

**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS WORK SESSION
7:30 A.M., THURSDAY, NOVEMBER 6, 2009**

MEETING NOTES

Present: Jackson, Feeney, Flintoft, Frisinger, Galvin, Heydlauff, Holman, Morrel-Samuels, Myles, Pierce, Schwarz, Winans, Hanifan

Others Present: Jan Bernath, Cathy Clark, Mike Schroer, Dave Barkman, Larry, Jean and Jasper Bean, Rob McLeod, Art Dils, Dick Fry, Rick Detroyer, Scott McElrath, Greg Raye, Jim Drolett, Candace Pappas, Michele McClellan

1. President Jackson opened the meeting at 7:30

2. Canopus representative Brett Shoat and Lou Stoltz reviewed the BEA of Longworth property. After reviewing the AKT BEA of 4 years ago, they found no additional environmental concerns. As things sit, there is no exposure risk at this time.

--A Due Care Plan is written based on the planned use of the facility. It will outline how to manage known risks and how to minimize future risks.

--No additional drilling indicated unless the surface concrete is removed.

--Demolition debris should be tested to determine whether any toxins are present.

--New owners are not obliged to clean-up, only protect from exposure.

--They advised the DDA to submit the BEA on the day it closes on the sale, then DEQ will decide if its okay or if more data is needed. The cost is \$750 to DEQ to get determination on the site within 15 days.

Comments from those present;

1. Jasper Bean – Said he likes old buildings
2. Greg Raye - The importance of old buildings is they are the fabric of Chelsea past\history
3. Mark Heydlauff – Everyone will be heard & an economically viable option will be chosen.

4. Candace Pappas – Will the public have the opportunity to contribute?
5. Dick Fry – mentioned a historic brewery in Ann Arbor that he successfully renovated.
6. Larry Bean – he offered to help in making decisions; desired to save the livery.
7. Rob McLeod offered to help evaluate environmental analyses.
8. Mike Schroer – Mentioned the importance of trees & planting around historic renovations
9. Brett Stoltz – Looked at concrete tanks to see if they are connected to foundation.
10. Michele McClellan – historic sites help to strengthen downtown
11. Jan Bernath – DDA should buy and save the building as noted during visioning session.
12. Cathy Clark – It is a historical site featured in Janet Potter's book

Motion by Heydlauff, second by Pierce to go into closed session to discussion property acquisition

at 8:50 a.m., Roll call vote was unanimous.

Motion by Frisinger, second by Heydlauff to go back in to open session for the purpose of adjournment at 9:08 a.m. Motion carried.