

**CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
7:30 A.M., THURSDAY, MAY 21, 2009**

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

**Absent:** Flintoft, Holman

**Others Present:** Rick Detroyer, Nancy Harris, William Harris, Greg Raye, Nancy Dickenson, Craig Maier

President Jackson opened the meeting at 7:30 a.m.

1. **Motion by Morrel-Samuels, second by Pierce to approve the minutes of the April 16, 2009 Board of Directors meeting with the addition of the word "cost" to Publication in Item #4, line #4. Motion carried.**
2. **Public participation** – Rick Detroyer wanted to make his case for not demolishing part of the Longworth building for parking, when there are many spaces at McKinley. Nancy Harris, who has a service to provide furniture and household items for the needy, was asking for the use of Longworth building for storage. City Manager Hanifan will work with her to see if there is any space at Bookcrafters which could be temporarily used.
3. **Town Hall Presentation** – In a letter Deardorff indicated the vote on the various concepts was overwhelming in favor of Concept B. Poley and Deardorff will be asked to come to meeting June 4th to discuss outcome. **Comments:** Pierce emphasized focus is not on parking, but for safe passage over tracks; event space where something exciting could happen. Heydlauff expressed intent to get property back on the tax rolls. Morrel-Samuels noted the poor condition the east building is in because of chemicals. Economics must drive the project.
4. **Warren House discussion** – Gary Galvin spoke with realtor Bob Mihalik and expected him to be present at the meeting. The original asking price was \$299,000. Ms Warren is willing to discuss the possibility of accepting a lesser amount with the balance treated as a donation.
5. **CCA Request – Mural project** After discussion the board agreed to support the project with a downtown location. **Motion by Pierce, second by Myles to allocate up to \$2,000 to support the mural project if it is constructed in a downtown location. Motion carried.**
6. **Budget** – Heydlauff, Jackson, Hanifan and Kim Garland will meet before next meeting to get a clear financial picture. A meeting with the Depot Association should be scheduled to find out how the DDA can help them. It is important to have a budget line item for marketing, and to be very conservative in planning.  
Because there is so much to deal with, the Board voted to add an additional monthly meeting. **Motion by Winans, second by Morrel-Samuels to have an additional regular board meeting on the first Thursday at 7:30 a.m., each month starting with June 4<sup>th</sup>, 2009 as long as needed. Motion carried.**
7. **Napieralski parking lot** – Nancy Dickenson presented her concept of a possible design for the new lot. Questions linger about the P.O. Lot. The contract between DDA and Napieralski is still in process. Paul Frisinger will replace Mark Heydlauff on the negotiation committee.
8. **Art Walk update** – Rick Detroyer has all the concrete pads poured. The sculptures should be up the week of June 9<sup>th</sup>. Patti is working on the brochure and city website. Downtown tree lights are estimated to cost about \$23,600 installed. **Motion by Myles, second by Pierce to have Chelsea put on the installation schedule for Sept/October. Motion carried.**

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9. **Chamber of Commerce update – Pierce** (a) The email newsletter has been sent. Comments?(b) The salesperson is soliciting ads for the new Chamber area map. (c) On June 12<sup>th</sup> there will be a statewide networking event for chambers at MIS. Tickets are \$35 and will include a box lunch. Proceeds will help finance the Mill Lake project. (d) Golf Outing is June 2 (e) Summerfest chairs resigned; Pierce is now chairing the event which has been modified.(f) Summerfest is counting on the regular \$5,000 donation by DDA, from 2009-10 budget. (g) Pierce is on WLBY 1290 a.m. each week with Lucy Ann Lance, for 3-5 minutes to talk about Chelsea. (h) Pierce is co-chairing the “County-Townie Party’ downtown AA July 13<sup>th</sup> the night before Art Fair opens. (i) Jeff Daniels was nominated for Tony Award for his performance in “God of Carnage” in New York. The Chamber & Breakaway Restaurant are have a Tony party on June 7<sup>th</sup>, to watch the awards ceremony.
10. **McKinley update** – Holman absent. No report
11. **City Manager's report – Hanifan** Craig Maier and Mark Heydlauff will do a walk through downtown to prioritize sidewalk repairs. Alternative Paving continues to work on the brick repair. Jackson Street east of the depot is scheduled for repaving this summer, on the city schedule.
12. Post Office update – No report
13. New Business – handled earlier in the meeting.
14. Old Business – cardboard recycling – delayed to later meeting
15. Meeting adjourned at 9:40 a.m.