

CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS BUDGET WORK SESSION MINUTES

7:30 AM, Thursday, January 10, 2019

Board Present: Tim Merkel, Charles Wiseley, Bill O'Reilly, Ron Livengood, Phil Tolliver,
Doris Galvin, Stephanie Moran, Mayor Melissa Johnson

City of Chelsea: City Manager John Hanifan

Absent: Jennifer Fairfield, Kathy Finger, Dana McGrath

1. President Merkel opened the meeting at 7:32 am.
2. The main purpose of the session was a follow-up review and discussion of the long-term parking plan within the DDA. Prior to the meeting John Hanifan provided members with an updated Parking Inventory; and Doris Galvin provided an updated overview of the previous studies and a summation of discussions to date on overall long-range planning.
3. Among the items discussed were:
 - It was noted that DDA Operating Funds for the 2018-19 fiscal year, which is now approximately half-way through, have been committed and we should not be considering changing those for this fiscal year.
 - A review of the situation with the former Federal Screw / Magellan property on Main Street. All agreed that the development of this property is one of the biggest priorities. However the ability of the DDA to move the property owner / development along is limited so long as the contamination issues and related deed restriction on residential living exists. City officials are working diligently to move the project forward with the goal of mix use (commercial & residential).
 - As to the Palmer Commons project funds – should we decide to use these for some or all of the last payment to the Palmer family, that decision should happen by the end of this current fiscal year (before 6/30/19).
 - It was agreed that we should next consider what funds we can use this fiscal year and going forward to address on-going maintenance needs (light posts, benches, garbage cans, etc.). We also can consider funding minor upgrades to smaller projects like the “alleys” leading to / from Main Street & the parking lots.
4. Adjournment at 8:35 am

Minutes respectively submitted,

Bill O'Reilly, Secretary