

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, AUGUST 16, 2012**

Present: Flintoft, Cleary, Finger, Heydlauff, Holman, Lindauer, Merkel, Pierce, Povlich,
Absent: Morrel-Samuels, Sanville, Schwarz
Others Present: City Manager Hanifan, Council members Cheri Albertson, Rod Anderson, Ann Feeney; Preservation Chelsea members John Frank, Jan Bernath; Lisa Allmendinger of Chelsea Update; Erica McClain of Chelsea Standard; Lucy Silverio of Sun Times; Hank Muir, Jim Myles, Rob McFate, Cary Church

President Flintoft calls the meeting to order at 7:30 a.m.

1. Public Hearings on matters under consideration
-None scheduled
2. Public comment: John Frank spoke against removing the Daniels showroom addition in the Longworth complex as a way to improve view of oncoming traffic, as it is actually obstructed by parked cars. His solution was to make Jackson Street a one-way. Jim Myles, owner of Chelsea House Victorian Inn addressed the problem of trash around and odor coming from the compactor in the east parking lot behind his house. Since it is a private use on public property he believes there should be a contract with the city regarding who is responsible for keeping the area clean. He wants the issue cleared up in 30 days. Pat Cleary will look into the cost of enclosing the dumpster. Jan Bernath noted what a good job River Gallery does in marketing Chelsea and the arts, however the Daniels addition is the only example of “Art Moderne” in town and it may soon be demolished. She asked about funding for the demolition of the building.
3. Approval of the consent agenda
-No items yet suggested for a consent agenda.
4. Approval of the Regular Agenda – Heydlauff asked to add a motion to item #11. Flintoft added discussion of the compactor to New Business
5. **Motion by Merkel, second by Lindauer to approve the minutes of the July 19, 2012 Board of Directors meeting. Motion carried.**
6. Submission of Bills – none submitted
7. Communications to the Board.
-Brian Grinell from MSHTA reported to Hanifan that they are still in review regarding the removal of the Daniels showroom
8. Reports from Board Committees-Chelsea First – Pat Cleary will bring a Power Point presentation to the September meeting. Chelsea First is available on Facebook and Google. There were 6,014 hits about Sounds & Sights and the Purple Rose. There have been 27,000 visits for the year, 6,500 in July. Chelsea First is partnering with the Wellness Coalition which awarded a grant to improve the site and set up a mini-site for them to post information regarding Move More events and to sign up volunteers. New billboards will be more specific.
9. Reports from officers and City Manager
-Main Street and East parking lot - John Hanifan:The subcontractor of MDOT claims they can

do the Main Street project without significant traffic impacts. Hanifan will meet with them next week and perhaps it could be done this year.

10. Unfinished Business:

-Action on Bids: They are rebidding the ramp project.

-Longworth Resolution #2 **Motion by Heydlauff, second by Lindauer to proceed with solicitation of demolition bids for the removal of the Daniels showroom addition of the Longworth buildings including the construction to close and secure all openings of the remaining front facade. Bids should include cement sidewalk cap of area pending future design of new historic front and streetscape. The bids are due by 9-15-12, before the 9-20-12 DDA meeting, with work completed by 10-15-12. DISCUSSION:** Heydlauff noted there is \$500,000 the DDA can spend on that space. The DDA has worked with Preservation Chelsea but it will take outside money to develop the property. If the Livery and Daniels addition are removed and area cleaned up, it is more likely a developer will be interested, and Jeff Holman agreed. Hanifan reminded the Board that there was a vote three years ago to demolish it. Bernath listed other attempts by developers and others to do something there and said DDA has denied them the chance. This was challenged by City Manager Hanifan on the facts. Flintoft noted that all prior proposals have left the City on the hook at the end. It needs to be funded appropriately to leave no burden on the taxpayers. **VOTE: Motion carried unanimously.**
-DDA facade improvement program: There are no funds in the 2012-2013 budget for this program, but if it is important it could be included in planning the 2013-2014 budget in the spring. This program can be set up in several ways like grants, loans, etc.

11. Trash Compactor: This is an issue which comes up each year. It is cleaned up but continues to be a problem. **Motion by Cleary, second by Pierce to enclose the area on which it sits. Motion carries.** John Hanifan will get information on costs, etc. Jason Povlich said he would help to keep the area clean.. Waste Management needs to pick up more frequently.

12. Announcements:

-Chamber of Commerce – Bob Pierce (a)The Citizen of the Year is Linda Meloche and Lifetime Achievement Award winner is David Killips. The banquet is scheduled for October 25 at the Comfort Inn Conference Center. (b) Pierce has been invited to speak a the MEDC conference in Lansing on Chelsea and tourism.

13. Motion by Merkel, second by Lindauer to adjourn the meeting at 8:30 a.m. Motion carried.