

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, SEPTEMBER 3, 2009**

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

Absent: Galvin, Schwarz

Others Present: Kevin Riley, Kathy Clark, Donia Dunlop-Herndon, Jim Drolett, Christine Linfield, Janet Ogle-Mater

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

1. **Motion by Myles, second by Frisinger to approve the minutes of the August 20, 2009 Board of Directors meeting. Motion carried.**
2. **Public participation** – No one spoke.
3. **Maintenance report – Christine Linfield (a)** Crack fill will be applied to the fire hall lot on Sept. 14 and the final coat of asphalt will be applied Sept. 17. There were wet spots which had to be filled and dried out. **(b)** The Park St. lot will be patched. **(c)** Pricing for repairing/replacing some sidewalks will be presented at the next DDA meeting.
4. **City Manager's report -(a)** City received a notice from MDOT that there will be a 5 day closure of the railroad tracks for a railroad repair project, at the end of September. **(b)**The 175th anniversary mural will be unveiled tonight at Merkel's.
5. **Chamber of Commerce update – Pierce (a)** The Citizen of the Year nominations are all in and a meeting to vote on the winners will be scheduled soon. The COTY will participate in the Hometown Holiday parade. **(b)** Heather Newman has launched “ChelseaUpdate.com” as a local news source. **(c)**A Business Breakfast networking event will be held at Silver Maples on Sept. 15 where individual businesses will have 3 minutes to talk about their business. **(d)** The last Sounds & Sights will be tonight. **(e)** The booth at the Community Fair, which was shared with Cultural Alley(correction to “Culturality”) was a success and resulted in two new members to the Chamber.
6. **McKinley update – Holman (a)** Sleeping Bear Press is moving from 3rd floor, but have new tenants for the second floor and others interested in the 3rd floor and the Commons area. There is interest in the factory building, which will become retail. **(b)** SRSLY will show movies on Thursday nights at the Clocktower again next year.
7. **Library** – 50th anniversary celebration with a Classic Car Show in parking lot, Sept. 19th.
8. **Jackson Street corridor\Longworth update** – Discussion regarding the intent as it relates to this property. Summarized: **(a)**What are the requirements if there is a bid for the property? It has to be offered by way of an RFP to the public. The proposal can be specific as to long term vision for the Jackson Street corridor as the north gateway to the city, including confidential financial information, meeting zoning requirements. **(b)**There is concern about demolishing the Livery and front building and leaving it all winter without a specific plan for development. **(c)**It is important that the community not view this delay as abandoning the plan which was chosen at the Visioning session. **(d)** Two other remarks are: this demolition is NOT about a parking lot and there is intent that at some point in the future, the property could be back on the tax

rolls.(e) The delay is 60 days until October 19th. (f) If a resolution is presented to the Board for a vote, the board does not have to approve it.

Motion by Flintoft, second by Winans that the issue of the Jackson Street corridor not be on the September 17 meeting agenda because several Board members have conflicts and cannot attend. Motion carried.

9. **Post Office\Kevin Riley\Napieralski parking update** –(a) Riley will close on the post office purchase on Tuesday, Sept. 8. They will lease back until the post office moves.(b) At a meeting with the DDA committee, a proposal for the purchase of the two lots by the DDA at \$675,000 was rejected as too expensive. Heydlauff suggested that if the two owners work together to improve the lots, the DDA could contribute an amount of money to help with drainage issues, or issues which would improve the traffic flow. The doctors have been frustrated with the process.
Motion by Frisinger, second by Winans not to proceed with the purchase of the post office and the lot next to the dental office based on the asking price of \$675,000. Motion carried with Peter Flintoft abstaining because of a professional relationship with Mr. Riley.
10. **Old Business** - None
11. **New Business** – Morrel-Samuels raised the matter of DDA by-laws. Attorney Flintoft noted that the DDA does not need them as they have the State Act as a guide. Bond Counsel Donald Keim has been consulted and confirmed that there is not a need for by-laws which can be an excuse to create mischief.
12. **Motion by Jackson second by Winans to adjourn at 9:21 a.m. Motion carried.**