and Jan Longworth to bring them up to date. With an estimated cost of \$100,000 to demolish the front and back buildings, and with the unknown underground contaminants, Longworths are being asked to participate in efforts to improve the site. Current goals are to have AKT Peerless Co. assess the property; research the potential for using the center building; get a second demolition bid and to try to wind up the research and bring matter to a head by July 1st.
6. **Napieralski\Riemenschneider property** – The sale is complete for the house behind the post office. Napieralski has retained an architect. They will meet with Christine Linfield and Jim Drolett to review possibilities for the site i.e. parking and driveway. Could the DDA participate?
7. **Police Station relocation** – Jackson spoke with Chief Toth. He thinks the CPD should have approximately 10,000 sq. feet in a new facility. Jackson hopes to have a joint work

session with City Council asap, but probably late April or early May because of the many Council commitments already on the calendar.

8. **Chelsea Milling\Seitz lot** – Hanifan and Attorney Flintoft are pursuing use agreements from adjacent property owners and will post three hour parking signs.
9. **DDA Maintenance** – City Engineer Linfield assessed the various items:

Reset bricks – 16,000 sq ft. total cost of \$60-80,000; **truncated domes** at corners for \$2,000 - \$3,000; **repair\extend sidewalk**, curve drive etc. at Palmer garage \$1,500 - \$2,000; **dumpster screening** in parking lots; **repaving of lot** behind the fire station, \$30,000. There are additional needs such as Christmas light pole decorations, tree replacements and the public art project. These need to be prioritized and included in the budget. Heydlauff pointed out the need for colorful drawings of some of the concepts being discussed, to bring to the public.
10. **Public Art Project.** – CCA has decided not to lead this effort, but River Gallery has committed to taking it on. Patti Schwarz will work with Rick Detroyer just in the downtown this year. The goal would be to have public art all over the city such as at the hospital, CRC, etc. Funding for a brochure, website, etc. will have to be found.
11. **New Business** – Myles raised the issue of odor from the WM Dumpster in the Municipal Lot. Gary Galvin will contact the company.
12. **Chamber of Commerce update** – **Pierce** Chelsea is featured in the “Michigan in the Middle Magazine”; Summerfest fundraiser Wine Tasting will be held 6 – 9 p.m., April 21st at the Common Grill. Open auditions for Sounds & Sights performers will be April 7 at Common Grill.
13. **City Manager’s update** – Council has two budget work sessions, two Council meetings, a Town Hall meeting and budget hearings in April.
14. **Additional Business** – Warren McArthur questioned the distinction between handicap parking and van accessible handicap parking. Hanifan will research.
15. **Meeting adjourned without a quorum at 9:23 a.m.**