

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
7:30 A.M., THURSDAY, OCTOBER 1, 2009**

Present: Jackson, Feeney, Flintoft, Frisinger, Heydlauff, Morrel-Samuels, Myles, Pierce, Winans, Hanifan

Absent: Galvin, Holman, Schwarz

Others Present: William Harmer, Director Chelsea District Library; Councilman Jason Lindauer, Zoning Administrator Jim Drolett, Janet Bernath, Carey Church, Mark Cresswell, Jane Cresswell, George Till, Realtor Robert Mihelich

President Jackson opened the meeting at 7:30 a.m.

1. **Motion by Flintoft, second by Pierce to approve the minutes of the September 17, 2009 Board of Directors meeting. Motion carried.**
2. **Public participation** –(a) Mark Cresswell summarized the meeting held at the depot the previous evening, sponsored by the Save the Livery (group)Coalition. He asked that the DDA delay the demolition of the Livery Building (at)on the Longworth property until (all)some efforts have been (exhausted) pursued to raise the money to purchase the property and restore it to a useful life. Heydlauff emphasized the point that the DDA has viewed the issue as the improvement of the entire corridor with the long range view of perhaps having the remaining building purchased for a use that would put it back on the tax rolls. There was a general consensus that it is too late for the demolition and securing of the sight this late in the fall, therefore there will be time to allow the group to pursue means to purchase the property. However, when and if there is an offer to purchase, the opportunity must be extended to the general public.(b) Robert Mihelich of CB Richard Ellis Real Estate Inc. represents Warner family whose property is for sale east of the Longworth property. He suggested that there might be a possibility of arranging for a sale\donation combination. He also mentioned a lease\sale\land lease. President Jackson and (Mark Heydlauff) Paul Frisinger will take on the research on this matter. The current asking price is \$299,000.
3. **Maintenance report – Hanifan** The parking lot behind the fire station has been paved and is available for public parking.
4. **Budget – Treasurer Heydlauff** approved the payment of \$17,000 for the new windows in the depot. There may be an additional \$3,000 of related expenses, but since the DDA agreed to spend up to \$30,000, this is a considerable savings. Heydlauff will meet with Director of Administrative Services Kim Garland before the October 15th meeting for a current update.
5. **Library update** –(a) Director Bill Harmer reported that the 50th anniversary celebration of the Library's being at that location, was a big success. There were 200 people who came for food, fun and music. (b) The library purchased 4 laptops for use by parents who are waiting for children who are participating in special programs.(c) They are continuing the oral history project and are currently interviewing World War II veterans. In the future farming families' history will be recorded.
6. **Jackson Street Corridor – General Discussion** Jim Myles read a summary of his impression of the intended plan for the corridor. There was a spirited discussion regarding going forward

with the DDA “Plan B” including getting plans drawn and submitted to the Planning Commission. (The conclusion was that until the Livery building is down, it is not possible to see the lot and the possibilities.) Heydlauff (explained and the board concurred) offered his opinion that The Plan was just a starting point on improving the corridor and the DDA is the catalyst to have something happen there. (There is agreement that if the Mack Building is to be used, the Livery Building has to go because without sufficient parking, redevelopment is unlikely.) Hanifan was asked to prepare an RFP for qualified persons to draw potential plans for the space. (Admittedly that is troublesome because without the Livery gone, it is hard to assess the state of the Mack Bldg.) It was agreed that the DDA needs to keep its options open.

7. **McKinley update** - None
8. **Chamber of Commerce update – Pierce** Mary Tobin is the new Farmers Market Coordinator.
9. **City Manager's update** – The City is working with Merkel's to tie the drain between them and the Library, to the City drain. (This should solve the basement leaking problem.)
10. **Motion by Heydlauff, second by Flintoft to go into closed session at 8:45 a.m. to discuss purchase of real estate. Roll call vote: all yays. Motion carried.**
11. **Motion by Heydlauff, second by Pierce to return to open session at 9:05 a.m.. Motion carried.**
12. **Motion by Pierce, second by Jackson to adjourn at 9:06 a.m. Motion carried.**