

**CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
7:30 A.M., THURSDAY, JUNE 18, 2009**

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

**Absent:** Galvin

**Others Present:** Mary Erskine, Gigi Batsakis, Kevin Riley, Larry Bean, Kathy Clark, George Till, Zoning Administrator Jim Drolett, City Engineer Christine Linfield

1. President Jackson opened the meeting at 7:30 a.m.
2. **Motion by Flintoft, second by Pierce to approve the minutes of the June 4, 2009 Board of Directors meeting, with the addition of Frisinger name on list of members present. Motion carried.**
3. **Public Participation** – Mary Erskine spoke of her 29 years living over Gigi's shop and parking directly behind and then receiving a parking ticket when the regulation was changed to only three hour parking. Gigi Batsakis also spoke on the subject. Mark Heydlauff and John Hanifan have also received numerous complaints. **Motion by Heydlauff, second by Winans to remove the “three hour parking” signs in the lot behind Seitz's. Motion carried.** Jim Myles will head a parking committee to review a more consistent application of parking restrictions. Kathy Clark came to hear about the Longworth property plans.
4. **Budget – Mark Heydlauff** Kim Garland provided a DDA Budget Summary for review. Noting that the DDA reserves have been used up, the summary provides a good estimate of funds available. With the economy slowing, it is important to be conservative. Heydlauff provided a list of potential expenses: Longworth development\demolition  
Police complex - \$500,000  
Post office\Napieralski  
Park Street ramp & lot  
Sidewalk repair & replacement (Maier getting estimates)  
Bricks, trees, maintenance  
Marketing budget  
Assist with depot maintenance  
Re-sealing parking lots  

The Board is asking for at least a quarterly budget summary, update. Also, it is time to establish sub-committees a) Marketing – Patti Schwarz, Bob Pierce; b) Holiday lighting & downtown maintenance – Mark Heydlauff, Christine Linfield, Craig Maier
5. **Post Office – John Hanifan** The Property Agent for the post office received a professional appraisal of the property at \$425,000 and that there is a potential buyer. It was suggested that any serious potential owner be shown the site plan which includes the Napieralski parking area. The P.O. should be in its new location by late July.
6. **Longworth demolition** – John Hanifan spoke with the low bidder, Beale Co., from last year and asked if the bid was still valid. They will honor the bid with a 5% increase to cover the increased cost of disposal.. The bid is \$66,000 for all three buildings; it will be \$13,000 less if the middle building remains. Issues of notification, contamination removal will have to be done before actual demolition. It should be scheduled between Summerfest & the Fair; the remaining building will have to be sealed, shored up. **Motion by Frisinger, second by Pierce to accept the bid of not to exceed \$55,870.50 including a 5% adjustment increase for the demolition of the two buildings at Longworth, leaving the middle building. Motion carried.**

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**Continued – Motion by Morrel-Samuels, second by Frisinger to have President Jackson be responsible for publishing notice of the demolition date in the local paper. Motion carried.**

The Contractor can be contacted regarding possible historic properties which could be salvaged prior to demolition. Kathy Clark offered to write an article for The Standard about the history of the Longworth property.

**7. Cardboard presentation** – The letter from Frank Hammer was received by the board members regarding the deteriorated cardboard recycling dumpsters. After reviewing the proposal the board agreed the matter will have to be solved another way and declined to participate.

**8. Sculpture Walk – Patti Schwarz** The ten sculpture pieces have been installed. There were 33 submissions, juried by the curator from the DIA. 2500 copies of the brochure will be ready on the 23<sup>rd</sup>. When additional information is received from CCA and schools, Schwarz suggested having an additional 25,000 brochures printed for distribution in hotels, restaurants, etc.

**9. Napieralski lot– Morrel-Samuels** At a recent meeting Todd expressed concern that the site plan only indicated 13 spaces. Easements are needed to gain enough width to reach 72 feet, to accommodate 2 rows of parking. The Board wants to wait to do anything until the post office situation is resolved.

**10. New Business** – Depot Association representatives will come to next Board meeting. Rob Winans wants to talk about nominations for the board. These two topics will be on next agenda.

11. Meeting adjourned at 8:55 a.m.