

**CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
7:30 A.M., THURSDAY, JUNE 4, 2009**

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

**Absent: Galvin, Myles**

**Others present: Howard Deardorff, Lincoln Poley, Craig Maier, Christine Linfield, Jim Drolett**

1. President Jackson opened the meeting at 7:30 a.m.
2. **Motion by Pierce, second by Morrel-Samuels to approve the minutes of the May 21, 2009 Board of Directors meeting with the correction of Ms. Dickenson's first name to Susan. Motion carried.**
3. **Public participation** – (a) Craig Maier spoke on behalf of the City regarding the time limitation on the City office parking lot. The board concurred that the administration will have the discretion to act appropriately if an issue regarding usage comes up. (b) Alternative Paving continues to work on repairing the brickwork. (c) Holman noted that the trees in front of the Clocktower are either dead or looking sick. The DDA is responsible for the trees downtown. **Motion by Frisinger, second by Heydlauff to authorize replacement of the trees in front of the clocktower at a cost not to exceed \$400 per tree. Motion carried.** Superintendent Maier will have his department handle this.
4. **Longworth discussion** – **Deardorff** reviewed the findings from the town hall meeting, noting that the majority of participants favored Concept B, removing east and west sections of the building and constructing a parking lot on the vacated east parcel. Issues raised in a lengthy discussion were: a small contingent who wish to retain entire building for its historic significance; questions of creating an event space without adequate parking; economics of each option; possibility of making the site attractive to a developer and getting it back on the tax rolls. **Motion by Flintoft, second by Pierce to authorize the demolition of the east concrete building & the west showroom addition of the Longworth buildings; award the contract for demolition at a subsequent DDA meeting; and invite interested parties to submit design\use\sale options for use and preservation of the middle building. Motion carried.** The DDA will have reasonable control over what happens on the site if a redevelopment opportunity arises. **Poley will investigate the interior of the showroom to determine what is behind the back wall and what might have to be done to restore the Main Street facade of the middle building.**
5. **Napieralski lot discussion** – Jim Drolett, Christine Linfield and Planning Consultant Carl Schmult reviewed the plan presented by Susan Dickenson of Midwest Consulting. Looking at only the lot Napieralski and Wisniewski purchased, only 13 spaces are possible without easements and a reduction of the setback requirements. A different scenario of involving the P.O. Property was looked at, and would have a very different outcome. The board concluded that until the Post Office situation is resolved, it does not make financial sense to develop the empty lot. Morrel-Samuels will speak with Napieralski of the DDA concerns.
6. **Old Business – Budget – Heydlauff** At the next meeting the current financial status will be reviewed by Treasurer Heydlauff for the Board. He met with Kim Garland to determine exactly where the DDA sits financially.
7. Meeting adjourned at 9:05 a.m.