

**CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
7:30 A.M., THURSDAY, JANUARY 19, 2012**

- Present:** Flintoft, Cleary(arrived at 8 am),Finger, Heydlauff, Lindauer, Merkel, Morrel-Samuels(left at 7:45 am), Pierce, Povlich, Sanville, Schwarz,
- Absent:** Holman and Morrel-Samuels
- Others Present:** City Manager Hanifan, Library Director Harmer, City Council persons Alberston, Anderson, Feeney; Lisa Allmendinger, Nancy Anderson, Kathy Bean, Jan Bernath, Cathy Clark, Howard Flintoft, Kathy Gourley, Tom Girard, Kathy Muha, Planning Commissioner Robert Stephens

President Flintoft opened the meeting at 7:30 a.m. and introduced the new board members, Jason Povlich and Guy Sanville

1. Public hearings on matter under consideration  
-none scheduled
2. **Public Comment -**
  - Tom Girard suggested: DDA and other interested parties choose a process to define goals for the Longworth property which reflect the community goals; hear, dissect ideas, hear facts related to property; assist DDA in writing goals for the project; pursue those interested in the project.
  - Rod Anderson: DDA Board developed consensus without input from the public. Anderson expected to hear monthly report to Council from DDA but hadn't lately.
  - Greg Raye: As the owner of Farmers Supply which is on Jackson St, he is unaware of any traffic accidents and it is unnecessary to have the street be a eastbound one-way. It is narrow which causes drivers to slow down. A one-way would increase danger and have a negative affect on Farmers Supply business.
  - Kathy Muha: She is a member of "Transition Town", a group effort to make Chelsea a self sustainable community and is speaking on environmental issues. The best way to contain contaminants is to seal them. Contaminants spread if demolished. Do not tear the building down.
  - Kathy Gourley: a resident of Lima Township who read the newspaper article related to the project and thought decisions had already been made regarding the Longworth property.
  - Jan Bernath: wants to save the buildings, go after grants. Make people aware of available tax incentives, tax credits for redevelopment. REU assistance available through DDA; grants available for clean-up. A new buyer can step forward and make it a success. List the property with a broker.
  - Jan Kreiger from Michigan Historic Preservation Network: urges a vote for the solution; it was evaluated by engineers and architects and should remain standing to allow redevelopment. It is a prominent corner, linked to the Clocktower, gateway from the north. Allow them to bring other developers to look at the complex.
  - Cheri Albertson: Hoped the board would take care with the resolutions to be presented later.
  - Cathy Clark: Look at other buildings, in other communities, do more research on other historic building which have been redeveloped, other liveries, City of Benton Harbor.

3. **Approval of the consent agenda**  
-No items yet suggested for a consent agenda
4. **Motion by Lindauer, second by Merkel to approve the Regular Agenda. Motion carried.**
5. **Motion by Morrel-Samuels, second by Heydlauff to approve the minutes of the December 15, 2011 Board of Directors meeting with the correction of two typos. Motion carried.**
6. **Submission of bills:** Motion by Heydlauff, second by Lindauer to approve the payment of a bill submitted by Deardorff Design. Motion carried.
7. **Communication to the Board**  
-President Flintoft is appointing Palmer Morrel-Samuels to chair the Accessibility Committee. Motion by Pierce, second by Heydlauff to approve the appointment of Morrel-Samuels as Chair of the Accessibility Committee. Motion carried.  
-Flintoft reported that Kathy Finger has agreed to be the Board Secretary to replace retiring Paul Frisinger.
8. **Reports from Board Committees:**  
-Pat Cleary – Chelsea First No report
9. **Report from Officers and City Manager**  
-Jim Valenti of MCI reported they would submit plans to MDOT next Friday. After approval there will be 30 days to accept bids. By Mid March could proceed and start work April 15. There is still not a decision on which side of the wall the handicap ramp will be installed. He will meet with City Manager Hanifan to discuss this decision.
10. **Unfinished Business:Jackson Street Corridor/Longworth Resolutions**  
-**Motion by Heydlauff, second by Lindauer to put the 5 Resolutions on the table for discussion. Motion carried.**  
Round table comments from Board members:  
-Heydlauff – Encourage everyone to work together on a solution  
-Lindauer – Would like to hear from Sylvan Building owners and Congregational Church  
-Merkel – What is the potential affect on the block from Middle to Jackson Sts.  
-Sanville – The more information, the better the decision  
-Pierce – 'Clear that no action is not good, just move forward. Has a question regarding the one-way and its affect. 'should make a decision with community character in mind.  
-Finger – Lets have more information, move forward, consider lighting and sidewalks  
Flintoft – There is no lack of sensitivity on the project. Engineers say the livery building is unsound.Traffic on Jackson road makes the corner at Main, dangerous. He sees the historic significance of the Mack Building built in 1901, but not the showroom built in 1948. He also noted that all resolutions are subject to approval by City Council.  
-Hanifan – Why head the DDA toward a one way without knowing what is going to happen in the whole area?  
Heydlauff – agrees DDA should run the two perspectives on parallel tracks, so it may be an either\or decision. It comes down to funding.  
Heydlauff – The City and DDA should not be buying buildings and rehabbing them. It takes outside money. There is already a grant of \$200,000 available to remove contaminants, and Sylvan and the church have already had their input to Deardorff. It was suggested that yet another engineer be asked to re-evaluate the Livery Building.

### Jackson Street Corridor/Longwoth Resolution #5

At a regular meeting of the Chelsea Downtown Development Authority of the City of Chelsea, County of Washtenaw, State of Michigan (hereinafter referred to as "DDA"), held January 19, 2012,

The following resolution was offered by Member Heydlauff and supported by Member Lindauer, and after discussion and upon roll call vote was duly adopted:

Resolved that the DDA shall advertise for the solicitation of offers the sale of the Longworth property for the price of \$1 on the following conditions:

1. Purchaser must be a private party who will return the property to the tax rolls.
2. Offer to purchase must be accompanied by a firm commitment from a financial institution or equivalent source for a minimum of \$1 Million for investment in the property and improvements, a time line and a business plan acceptable to the DDA.
3. This advertisement shall stay open for 90 days.

The DDA reserves the right to extend the time for offers, to set forth further conditions, and to reject all and any offer.

Notice of this resolution shall be posted on the City website and otherwise circulated.

10.(Cont'd.)Further Comments:

-Povlich – He will partner with the DDA to bring business to town.

-Heydlauff – DDA should have a picture, drawing to see what restoration would look like.

-Cleary – Questions for Tom Girard: How is funding coming so far? Cleary says that his investigation concluded that financially the project does not make sense.

Where is the next level of passion for the project?

#### **Jackson Street Corridor/Longworth Resolution No.4**

At a regular meeting of the Chelsea Downtown Development Authority of the City of Chelsea, County of Washtenaw, State of Michigan (hereinafter referred to as "DDA"), held on January 19, 2012,

The following resolution was offered by Member Lindauer and supported by Member Merkel, and after discussion and upon roll call vote was duly adopted:

Resolved that the DDA requests that the City administration with its consultants prepare for later review and approval by the DDA including all necessary bidding requirements, drawings and specifications for the following work in the Jackson Street Corridor and Longworth Buildings:

1. A public sidewalk/walkway with appropriate landscaping along the northern side of the Longworth parcel connecting the Main Street sidewalks to the Chelsea Depot property,
2. Fencing, site improvements, and landscaping along the railroad in conformance with the DDA's previously approved concept drawings.

#### **Jackson Street Corridor/Longworth Resolution No. 1**

At a regular meeting of the Chelsea Downtown Development Authority of the City of Chelsea, County of Washtenaw, State of Michigan (hereinafter referred to as "DDA"), held on January 19, 2012,

The following resolution was offered by Member Heydlauff and supported by Member Cleary, and after discussion and upon roll call vote was duly adopted:

1. Resolved that the DDA requests that the City administration conduct a traffic study on Jackson Street.

#### **Jackson Street Corridor/Longworth Resolution No. 2**

At a regular meeting of the Chelsea Downtown Development Authority of the City of Chelsea, County of Washtenaw, State of Michigan (hereinafter referred to as “DDA”), held on January 19, 2012,

The following resolution was offered by Member Heydlauff and supported by Member Cleary, and after discussion and upon roll call vote was duly adopted:

Resolved, that the DDA requests that the City administration with its consultants prepare for later review and approval by the DDA including all necessary bidding requirements, drawings and specifications for the following work in the Jackson Street Corridor and the Longworth Buildings:

1. That the auto dealership addition to the Mack Building be removed, the western wall, windows and entry of the Mack Building be restored to its historic character as nearly as possible, and the open space be redeveloped as landscaped public space in accordance with the DDA's previously approved concept drawings.

### **Jackson Street Corridor/Longworth Resolution No. 3**

At a regular meeting of the Chelsea Downtown Development Authority of the City of Chelsea, County of Washtenaw, State of Michigan (hereinafter referred to as “DDA”), held on January 19, 2012,

The following resolution was offered by Member Heydlauff and supported by Member Cleary, and after discussion and upon roll call vote was duly adopted:

Resolved, that the DDA requests that the City administration with its consultants prepare for later review and approval by the DDA including all necessary bidding requirements, drawings and specifications for the following work in the Jackson Street Corridor and Longworth Buildings:

1. That the livery building be removed, and the open space be redeveloped as landscaped public space in accordance with the DDA's previously approved concept drawings.

Resolution No. 6 was circulated regarding common areas, but was not acted upon,

11. New Business - None

#### **12. Announcements**

Chamber of Commerce – Bob Pierce The winners of the Business Leadership Award for a Large Business is Reddeman Farms and for a small business it is Surelutions. Pierce furthered commented that whatever the DDA does it should preserve community character.

Library Report – No report

13. Public comment – Kathy Bean is happy about the plan as presented and encourages everyone to work together.

**14. Motion by Lindauer, second by Heydlauff to adjourn at 8:50 a.m., Motion carried.**