

**CITY OF CHELSEA  
DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
7:30 A.M., THURSDAY, JANUARY 15, 2009**

**Present:** Jackson, Feeney, Flintoft, Galvin, Heydlauff, Holman, Morrel-Samuels, Pierce, Schwarz, Hanifan

**Absent:** Frisinger, Myles, Winans

**Others Present:** Scott McElrath, Jim Drolett

1. President Jackson opened the meeting at 7:30 a.m.
2. **Motion by Morrel-Samuels, second by Heydlauff to approve the minutes of the December 18, 2008 Board of Directors meeting, with corrections. Motion carried.**
3. **Public participation** – none
4. **Discussion of DDA Plan Amendment** – City Manager Hanifan presented the “Resolution of the Board of the City of Chelsea Downtown Development Authority Approving Tax Increment Financing and Development Plan Amendment” as a working document for the Board to finalize. Working together the Board filled in costs and language which allowed it to approve the document as completed. It will allow the 60 day publishing period to begin immediately. **Motion by Flintoft, second by Pierce to approve the Financing and Development Plan Amendment as completed by the Board. Motion carried.**
5. **Longworth Building update** – Howard Deardorff, Lincoln Poley and Steve Brouwer have all been through the buildings. They will have their reports for the Board by next meeting. Howard Deardorff will be back in Michigan in late January/early February to meet with the Board and get input on his ideas. There may be a special board meeting called.
6. **Napieralski lot update** – Dr. Wisniewski spoke with Jackson regarding possible restriction on the lot's use. Attorney Flintoft cautioned the board on including any language in an agreement which would restrict future use of the property.
7. **Post office discussion** – The purchase of the property by the DDA would put it in control of the lot and parking options, which is critical to that whole area.
8. **LED lights** – Tom Kladzyk is the vendor who Patti Schwarz has been working with. His proposal to purchase and install LED lights on the downtown trees, is \$30,000, with a potential life of 5-10 years. He will be invited to attend the March meeting. The replacement and other matters related to downtown light poles will be postponed until next year.
9. **Art Walk – Schwarz** – A project budget was presented.(see attached). The results of a grant request to MACAC will not be known right away, so the DDA Board will wait to see if it will be necessary to supplement its current commitment of \$2,000. The Board concluded that it will be a good marketing investment.
10. **Chamber of Commerce update – Pierce** a) The Conservation training workshop was postponed due to difficulty on the part of other communities to find volunteers. It will be rescheduled for April. b) Tamara Real will present the County Cultural Plan to the Chamber board at today's meeting. She plans to get the Arts Alliance members to visit all county communities. c) The next Business After Hours will be held at Artic Coliseum's Breakaway Restaurant on January 29  
The Annual Chamber of Commerce meeting will be held on February 19. e) The Chamber membership drive is underway. f) Chelsea's 175<sup>th</sup> demisemisequecentennial celebration will take place the last weekend in June, starting with Sounds & Sights, Fire Department sponsored parade on June 27, with activities at the Fairgrounds, re-enactment, camp-out at Timbertown; an inter-denominational service on June 28. Everyone is invited to the planning meetings.

**11. Motion by Morrel-Samuels, second by Schwarz to approve the use of the west side of the Park Street parking lot the morning of May 16, 2009 for the Chelsea Area Garden Club Plant Sale. Motion carried.**

**12. McKinley update – Holman** There is a lot of activity with potential tenants. The new optometrist opened where Pink Turtle used to be. A negative restaurant review regarding Las Fuentes was forwarded to the out of town owner, with the hope that it would cause improvements. The warehouse area in the rear has had many lookers. They are working with a potential Laundramat owner to finalize a lease.

**13. City Manager update – Hanifan – a)**The City closed on the purchase of the Chelsea State Bank property and will soon change the signs to indicate the lot is available as public parking. **b)** Victoria Bennett, a Chelsea resident and WCC instructor is working with the City and SPARK to establish a kitchen incubator at the WSEC. A meeting for interested parties will be in early February.

**14. Old Business** – Question regarding Federal Screw progress. Papo is waiting for State approval of the Brownfield remediation plan for the site.

**15. Other** – Heydlauff asked about the condition of the street sweeper used for downtown snow removal and complement Hanifan on the job the City workers are doing in keeping the sidewalks and streets clear of snow.

16. Meeting adjourned at 9:05 a.m.