

**MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
APRIL 12, 2021**

The Michigan City Redevelopment Commission convened in a regular meeting via Zoom and streaming live on My Michigan City, Indiana Facebook, on Monday, April 12, 2021, 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 5:03 p.m.

ROLL CALL

Commissioners in attendance:

Ken Behrendt (arrived after roll call), Chris Chatfield, Angie Nelson Deutch, John Hendricks, Michael Mack, non-voting advisor Thomas Dombkowski (arrived after roll call)

Commissioners absent:

None

Staff in attendance:

Executive Director Skyler York, Attorney Alan Sirinek, Administrative Assistant Debbie Wilson

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.

MINUTES

The chair entertained a motion for approval of the minutes of the 03/08/21 executive session and regular meeting.

Motion made by Commissioner Deutch – seconded by Commissioner Hendricks approving the minutes of the 03/08/21 executive session and regular meeting as submitted. Voice vote was as follows: (Ayes) Commissioners Chatfield, Deutch, Hendricks, Mack – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

CLAIMS

Mr. York reviewed the claims list dated April 12, 2021, noting that payroll for March 2021 totaled \$9,366.72. Mr. York read the claims listed into the record. In summary, April claims totaled: (Operating) \$343.95; (North TIF) \$156,779.97; (South TIF) \$13,381.67; (Cleveland Avenue 2011 Refunding Bonds) \$1,200.00; (2018 Ohio Street Bonds) \$1,250.00.

The chair entertained a motion.

Motion made by Commissioner Mack – seconded by Commissioner Hendricks approving the claims list dated 04/12/21 as submitted. Voice vote was as follows: (Ayes) Commissioners Chatfield, Deutch, Hendricks, Mack – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

FINANCIAL REPORT

For voting purposes, please note that Commissioner Behrendt entered the Zoom meeting at 5:12 p.m. during presentation of the financial report and was noted present for the record.

Mr. York reviewed the financial report dated 02/28/21, summarizing cash balances as follows: Operating Account \$222,475.84; South Side TIF Account \$6,264,217.23; South Side TIF Debt Reserve Account \$336,141.44; South Side TIF Capital Account \$17,201.62; North End TIF Account \$4,510,282.38; Wabash Street Streetscape Construction \$122,059.68; Wabash Street Streetscape Debt Reserve \$215,865.92; Northeast TIF Account \$411,193.19; for total cash of \$12,099,437.30. 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 \$12,253,798.79.

The chair entertained a motion.

Motion made by Commissioner Hendricks – seconded by Commissioner Mack approving the financial report/balance sheet dated 02/28/21 as submitted. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Deutch, Hendricks, Mack – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

PR’s LAWN CARE PROPOSALS

Mr. York opened discussion explaining that the Commission has contracted with PR’s Lawn Care for the past several years for landscape maintenance of Redevelopment-owned properties. Prior to that the Commission contracted with DeLau Landscape Maintenance. In 2017 the two companies merged, and PR’s has since bought out DeLau. The Commission has continued services with PR’s. In recommending PR’s services, Mr. York stated that they have been very good to the Redevelopment

Commission; they mow numerous Redevelopment-owned lots; two additional lots have been added; they have a small army of workers that mow these lots; they also make special reservations for the Commission for certain events (i.e. boat race, July 4th, etc.); they pick up trash; they do everything asked of them and do it well. Mr. York asked the Commission to approve these proposals so they can move forward with mowing. He pointed out that they have already picked up trash from the winter months in preparation of the spring mowing season. He noted that there is a notation on 1215 E. Second Street parcel that if the property is sold the service would stop.

Commissioner Chatfield asked if that would mean a reduction in the contract price.

Mr. York replied affirmatively, noting that everything is contracted out separately with each lot being a separate contract. Proposals were written up that way so service could stop if the Commission was able to get a lot under a development contract.

Attorney Sirinek asked Mr. York to review each proposal.

Mr. York read the following proposals into the record, noting that services would be performed April 1, 2021 through October 31, 2021:

Vacant lot at northwest corner Franklin/7th Streets: Mowing and associated maintenance \$2,340.00; first application herbicide \$45.00; second application herbicide \$45.00

1426 West 10th Street: Mowing and associated maintenance \$1,064.00

10th Street parking lot and alley behind South Shore Station: Maintenance \$2,145.00; first application herbicide \$65.00; second application herbicide \$65.00

Vacant lots on 7th Street between Franklin and Washington Streets: Mowing and associated maintenance \$4,032.00

Vacant lots on 8th Street between Franklin and Washington Streets (lawn area bounded by Washington, 7th, and the alley): Seven lawn applications to include five fertilizer applications with crabgrass pre-emergent, grub control, and 2 broadleaf weed treatments \$1,330.00

1215 East 2nd Street and 2 lots to east: Weekly maintenance \$230.00/visit; first application herbicide \$90.00; second application herbicide \$90.00, with the notation that service will stop if the property is sold

Vacant lot at northwest corner of Franklin/7th Streets (lawn area bounded by Washington, 7th, and the alley): Seven lawn applications to include five fertilizer applications with crabgrass pre-emergent, grub control, and 2 broadleaf weed treatments \$497.00

Cleveland Avenue (south grass area along west side of Cleveland from Timm Road north to new office building): Weekly mowing and associated maintenance \$175.00/visit (approximately \$4,550.00/year)

Elston Grove walking park at corner of 8th/Michigan: Re-mulching landscape bed \$1,420.00

Elston Gove walking park at corner of 8th/Michigan (grass area inside walking path, tree lawn along Michigan Boulevard and along 8th Street): Weekly mowing and associated maintenance \$1,690.00

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Cleveland Avenue (north grass area along west side of Cleveland from US 20 north to Barker Middle School): Weekly mowing and associated maintenance \$105.00/visit (approximately \$2,730.00/year)

Elston Grove walking park at corner of 8th/Michigan (lawn area inside walking path, tree lawn along Michigan and along 8th Street): Seven lawn applications to include five fertilizer applications with crabgrass pre-emergent, grub control, and 2 broadleaf weed treatments \$308.00

Elston Grove walking park at corner of 8th/Michigan: Weekly bed maintenance \$4,305.00; pre-emergent herbicide spring \$56.00; pre-emergent herbicide summer \$56.00; first application post-emergent herbicide \$54.00; second application post-emergent herbicide \$54.00

Ameriplex ponds: Weekly mowing and associated maintenance \$245.00/visit (approximately \$6,370.00/year)

Lot at corner of 8th/Washington Streets: Re-mulching landscape bed \$1,880.00

Lot at corner of 8th/Washington Streets: Bed maintenance \$3,626.00; pre-emergent herbicide spring \$77.00; pre-emergent herbicide summer \$77.00; first application post-emergent herbicide \$85.00; second application post-emergent herbicide \$85.00

Memorial Hospital corridor (bounded by Spring on the west, 5th on the north, Michigan on the east, 6th on the south): Mowing and associated maintenance \$19,500.00

Former Chrysler dealership (tree lawn along Michigan Boulevard): Seven lawn applications to include five fertilizer applications with crabgrass pre-emergent, grub control, and 2 broadleaf weed treatments \$308.00

Former Chrysler dealership (bounded by Michigan on the north, 11th on the south): Weekly maintenance \$3,080.00; first application herbicide in gravel area \$616.00; second application herbicide in gravel area \$616.00; spring application landscape bed pre-emergent herbicide \$26.00; summer application landscape bed pre-emergent herbicide \$26.00

Ice House and Weber property 8th/Michigan Boulevard: Mowing and associated maintenance \$4,060.00

725 E Michigan Boulevard: Weekly mowing and associated maintenance \$1,950.00

News Dispatch/Police Station property (lawn area bounded by Washington, 2nd, Franklin, Highway 12): Seven lawn applications to include five fertilizer applications with crabgrass pre-emergent, grub control, and 2 broadleaf weed treatments \$4,165.00

Vacant lots at northeast corner Michigan/6th Street: Monthly mowing and associated maintenance \$1,260.00

News Dispatch/Police Station property (bounded by Washington on west, 2nd on north, Franklin on east, Highway 12 on south): Mowing and associated maintenance \$7,875.00

615 W Michigan Boulevard: Mowing of vacant lot and associated maintenance \$3,535.00

All Redevelopment properties: It was noted that all work to be performed under these proposals may require additional labor and use of equipment for various reasons. With the extra time and care taken to properly maintain these properties, adjustments in billing will be made to reflect the added work. The additional work will be itemized on the invoices of the properties where the work was performed and billed

at an hourly rate. Extra work will be discussed and approved by the Redevelopment Commission and PR's Lawn care office staff before work begins.

Commissioner Deutch asked Mr. York how long the Commission has been using the services of PR's Lawn Care.

Mr. York replied that it has been approximately 4 years, and even longer with DeLau. This work was handed over from DeLau Landscape Maintenance. He added that different things are negotiated each year. He had most of the spraying removed from the contracts and it will be added as needed. There are some areas at the Pine Street lot where it gets so many weeds that they need to till it up and put pre-emergent down to kill the weeds.

Commissioner Deutch pointed out that this is approximately \$80,000 in services that the Commission is providing to PR's Lawn Care. She asked if they are automatically given the contract every year and it is negotiated.

Mr. York stated that the Commission has worked with other people in the past, but he feels PR's does the best work. In support of their services, he said they have a small army of workers and they do it to the Commission's liking. They keep everything looking good. The work is done on a consistent rotation. They will not mow if it is not necessary. Other people used in the past will not pick up trash and just mow over the top of it spreading it around everywhere. He said PR's does a top notch job of taking care of the lots and making the city look good.

Commissioner Hendricks referred to the last page of the proposals where they refer to additional work at an hourly rate. He asked what their hourly rate is.

Attorney Sirinek suggested leaving that out of what the Commission is approving, so that any type of add-on as necessary or things the Commission specifically requests would be dealt with on a case-by-case basis as opposed to approving anything at this time.

Mr. York replied that Carly from PR's has indicated it is \$55/man-hour. He said he would bring additional work back before the Commission first, unless it was an emergency.

Commissioner Chatfield said he appreciated Commissioner Deutch's comments regarding the long time relationship the Commission has with this company. He stated that even though the Commission does not need to put this out for bid, it may be prudent for the Commission in the future to do so. He said PR's has been great stewards for the Commission for many years and Dave DeLau did a great job, not only for the Redevelopment Commission, but other City groups as well. Commissioner

Chatfield said it might be something to talk about next year even though it is not necessary by statute or ordinance.

The chair entertained a motion.

Motion by Commissioner Mack – seconded by Commissioner Hendricks approving the proposals, as read into the record by Mr. York, to contract with PR’s Lawn Care for landscape maintenance of Redevelopment-owned property for the 2021 season. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Deutch, Hendricks, Mack – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

PROPERTY ACQUISITION 5TH/CEDAR STREETS

Mr. York explained that the Commission owns property at Pine Street and Michigan Boulevard. There are four pieces of property that the Commission does not own within this entire parcel. By acquiring this property, it would solidify the Commission’s intentions with that piece of property for development in the future. He recalled the Commission authorized him to get appraisals, which has been completed on all four of the properties. Mr. York said he worked with the owner of these properties to come up with a price amicable to both parties.

Attorney Sirinek added to comments stating that according to statute there are two ways of acquiring property. One is getting two appraisals and taking the mean which becomes one offer, or you can deviate from that and go to the highest appraisal with specific findings being made by the Commission. One appraisal came in at \$52,500 and the other \$262,000. He said he was not sure why there is a \$210,000 difference between the appraised value of the property. The property owner was not happy with the low one and not happy with the mean of \$157,250, but he was happy with the \$262,000. Statute gives authorization to go with the highest appraisal upon specific findings, so to make those findings Attorney Sirinek asked questions of Mr. York as to why he believes and why he is recommending to the Commission they offer \$262,000 for acquisition of this parcel.

Attorney Sirinek asked how this is in the public good.

Mr. York replied that the Commission owns almost everything else in that vicinity and around this piece of property. If the Commission’s intention is to redevelop this property, they must have sole ownership of it so they can control how it is developed.

If the Commission acquires ownership of these four parcels, Attorney Sirinek asked if that would complete the acquisition for the entire area.

Mr. York replied affirmatively, adding that these four parcels must be acquired and put together with the Commission's parcels which will allow them to move forward more nimbly with development.

By acquiring these four parcels, Attorney Sirinek asked if it makes the overall value of the other parcels the Commission owns more valuable.

Mr. York replied that it absolutely does.

Attorney Sirinek asked Mr. York if it is his belief that if by acquiring these four parcels it will improve their ability for developmental purposes.

Mr. York responded that it absolutely does, adding that likewise he thinks the Commission's intention of development has made these parcels worth more money from the standpoint that this is a developable piece of property all together.

By acquiring these four parcels, Attorney Sirinek asked if it would be consistent with the overall redevelopment plan for the area.

Mr. York replied that it absolutely does.

Attorney Sirinek asked Mr. York if he believes this would be in the best interest of the City of Michigan City to acquire these properties for \$262,000.

Mr. York replied that he does.

With those findings, Attorney Sirinek advised that a public purpose has been established for the higher purchase price consistent with statute.

The chair entertained a motion.

Mr. York noted that the seller is only Maple City Ventures, not Indiana Investco & Maple City Ventures.

Motion by Commissioner Deutch – seconded by Commissioner Mack approving the Commission's purchase of four parcels located at Cedar Street and 5th Street from Maple City Ventures at the higher appraised amount of \$262,000 with specific findings as established by the Commission. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Deutch, Hendricks, Mack – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

Commissioner Chatfield commented that this will give the Commission control over the property at 5th and 6th Street from Pine to Michigan, adding that from a suitor standpoint this gives the Commission immaculate control of that large parcel. If somebody comes

in and they would like to do a larger project, it gives them that ability. He said this is a smart move on the Commission's part.

PUBLIC OFFERING BID OPENING: 6 VACANT PARCELS 8TH/MICHIGAN

Mr. York stated that only one bid was received today at 10:45 a.m. from NWI Development Group (their representative Robert Harte), 100 Anchor Road, Michigan City, Indiana. He opened the bid and read their letter into the record. Mr. York read the offer amount which indicated "\$ TBD" with the notation that the "Purchase price is subject to adjustment per environmental considerations, land use limitations and a mutually agreeable purchase and sale agreement."

Attorney Sirinek advised that there is no offer, so the Commission does not need to take action. He added that the Offering Sheet was very clear that the minimum offering price was \$812,000, but no minimum offer was made. It was also clear that there are environmental concerns on the property, and it is part of the Commission's Trail Creek cleanup. He advised that the bid is rejected as it is invalid or an incomplete offer, and this allows the Commission to move forward in any direction they want.

Commissioner Behrendt agreed.

PUBLIC OFFERING BID OPENING: 1215 E SECOND STREET

Mr. York stated that he did not receive any offers.

Attorney Sirinek advised that the record should reflect that the Commission has done everything they are statutorily required to do and now they can move in any kind of direction they want to when they want to. He advised that no action is needed as no action was asked of them.

US 12 BRIDGE CHANGE ORDER

Mr. York recalled talking about this numerous times, but said he brought the wrong item forward at the last meeting. Mr. York said the correct change order to approve is in the amount of \$3,643.20 for the wire overrun. He explained that this was an omission which means the Commission is responsible for it because it had to be done in order to illuminate the lights. He said this change order must be approved so the project can be closed out.

Commissioner Hendricks asked if this will cancel out what was approved at the last meeting.

Mr. York replied that what was approved at the last meeting was for the skirting around the light poles. He assured there won't be a duplicate payment.

The chair entertained a motion.

Motion by Commissioner Deutch – seconded by Commissioner Mack approving change order 15 to INDOT for wire overrun on the US 12 Bridge project in the amount of \$3,643.20. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Deutch, Hendricks, Mack – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

Commissioner Chatfield commented that the only outstanding item for the US 12 Bridge project are the emblems. He said he thinks it is still a good opportunity and did not want to lose track of it. He stated that they should take discussion off line and talk about how that can be implemented with respect to the schools, the service community, local businesses, etc.

SOUTH TIF TRANSPORTATION IMPROVEMENT PROJECT

Mr. York began discussion stating that he sent Commissioners a scope of work and cost from Haas & Associates. He recognized Tim Haas and Ryan Laughlin on Zoom. Mr. York stated that he has engaged DLZ to help supplement this because he sees it as two projects with respect to what is in the wheelhouse. DLZ has staff that does right of way acquisition, and there is a lot of right of way to be acquired for this project. Environmental studies must be done and there is a lot that must be done with respect to wetlands, design, engineering, and actual construction. Haas will need to work hand in hand with DLZ to make sure there is enough right of way to build transportation improvements for both vehicular and alternative transportation (walking, bicycling, etc.). This will hopefully move the project forward more quickly by piecing them together. Mr. York commented that Commissioner Hendricks is working with him on this project. The City Engineer reviewed the proposal from Haas, and he thought it was a good proposal and the numbers were good.

Commissioner Hendricks commented that Tim and Ryan did a good job putting this together as there are a lot of moving parts to this project with respect to the wetlands, the roads, pedestrian crossings, etc. He thought it was a great idea that they added an additional pedestrian crossing across Highway 421. He said the total schedule is about nine months out before it gets to a construction phase but said that is understandable because of this type of project and dealing with the state and environmental agencies. He said he is happy with the proposal as presented.

Mr. York commented that the proposal is split into three phases with phase I for preliminary planning and design layout and preliminary permitting in the amount of \$77,800; wetland surveying \$15,000; geotechnical surveying \$20,000.

Tim Haas noted that they revised the proposal and sent it out this afternoon. He explained that they revised the proposal based on Mr. Hendricks comments and questions regarding the wetlands on Redevelopment-owned property at the northwest corner of Highway 20 and Cleveland Avenue. They have added that acreage to the

wetland delineation, wetland surveying and jurisdictional determination over that wetland.

Commissioner Hendricks felt that the wetland delineation needed to be updated.

Mr. Haas agreed stating that the delineation is no longer valid, and he did not know if a jurisdictional determination was made.

Mr. Laughlin added to comments stating that if there was no jurisdictional determination made it would need to be resurveyed. If there was a jurisdictional determination made by the Army Corp it would be them essentially certifying the boundary that was delineated by the consultant. On that determination document there would be a date at which their determination would no longer be valid.

Mr. Haas explained that the scope of services in the revised proposal was changed to \$78,800 because of the additional surveying; the wetland surveying was changed to \$20,500. The revised total for phase I is \$119,300. He explained that the geotechnical work consists of soil borings, a geotechnical analysis of those soils, and a report with recommendations on any special procedures that need to be taken to construct the roads, sidewalks, utilities, etc.

Mr. Laughlin added that the completion of the work for the wetland surveying, topographic surveying, and geotechnical surveying is all contingent upon the Redevelopment Commission as owner securing permission from the various private land owners for them to access that land.

Mr. York stated that DLZ would be doing that work on behalf of the Commission.

Mr. Haas advised that they would be heavily coordinating their work directly with DLZ because DLZ will need to know the width of the right of way which will depend on the work that Haas does in laying out the proposed improvements (roads, sidewalks, etc.).

Mr. York noted that he does not have the proposal from DLZ yet, but he is working with them on getting it.

After discussion it was decided to move forward at this time with consideration of the proposal from Haas so they can begin soliciting proposals for their subconsultants.

The chair entertained a motion.

Motion by Commissioner Behrendt – seconded by Commissioner Deutch approving the proposal from Haas & Associates dated April 12, 2021 revised for phase 1 civil engineering services for the South TIF Connectivity Improvements Project (STCI Project) in an amount not to exceed \$119,300. Voice vote was as

follows: (Ayes) Commissioners Behrendt, Chatfield, Deutch, Hendricks, Mack – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

REPORT BY LEGAL COUNSEL

Attorney Sirinek reported that he has received two separate applications for the 3-way Riverfront Liquor Licenses, so he will set a date and time to meet with the committee to review those applications.

Mr. York noted that President Chatfield had asked two Commissioners (Angie Nelson Deutch and Ken Behrendt) to serve on that committee along with himself and Attorney Sirinek. Mr. York explained the process whereby after a review of the application by the committee, they make their recommendation at a public meeting of the Redevelopment Commission.

Both Commissioner Deutch and Commissioner Behrendt agreed to serve on the committee.

Commissioner Deutch asked Mr. York to provide any statutes that impact those types of requests.

Mr. York acknowledged the request. He added that he cleaned up the application making it more cohesive. He said he would like to review it at a committee level to get a consensus on any changes that need to be made on it.

REPORT BY DIRECTOR

Mr. York recalled that late last year the Commission acquired a piece of land that is connected to the Singing Sands Trail (the old Chicago Railroad) which bisects Highway 12 and goes back behind Lake Industries. The City Engineer surveyed it and he will draw up some cross sections. Mr. York stated that eventually he would like to get estimates and bring that back to the Commission to see if they would be interested in building a spur into that neighborhood to possibly have a trailhead on it or a parking area. This would connect at Peanut Bridge on the opposite side of the creek and would provide a controlled path to get to the trail.

Mr. York recalled that a couple of years ago the Commission funded a study and engineering work with Haas & Associates for the large cat exhibit at the zoo. Since then the Park Department has received most of the funding to expand the cat exhibit but they are requesting additional funding from the City and the Redevelopment Commission (\$150,000-\$200,000). If they do not expand the exhibit there is a threat of losing the cats because of new laws coming into place.

Commissioner Chatfield added to comments stating that when he was on the Park Board this became an issue to the point where the mayor at the time wanted them to

tear down the cat house. He said it appears the Park Department has a large grant to help with most of the project, but they need about another \$100,000 from the City and about \$150,000-\$200,000 from the Redevelopment Commission. He said he is in favor of this. Commissioner Chatfield said when the zoo lost the elephants it was a kick in the teeth. His view of the zoos are the big animals – the lions, tigers, elephants, bears, etc. He said for Michigan City to lose that would be a tragedy. He said this is a small amount from the Commission's perspective. He asked Councilwoman Deutch and Councilman Mack to see if they could get \$100,000 from the City to shore up the difference.

Mr. York added that he thinks the Park Department already has about \$500,000 for this project, so the Commission would only be providing a small portion of this. He said this is a top priority for the Park Department because of the new law (Big Cat Safety Act) which puts new standards in place. He stated that keeping the big cats would be beneficial from a visitor standpoint and economic generation to the city. He said no action needs to be taken tonight but he just wanted to make the Commission aware that this request will formally be coming back to them soon.

Commissioner Chatfield reiterated that Mr. York will work with Ed in the Park Department in solidifying what the next step is. He commented that he has had discussions with City Council people about other projects in the park. He said if the Park Department and City Council people want projects done in the park, they need to work through the Park Department and their liaison needs to bring those things to the Commission. He said he is not in favor of a City Council person asking if the Commission is willing to do this; it must be a collaborative project. He said he will get together with Ed Shinn, Shannon Eason, Skyler York, and Phil Latchford to talk about what the next step is because he does not want this to lapse and lose the big cats in the zoo.

Mr. York advised that notice was received from NICTD that the last day of service at the Downtown South Shore Station has been changed to May 1, 2021. Carroll Avenue will be the primary station after May 1st.

Commissioner Chatfield commented that NICTD needs to make sure they broadcast that on their website and there should be signs placed on Franklin Street and at the station. If someone goes there to get on the train on May 2nd, he questioned how the City and NICTD would get them to the Carroll Street station. He said NICTD and the City need to work together on this.

PUBLIC COMMENTS

(None)

COMMISSIONER COMMENTS

Commissioner Deutch commented that as previously discussed, she hopes by the next meeting there will be something to present on standard operating procedures moving forward on how the Commission will work with developers coming to the city.

Mr. York stated that he is working to get everything ready for that.

Commissioner Mack congratulated Commissioner Chatfield on explaining the zoo scenario, stating that he is 100% in agreement with it. He said the City is sitting on a gem; it could be a huge asset to our community. Commissioner Mack stated that whatever they need to do with the other influx of money from the City perspective and the Commission's should be all hands on deck to make it a place the region can be proud of. He said it would be nice for the Commission to put their stamp on it. He is looking forward to it and is glad they are leading in that direction.

Commissioner Dombkowski commented that he really likes the South TIF Transportation Improvement project. He said it is an excellent idea and it will be exciting seeing that come together. He stated that thinks it is necessary, and it brings the people in. With the sidewalks and everything it will be a better place to be. He added that he also liked the big cat comments at the zoo.

Commissioner Chatfield added to comments stating that they have done the studies for the Walmart Drive. He said the north/south drive will help pedestrians being able to go north and south and it will take traffic off Franklin Street. He said it is a smart thing to do and, in the end, we will be better off by doing this; the Commission has the right team in place to make it happen. He stated that he is proud of the fact they are headed in the right direction on getting some projects close to the finish line. He thinks the other part of it is transparency and communication and making sure they are talking about what they are doing and how they are doing it to make sure that there is no confusion in what they are doing. He commented that he is proud to be part of this group and thanked staff, Commissioners and everyone for their support.

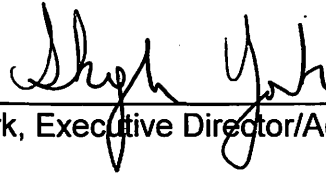
NEXT MEETING DATE

President Chatfield announced that the next regular meeting is scheduled for May 10, 2021.

ADJOURNMENT

The chair called for a motion to adjourn.

Motion to adjourn by Commissioner Hendricks – seconded by Commissioner Mack and unanimously approved. The chair declared the meeting adjourned at approximately 6:40 p.m.



Skyler York, Executive Director/Acting Secretary