

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, September 17, 2015**

Present: President Flintoft, Fairfield, Finger, Heydlauff, Lindauer, Martinson, Merkel, Patrias, Schwarz

Absent: Sanville, Weiser

Others Present: City Manager Hanifan, City Council Member Albertson & Pacheco; Lisa Allmendinger ChelseaUpdate.com, Jan Bernath, Bob Pierce Chelsea Chamber of Commerce, Joe Ziolkowski of Ronlon LLC, Terry Bailey Foremost Development Co., John Heiss O'Brien Construction, Keegan Sulecki Chelsea District Library, Jeff Hardcastle

1. President Flintoft opened the meeting at 7:30 a.m., noting a quorum was present.
2. Public hearings on matters under consideration – none
3. Approval of the consent agenda – none
4. Public Comment
 - Jeff Hardcastle presented an update on the bike path project to connect Dexter to Chelsea, and the regional trail system called “The Loop”. Funding from MDOT Tap Fund, DNR Trust Fund, private and corporate donors.
Reference website: <http://huron-waterloo-pathways.org/>.
 - Terry Bailey of Foremost Development and John Heiss of O'Brien Construction indicated they are looking to develop high end luxury apartments in southeast Michigan, and have been looking at Chelsea and will continue working with John Hanifan.
 - Jan Bernath commented she is excited about the Ronlon LLC proposal to redevelop the Mack building and that the Michigan Historical Preservation Group is willing to help.
5. **Motion by Lindauer second by Heydlauff to approve the regular agenda. All Ayes.**
6. **Motion by Fairfield second by Schwarz to approve the minutes of the August 20, 2015 Board of Directors meeting. All Ayes.**
7. Submission of bills – No bills submitted
8. Communications to the Board - none
9. Reports from Board Committees – none
10. **Reports from Officers and City Manager:**
 - Hanifan reported that there is about \$25K remaining Bond Funds.
Fencing quote for 1-side is \$14K (apx 411', 48" tall).
Crosswalk awaiting price for stamped asphalt.
 - Hanifan reviewed the MEQ funding process, and state grant cycle (Fiscal Year starts 10/1); eligible funds for environmental work. 2nd phase funding would be potential Brownfield Grants (120day approval process). In regards to the bid received from Joe Ziolkowski on Ronlon LLC for the Mack Building,

Hanifan will also get some numbers from our consultant on additional environmental work that may be needed and requirements (i.e. is capping is sufficient for DNR approval).

11. Unfinished Business

- Developer met with Hanifan and Flintoft and wishes to move forward on the bid and the Public/Private Grant process.

Motion by Patrias, 2nd by Lindauer for President Flintoft to prepare and sign a Letter of Intent with Ronlon LLC in regards to the bid from Ronlon LLC for the Mack Building. All Ayes.

- Hanifan to move forward with the grant applications with goal of getting ready for a spring redevelopment. Roof tarping should be in place within a couple weeks.

12. New Business

- Keegan Sulecki from the Chelsea District Library presented a new World War 1 Library Project (years 1914-1918), in partnership with the River Gallery. Will keep DDA updated, not asking for funds (funded through a Library Grant).

13. Announcements

- Bob Pierce Chelsea Chamber of Commerce provided an update on upcoming Chamber events, and that the (3) new historical plaques are at the manufacturer and expect install early November (7 total plaques installed).

14. Adjournment – Motion by Lindauer, 2nd by Merkel to adjourn the meeting at 8:25 am. All Ayes.

Minutes respectfully submitted,

Kathy Dunn Finger, Secretary

Minutes approved at the Oct 15, 2015 DDA Regular Board Meeting