

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, APRIL 16, 2009**

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

Absent: Frisinger, Myles

Others Present: Brian Wisniewski, DDS; Frank Hammer, WWRA; Lincoln Poley, PE; Tom Colus, Atty.-at-Law of Miller-Canfield; Kevin Riley, The New Chelsea Market

1. President Jackson opened the meeting at 7:30 a.m. and asked guests to introduce themselves.
2. **Motion by Flintoft, second by Heydlauff to approve the minutes of the March 19, 2009 Board of Directors meeting. Motion carried.**
3. No public participation.
4. **DDA Bond presentation – Tom Colus of Miller Canfield.** He explained that the sale could be a negotiated sale with local banks of chosen institutions, or a competitive sale where the sale would be advertised for 7 days and bids received. Likely the bid with lowest interest rate would be chosen. Publication for competitive sale could be \$1,000. Bonds under \$1M do not require a bond rating. When doing a negotiated sale the board will authorize the parameters such as highest interest rate, call dates, etc.
Motion by Galvin, second by Pierce to authorize the negotiated sale of bonds in the amount of \$995,000, seeking a minimum of three local bids. Motion carried. City Manager Hanifan and Mr. Colus will put together the RFP to present to the banks. At the April 28th City Council meeting, Council will vote on a Bond Authorization Notice.
5. **DDA Presentation regarding Longworth on April 29th.** - Lincoln Poley distributed a tentative plan for the meeting, which will be conducted by Howard Deardorff. He also showed conceptual drawings which will be displayed at the meeting. The Board had some suggestions on presentation so the audience will understand these concepts are just ideas.
6. Napieralski update – Brian Wisniewski DDS review the purchase agreement and had some suggested changes. Peter Flintoft will work to incorporate adjustments in the agreement. Jim Drolett was asked how long a Planning Commission review would take and he thought 3 months.
7. Sculpture Walk – Schwarz The locations have been identified; the pads will be poured next week; it has had great press.
- 8.- 13. will be addressed at the next meeting

14. Additional business – WWRA cardboard recycling – Frank Hammer. When the program started in 1990 they bought a truck and collection bins were purchased by the businesses. The City gave the program an old truck, which is no longer operable, and the other truck needs \$3000 in repairs. The bins are rusting; others who did not contribute to bins' purchase use them anyway. Hammer was asking to work with the DDA to study the situation and try to find a solution. WWRA took over the collection program from the City recently. With the price of cardboard very low and the demand also very low, very little of the \$34,000 budget item is covered by resale and there are no funds available for new equipment. The Board agreed to meet with Hammer to discuss possible solutions.

Meeting adjourned at 9:20 a.m.

