

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, MARCH 19, 2009**

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

Absent: Frisinger, Myles

Others Present: Sarah Brunette, Ann Arbor News; Kevin Reilly, The New Chelsea Market; Jim Drolett, Zoning Administrator; Craig Meier, DPW Superintendent

1. **Jackson opened the meeting at 7:32 a.m.**
2. **Motion by Pierce, second by Winans to approve the minutes of the February 19, 2009 Board of Directors meeting. Motion carried.**
3. **No public participation**
4. **“Chelsea Times” presentation by Sarah Brunette:** This new publication is a monthly which will go to all AA News subscribers in Chelsea, Dexter and Manchester on the last Sunday each month. When the paper is flipped, it becomes the “Dexter Post”. It will contain only positive news, provided by the communities. It is currently 16 pages, but could grow to 24 or larger, depending on available content. The February issue was distributed.
5. **April 29th Open House:** Lincoln Poley will be invited to the April 16th DDA Board meeting to give the Board a chance to prepare for the open house. The drawings which will be available at the community meeting need to be presented as IDEAS, not as final plans. He will be asked to do an additional conceptual drawing joining the back of the Sylvan Building with the proposed parking area on the Longworth property. Part of the discussion about the area around the railroad tracks has been the historic house owned by Glenda Warner, which is for sale and empty. Gary Galvin contacted the realtor to inquire about price, etc., but no information was available. Galvin will follow up with realtor.
6. **Napieralski property update – Morrel-Samuels** Draft #6 of a tentative purchase agreement was discussed. Morrel-Samuels, Heydlauff and Flintoft will follow up with the owners.
7. **Sculpture Walk, LED Lights update – Schwarz** The project has received good press already from the Ann Arbor News. Becky Hart, the Curator of Modern Art at the D.I.A. has agreed to jury the entries. Patti expects up to 200. The MAACA Grant was rejected, so Patti will come to the next Board meeting with a revised budget. There are tentative locations chosen for the sculptures, but need to pin that down and get the cement pads poured soon. She will work with the DPW to schedule tentative dates. The City has trimmed the Bradford pear trees. Kladzyck will have a revised cost estimate for the LED lights as the area to be lighted will be smaller.
8. **New Business – April 3 MDA meeting in Chelsea** – Jackson noted the cost per ticket, but encouraged board members to attend. The topics are timely and the opportunity to share with others is priceless.
9. **Motion by Heydlauff, second by Morrel-Samuels to enter into the contract with Aaron Fody to place bike racks next to Zou Zou's during the biking season. Motion carried.**
10. **City Manager's update – Council will approve the TIF Plan Amendment at next meeting. It will allow the DDA to purchase bonds in the amount of \$995,000. \$500,000 will fulfill the commitment to purchase property around Chelsea State Bank site related to providing additional public parking. The balance will be used for other projects. Tom Colus from Miller Canfield will be a the next Board meeting.**

11. **Budget information** – Treasurer Heydlauff will meet with City Director of Administrative Services Kim Garland and be prepared to present an updated budget and current finances at the next Board meeting in April. The new fiscal year begins July 1.
12. **Chamber of Commerce update** – **Bob Pierce** (a)The CACC Board will deliberate on how to respond to the reality of Certifichcks bankruptcy. The countywide chamber group is looking for a replacement program for this. (b) The Gateway Project team has been meeting regularly with the workshop scheduled for April 6-9 in Shepherdsville, W.V..
13. **New Business** – Rob Winans brought up the possibility of having alternate board members. In the past Patti Schwarz and Gary Galvin have both been non-voting alternates who eventually filled a empty spot. Feeney will research the law and get back to the board.
14. **New Business** – DPW Superintendent Maier presented two bids to replace the wood fence on Park Street with wrought iron to match Parking Lot #1 across the street. Allied Fence bid is \$4,840; Action Fence bid is \$4,463. **Motion by Feeney, second by Schwarz to approve the purchase of fencing for the area on Park St. from Springer Agency to the driveway,from Action Fence Co. in the amount of \$4,463. Motion carried.**
15. **Old Business** – Downtown sidewalks are in very poor condition. Maier would like to plan on repairing and\or replacing portions. Heydlauff and Jackson will do a walk through to determine which areas are in the critical need.
16. Meeting adjourned at 9:20 a.m.