

**MINUTES OF A REGULAR MEETING OF THE  
MICHIGAN CITY REDEVELOPMENT COMMISSION  
FEBRUARY 24, 2022**

The Michigan City Redevelopment Commission convened in a regular meeting via Zoom and streaming live on My Michigan City, Indiana Facebook, on Monday, February 24, 2022, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was hosted by Kaleb Goodwin, City IT.

**CALL TO ORDER**

President Chatfield called the meeting to order at approximately 5:00 p.m.

**ROLL CALL**

**Commissioners in attendance:**

Ken Behrendt, Chris Chatfield, Kathy Dennis, Angie Nelson Deutch, John Hendricks, and Non-voting advisor Thomas Dombkowski (all via Zoom – audio/video)

**Commissioners absent:**

(None)

**Staff in attendance:**

Executive Director Skyler York (via Zoom – audio/video), Attorney Alan Sirinek (via Zoom – audio/video), Assistant Planning Director Aaron Borngaber (via Zoom – audio/video), Administrative Assistant Debbie Wilson (observing via Zoom to take minutes)

**MINUTES**

The chair entertained a motion for approval of the minutes of the 01/24/22 Zoom executive session and 01/24/22 Zoom regular meeting.

***Motion made by Commissioner Deutch – seconded by Commissioner Hendricks approving the minutes of the 01/24/22 Zoom executive session and the 01/24/22 Zoom regular meeting as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Hendricks – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

**CLAIMS**

Mr. York reviewed the claims list dated February 24, 2022, noting that payroll for January 2022 totaled \$11,153.09. Mr. York read the claims listed into the record. In summary, February claims totaled: (Operating) \$1,974.40; (North TIF) \$130,437.37; (South TIF) \$9,216.25.

The chair entertained a motion.

***Motion made by Commissioner Behrendt – seconded by Commissioner Deutch approving the claims list dated 02/24/22 as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Hendricks – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

### **FINANCIAL REPORT**

Mr. York reviewed the financial report dated 12/31/21, summarizing cash balances as follows: Operating Account \$227,750.06; South Side TIF Account \$8,655,518.80; South Side TIF Debt Reserve Account \$336,014.35; South Side TIF Capital Account \$16,895.62; North End TIF Account \$4,284,575.46; Northeast TIF Account \$261,732.49; for total cash of \$13,782,486.78. Loans Receivable include a loan to the Eastside TIF from the Operating Account in the amount of \$21,028.49, and the County Business Loan Fund in the amount of \$133,333.00, for a total of \$154,361.49, bringing total assets to \$13,936,848.27.

The chair entertained a motion.

***Motion made by Commissioner Dennis – seconded by Commissioner Deutch approving the financial report/balance sheet dated 12/31/21 as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Hendricks – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

### **FAÇADE GRANTS**

**312 E. 8<sup>th</sup> Street:** Aaron Borngraber, Assistant Planning Director, presented a request for extension, noting that the Redevelopment Commission approved the Façade Grant request on 6/14/21. The applicant/owner is requesting an extension and expects the façade of the building to be completed by 4/30/22. Staff recommended granting an extension for work to be completed by 6/13/22, noting that the proposed date matches previous extensions granted by the Commission as well as the initial approval for the Upper Story Residential Grant which requires the work to be completed within 12 months.

The chair entertained a motion.

***Motion by Commissioner Behrendt – seconded by Commissioner Hendricks approving the request for extension of the Façade Grant work at 312 E. 8<sup>th</sup> Street to be completed by 6/13/22. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Hendricks – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

**UPPER STORY GRANTS**

Mr. Borngraber noted that this item was added to the agenda by staff error. There currently is no request for an extension of the Upper Story Grant for 312 E. 8<sup>th</sup> Street.

**RIVERFRONT LIQUOR LICENSE**

Mr. York introduced the owner of Fiddlehead Restaurant, Aaron O'Reilly.

Mr. O'Reilly (appearing via Zoom – audio/video) explained that currently he has an LLC, stating that it worked well because he was a sole proprietor. Although, things have shifted for a number of reasons; one being that he is currently in school, so he is taking on a partner. With that, taking on a partnership is difficult with an LLC in the way it works out for tax purposes and other legal reasons. He said his accountant and lawyer suggested that he switch from an LLC to a S-Corp, which he is in the process of doing and just awaiting a new EIN number. Mr. O'Reilly requested a letter from the Redevelopment Commission for switching the name on his liquor license from Fiddlehead MA, LLC to FAR Restaurant Corp.

Mr. York added that nothing else changes; it is still Fiddlehead Restaurant. Everything else remains the same.

Mr. O'Reilly confirmed that nothing about the restaurant, other than taking on a partner as well as the name of the corporation, will change. The name of the restaurant will still be the same and operate in the same way; the public would not know anything changed. It will still be Fiddlehead Restaurant; the food and drinks will remain the same.

Attorney Sirinek commented that it is clear in the Commission's rules for the Riverfront Liquor License, that these licenses cannot be transferred. He explained that technically what Mr. O'Reilly is doing is transferring a license from one entity to the other, even though from its appearance it will have absolutely no change or effect. Attorney Sirinek pointed out that this is not a big deal but technically it is a change, and it falls within enforcement of the Commission's rules. He said his reason for bringing this forward is if in the event there is a big deal with either a license the Commission has awarded or one, they award in the future, the Commission can start setting the groundwork and foundation that they take the rules seriously and enforcement will be carried out 100%.

Mr. O'Reilly said as he understands it the Commission will consider this as a transfer, but the ATC is treating it as a completely new license. The ATC explained the process to him in that he would get a letter from the Redevelopment Commission, he would apply for a completely new license with the ATC under a new EIN, go before the ATC board, the license would be issued to him, and then he would dissolve and hand over the old license of Fiddlehead MA, LLC. Mr. O'Reilly asked Attorney Sirinek if it would be different on Commission's part and if it would be a transfer or new license.

Attorney Sirinek replied that when interpreting the Commission's rules, this does officially become a transfer from one entity to another because he is transferring ownership of this license, and all procedures must follow. The ATC will require something from the City that the Commission has approved this transfer. At some point the Commission could vote to terminate the Fiddlehead MA, LLC license. Attorney Sirinek stated that an appropriate motion for the Commission would be to approve the transfer of the license from Fiddlehead MA, LLC to FAR Restaurant Corp. and termination of the present license will occur upon obtaining the new license as a new corporation.

The chair entertained a motion.

***Motion by Commissioner Hendricks – seconded by Commissioner Dennis approving the transfer of the Riverfront Liquor License for Fiddlehead Restaurant, 422 Franklin Street, Michigan City IN, from Fiddlehead MA, LLC to FAR Restaurant Corp., as well as termination of the present license upon obtaining the new license as a new corporation from the ATC. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Hendricks – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

Relating to the Riverfront Liquor License, Attorney Sirinek stated that he has received inquiries from another entity seeking a license. He said in the past there has been a committee of two commissioner's, Mr. York, and himself who meet with the perspective restaurant owner and review the application before bringing it before the Commission for action. He requested that the committee be identified.

Commissioners Dennis and Behrendt volunteered to be on the committee with Mr. York and Attorney Sirinek.

#### **REQUEST FOR USE OF REDEVELOPMENT-OWNED PROPERTY**

Tyler Gonder (appearing via Zoom – audio/video) explained that he is proposing to run the beer garden in conjunction with the St. Patrick's Day Parade. They would like to set up on Redevelopment-owned property at the southwest corner of Franklin/7<sup>th</sup> Street. He said he is waiting on another insurance quote and will forward it as soon as they decide on which one, they will be going with. He indicated he will forward a copy of the layout of their floor plan to the Commission as well as the Indiana ATC for their beer and wine authority permit. They plan to start serving around 11:00 a.m. They also intend to enclose a vendor section for a mini artisan market but are still working on the details with the art lofts.

Mr. York asked how long the event will last.

Mr. Gonder replied that they plan to serve from 11:00 a.m. to 3:00 p.m.

Mr. Behrendt asked what entity this is.

Mr. Gonder replied that it is TG Vintages, LLC. He said he owns Brix Tasting Room, but they are doing it under the LLC since they must pull a separate permit for the day anyway.

Attorney Sirinek explained how the process has worked in the past, stating that the applicant makes their presentation describing the event. Because it is on Redevelopment-owned property, the Commission must give initial approval. The insurance policy in place for the event must meet the requirements for Michigan City; the City will be insured, and the Redevelopment Commission will be co-insured. Also, any time there is an alcohol event some type of law enforcement must be present. In addition to approval from the Redevelopment Commission for the use of their property, the applicant must still go before the Board of Public Works because they need to sign off on it as well so all entities within the City are aware of the event.

Mr. Gonder acknowledged that they will make sure all that happens, and they will have security as well.

In the event it is wet that day, Commissioner Chatfield asked Mr. York if that has been thought through with respect to destroying grass, etc.

Mr. York replied that it has always been the crux of the whole thing. The way it has been solved in the past for some of the events, they pitched out hay instead of standing in the mud/water. He said one way or another it is a mess.

Attorney Sirinek added that Mr. Gonder is aware that he is responsible for preparation beforehand and clean up afterwards.

For voting purposes, President Chatfield noted that Commissioner Deutch had to leave the meeting early due to an emergency.

The chair entertained a motion.

***Motion by Commissioner Behrendt – seconded by Commissioner Dennis approving a request by Tyler Gonder/TG Vintages, LLC for use of Redevelopment-owned property at the southwest corner of Franklin Street/7<sup>th</sup> Street for a beer garden in conjunction with the St. Patrick’s Day Parade on March 12, 2022, from 11:00 a.m. to 3:00 p.m., contingent upon final review of the insurance policy by the Commission’s counsel. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.***

**CONVEYANCE OF REDEVELOPMENT-OWNED PROPERTY TO CITY**

Attorney Sirinek stated that this is a property the Redevelopment Commission acquired on 12/17/2012. This property and adjoining property on West 10<sup>th</sup> Street are part of the acquisition being done by NICTD for the double track project. As part of the federal requirements for land acquisition, appraisals, and everything the Commission went through when they acquired the station block property, NICTD is doing this one with the Commission being on the receiving end it. Attorney Sirinek stated that he (as well as the City Attorney) received an offer from NICTD. Because it would be a lot of work for both entities, they agreed that the Redevelopment Commission would give the property to the City and then the City could deal with NICTD and convey the property to them with the purchase price of \$5,500 going directly to the City as opposed to having to go through all the multiple steps that are required for accepting the offer and conveying the property to NICTD. Attorney Sirinek stated that Resolution 2-22 conveys the parcel on west 10<sup>th</sup> Street to the City of Michigan City for consideration of reducing bureaucratic waste to get the same result occurring. Normally, the Redevelopment Commission would convey it first and then the Board of Works would accept it, but because of the timing of respective meetings, the Board of Works has already accepted this property subject to the Redevelopment Commission conveying it.

The chair entertained a motion.

***Motion by Commissioner Behrendt – seconded by Commissioner Hendricks approving Resolution 2-22 for the transfer of Redevelopment-owned property on West 10<sup>th</sup> Street (parcel 46-01-31-238-044.000-022) to the City of Michigan City for conveyance to NICTD for the double track project. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.***

**YOU ARE BEAUTIFUL SITE**

Mr. York gave an update, stating that they continue to work with a hotel development on the site. As of now, the Development Agreement is done. The Commission’s financial analysts are reviewing the developer’s financials. He said he hopes to bring this back at the Commission’s next meeting for final approval.

**8<sup>th</sup> STREET/MICHIGAN BOULEVARD SITE**

Mr. York gave an update, stating that this is in the same situation as the You Are Beautiful site in that they are reviewing financials at this time. The Development Agreement was drafted, just waiting on a couple of modifications.

**STATION BLOCK PROJECT**

Mr. York began discussion, acknowledging Ruth Wuorenma and Terri Haymaker of NCI for their excellent job of organizing complicated meetings and sharing information. He said it is amazing to see the collaboration that is happening between NICTD, the developer, and the City. He noted that a press release went out Tuesday indicating that the developer of Flaherty & Collins was selected to develop the station block project.

Ms. Wuorenma (appearing via Zoom – audio/video) stated that this project has been received positively and extraordinarily well. The press release mentioned that it was approved by unanimous vote by a review committee that represents a strong cross section of the city. She pointed out that cities that thrive and go forward positively are ones like Michigan City where there is a unity of purpose, which is not only a good feeling, but it reduces risk because it increases predictability which is what developers and investment managers care about. This project is representative of where Michigan City wants to go. She said there is a lot of hard work that has to be undertaken to get it completed, but there is a sense of mission associated with it shared by the necessary parties.

Ms. Wuorenma continued, stating that the review committee selected Flaherty & Collins. She pointed out that there is an aggressive time schedule with entitlement work, and the contract must be signed by March 31, 2022. The three parties involved in this project are NICTD, Michigan City, and Flaherty & Collins. She said they are going through the entitlement process now with the technical people from all three parties working together. Ms. Wuorenma mentioned the sense of comradery in those meetings with a unity of purpose.

Ms. Wuorenma stated that the review of the design process is underway, and next week they will start working more intensively on the contract itself. There is financial feedback now that will be relevant to completing the contract proposal which will be sent to Flaherty & Collins. She said it is intense, but everything seems to be on track. She commented that a project like this has never been done in the Midwest before – an agreement between a Railroad, a City, and private developer to deliver a train station and a 437 space parking commitment for the train station.

Commissioner Chatfield thanked Ms. Wuorenma and her team as well as the review committee for their time and hard work on this project.

In another matter relating to the station block project, Mr. York presented a Scope Appendix to Baker Tilly's Engagement Letter of February 18, 2021. He explained that this expands their scope of work to include the station block project. This is like work they did for other bonding projects. They already have an agreement with the Redevelopment Commission; this just expands their scope for the station block project.

Attorney Sirinek added that the Commission has an approved Engagement Letter with Baker Tilly dated February 18, 2021. This Scope Appendix is specifically germane to this project (station block) in the event it becomes necessary to go through a bonding process or some other financial mechanism that the Commission would engage the services of Baker Tilly for. Their rate remains the same; this is just specific to the station block project. Attorney Sirinek stated that he has reviewed this Scope Appendix and does not see any reason for the Commission to not approve it.

The chair entertained a motion.

***Motion by Commissioner Behrendt – seconded by Commissioner Hendricks approving the Scope Appendix dated February 17, 2022, for the station block project to Baker Tilly’s Engagement Letter dated February 18, 2021. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.***

#### **SOUTH TIF CONNECTIVITY IMPROVEMENT PROJECT**

Mr. York presented an expanded scope from Haas & Associates for the “low hanging fruit” items that can be done right now to help with pedestrian connectivity. This was not part of the original scope, so Mr. York asked Haas to include it.

Ryan Laughlin of Haas & Associates (appearing via Zoom – audio/video) expanded on comments, stating that this is Amendment 2 to expedite the construction of what has been deemed as the “low hanging fruit”, which includes a new sidewalk along the north side of Westwind Drive; a new sidewalk along the west side of Highway 421 from Westwind Drive up to Larkspur Lane; a new pedestrian crossing, ramps, pedestrian push buttons; re-signalization at the intersection of Larkspur Lane and Highway 421; and new sidewalks on the north and south side of Larkspur Lane from Highway 421 over to Towne Center Drive. That is all the work included in what they are referring to as Construction Contract #1, which is a subset of the total work included in South TIF Connectivity Improvements Project and is being expedited for construction because it is more attainable and does not require as much involvement with private land owners and the scope in general is smaller than the remaining components of the South TIF project. Mr. Laughlin added that the prior Amendment to this PSA added preliminary design and topographic surveying work for these areas, but it did not add permitting work, full design work, and bidding services which is included in this Amendment.

Mr. York commented that these ideas came about during meetings for this project and how it all connects in the south end. He pointed out that INDOT has already given a nod for this project, so we do not want to miss this opportunity to get these things done.



Attorney Sirinek mentioned that he reviewed the contract and said it was fine. He asked Mr. Laughlin who is doing the oversight of the various items talked about – Haas or DLZ.

Mr. Laughlin replied that it is their work, and they would have a subconsultant that would be taking care of the pedestrian intersection work and the permitting connected with that.

Attorney Sirinek referred to the last item on page 2 of Amendment 2 “Construction services are not included”... and asked if that will become a separate phase of the project following all of this.

Mr. Laughlin replied affirmatively, stating that Amendment 2 will take it through the bidding process.

Attorney Sirinek stated that as they move forward with the project, he wants to make sure there is planning and cooperation between Haas, the City, and DLZ going forward with the remaining tasks to be able to get this accomplished.

Mr. Laughlin noted that DLZ is not necessarily involved with the design, but they are working for the City under their own agreement with the Redevelopment Commission to secure the necessary land rights for this work. He said if the work that DLZ is doing is not completed, then those items could not be constructed.

Mr. York asked if total compensation for Amendment 2 is \$45,300 to expand the scope.

Mr. Laughlin replied that was correct, indicating that it would be the amount paid to Haas & Associates for the services they render. He said they also added an increase to the subconsultant allowances for traffic engineering (all pedestrian re-signalization permitting regarding Larkspur Lane/Highway 421 pedestrian crossing) in the amount of \$47,640.

Commissioner Hendricks asked if the Commission is approving a total amount of \$92,940.

Mr. Laughlin replied affirmatively.

Mr. York added that this is a much needed improvement in this area. INDOT has already indicated that we should apply for a permit.

Commissioner Chatfield asked when construction would start.

Mr. Laughlin stated that bidding process for the accelerated construction project will be begin no later than July 1, 2022, with work to begin after that.

Commissioner Chatfield asked if they anticipate getting some of this work done in 2022.

Mr. Laughlin replied affirmatively, stating it is anticipated that Construction Contract #1 would be completed in 2022.

Mr. Haas did add that if there was a delay in getting materials it would affect the schedule, but he was not aware of delays in any of the materials at this time.

Mr. Laughlin also added that the land rights is an essential part of this as well. He said he would not recommend beginning construction until those land rights are secured.

The chair entertained a motion.

***Motion by Commissioner Hendricks – seconded by Commissioner Dennis approving Haas & Associates Amendment 2 to the South TIF Connectivity Improvements Project (Construction Contract #1) in the amount of \$92,940. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.***

#### **CHANGE ORDER – SINGING SANDS PHASE 2**

Mr. York explained that Change Order 15 would close out the Singing Sands Trail project. This change order is for damage to property; a light pole got hit during construction by a hit and run. Mr. York said he would follow up with Attorney Sirinek and Attorney Lapaich to see if we can recover the damage claims. The change order is for \$10,722 of which the Redevelopment Commission owes 20% of that, or \$2,144.47. He said he would like to get it paid to close out the project. The pole has already been replaced with the work complete.

The chair entertained a motion.

***Motion by Commissioner Behrendt – seconded by Commissioner Dennis approving Change Order 15 to INDOT for the Singing Sands project in the amount of \$2,144.47 for repairs to a damaged light pole on E. Michigan Boulevard. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.***

#### **REPORT BY LEGAL COUNSEL**

Attorney Sirinek noted that an executive session was held prior to this meeting. No decisions were made, and nothing was discussed other than what is permitted by Open Door Law.

Relating to ongoing litigation for environmental recovery costs for the clean-up of the Trail Creek property, Attorney Sirinek noted that there are a couple of primary polluters; one was settled on, and they continue to work on getting reimbursement from the second one. He stated that a default judgment was received for one of the property owners. That property owner has property within Indiana and has been very uncooperative, so those parcels of land have been put up for Sheriff's sale. Any money acquired through that process would be applied toward that judgment that has been rendered. One of the descendants (Sheela Casper) of the former owners of the Erincraft building has asked if she could buy one of the properties outright, specifically 430 Ogden Avenue in Michigan City, because it was her home growing up and it has sentimental value to her. Subject to the Commission's approval, they have entered into an agreement where she would be able to acquire that property for \$25,000. In exchange for that she would immediately pay the back taxes owed on the property, then that property would be excused from all the properties put forth for the Sheriff's sale auction. Although the property itself has an assessed value of approximately \$70,000, Attorney Sirinek stated that realistically at these Sheriff's sales there is no way we would ever receive any fair market value or assessed value. By bypassing the process, Ms. Casper is bidding \$25,000 to acquire this property at a Sheriff's sale. Attorney Sirinek noted that a Settlement Agreement and Limited Release was provided to Commissioner's earlier today. Ms. Casper has executed that Agreement and is willing to pay the \$25,000 right away. He recommended that the Commissioner's enter into that Agreement because with his experience in these Sheriff's sale and for this particular property, it is more than a fair offer to be received. He believes the Commission would not come anywhere close to receiving this at a Sheriff's auction if they would receive anything at all. He noted that because of the contingency agreement the Commission has with Plews Shadley Rachel & Braun (lead attorneys for Trail Creek clean-up and recovery costs) they will take their percentage off the top of the \$25,000 and anything remaining from that would come to the Redevelopment Commission.

The chair entertained a motion.

***Motion by Commissioner Dennis – seconded by Commissioner Hendricks approving a Settlement Agreement and Limited Release between the Michigan City Redevelopment Commission and Sheela Casper, allowing Sheela Casper to purchase property at 430 Ogden Avenue, Michigan City, Indiana, (parcel 46-05-05-255-006.000-009), for the sum of \$25,000 plus paying all delinquent taxes, which was one of the properties seized for Sheriff's sale to satisfy judgments against Verma for environmental cost recovery titled City of Michigan City, et al. v. Begley Company, et al., Cause No. 46C01-1507-PL-1364. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.***

**REPORT BY DIRECTOR**

Mr. York read into the record a thank you letter from Ed Shinn, Director of the Michigan City Parks & Recreation Department, for the Commission's additional contribution toward the Zoo's Big Cat Exhibit.

**PUBLIC COMMENTS**

(None)

**COMMISSIONER COMMENTS**

Commissioner Dombkowski commented that it is fantastic how the City is moving forward and he is happy to be on the Commission.

Commissioner Dennis commented that she is glad to be back on the Commission and to hear about all the projects going on that are going to make a tremendous difference and improvement to Michigan City.

Commissioner Hendricks commented that he is happy to see the South Side TIF connectivity improvements continuing and getting some improvements in that area.

Commissioner Chatfield acknowledged Mr. York's hard work, stating that he appreciates what he has done. He said the Commission is fortunate to have Mr. York and Mr. Borngraber are on their team. He also acknowledged Ms. Wilson as a part of the team in Mr. York's office.

Commissioner Chatfield said we need to be cognizant of the fact that there is one big project and there are a number of other projects waiting in the wings. He noted that Council members get information for all these meetings and are invited. He thanked the City Council members who attend these meetings as it is worthwhile to keep them informed of what they are doing day to day.

**NEXT MEETING DATE**

President Chatfield announced that the next regular meeting is scheduled for March 14, 2022.

Mr. York noted that meetings should be back in person by then.

**ADJOURNMENT**

The chair called for a motion to adjourn.

Motion to adjourn by Commissioner Hendricks – seconded by Commissioner Behrendt and unanimously approved. The chair declared the meeting adjourned at approximately 6:20 p.m.



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Angie Nelson Deutch, Secretary