MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
FEBRUARY 11, 2019

The Michigan City Redevelopment Commission met in a regular meeting in the
Common Council Chambers, City Hall Building, 100 East Michigan Boulevard, Michigan
City, Indiana, on Monday, February 11, 2019, at 5:00 p.m. local time; the date, hour,
and place duly established for the holding of said meeting.

CALL TO ORDER
President Don Babcock called the meeting to order at 5:00 p.m.

ROLL CALL
Commissioners present:
Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets

Commissioners absent:
Non-voting Commissioner Theresa Edwards

Staff present:
Executive Director Craig Phillips, Attorney Alan Sirinek, Administrative Assistant Debbie
Wilson

Attorney Sirinek noted for the record 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.

APPROVAL OF MINUTES
The chair entertained a motion for approval of the minutes of the executive session of
01/15/19, the regular meeting of 01/15/19, and the special meeting of 01/22/19.

Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving
the minutes of the executive session of 01/15/19, the regular meeting of 01/15/19,
and the special meeting of 01/22/19 as submitted. Voice vote was as follows:
(Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John
Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION
CARRIED.

CLAIMS
Mr. Phillips reviewed the claims docket dated February 11, 2019 as submitted noting
that payroll for January totaled $10,672.53. Mr. Phillips read aloud all claims listed. In
summary, February claims totaled: (Operating) $300.00; (North TIF) $199,505.54;
(South TIF) $457,250.30; (US Bank – Ohio Street) $17,696.00; (NE TIF) $248,547.55; (Wabash Street) $0.00.

The chair entertained a motion.

Motion by Commissioner Meer – seconded by Commissioner Oberlie approving the claims docket dated February 11, 2019 as submitted. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

FINANCIAL REPORT
Mr. Phillips reviewed the financial report dated December 31, 2018 summarizing the cash balances as follows: Operating Account $48,026.31; South Side TIF Account $14,728,253.16; South Side TIF Debt Reserve Account $360,864.55; South Side TIF Capital Account $17,782.10; North End TIF Account $5,704,806.48; Wabash Street Streetscape Construction $122,344.25; Wabash Street Streetscape Debt Reserve $216,072.49; Northeast TIF Account $361,250.07; for total cash of $21,559,399.41. 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 $21,713,760.90.

The chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Meer approving the financial report dated December 31, 2018 as presented. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

FRIENDSHIP BOTANIC GARDENS PROJECT FUNDING REQUEST
John Leinweber (President – Board of Directors, Friendship Botanic Gardens) addressed the Commission regarding their funding request. He thanked the Commission for their support a couple years ago where the Gardens used the old Franklin Street lights for their Trail of Lights project.

Mr. Leinweber gave a brief history stating that he got involved with the Gardens four years ago. At that time about 2,000 people went through the Gardens, they had no employees, and $47,000. Since then, they are becoming the number one attraction outside of the outlet mall and the casino. Over 40,000 people will be going through the Gardens this year; by 2025 they anticipate 100,000. They are doing over 70 events, which includes educational events attended by 400-1,500 children. This year they anticipate getting presents for all the children attending Christmas out in the Garden. They are hosting up to 60 weddings and cannot do any more. Mr. Leinweber pointed
out that by Friendship Botanic Gardens holding these events it benefits the whole community by bringing visitors to the Downtown area, restaurants, bars, boutiques, and hotels. They currently have 9 employees at the Gardens. Mr. Leinweber wanted the community to know that the Gardens has free admission ½ day on Thursdays and this year they will be open 6 days a week because of demand; family membership is $70/year.

Regarding the funding request, Mr. Leinweber explained that they continually must rebuild the infrastructure of the garden and he is concerned about sustaining revenue, so that the Gardens become self-sustaining. If the Commission approves the funding, Mr. Leinweber said that Horizon Bank has offered to match it. He pointed out that the LaPorte Health Foundation has also been supportive with funding; there are now 13 stations for workouts in the Gardens. He has applied for a grant from them for asphalt in place of the gravel so that they can become ADA compliant.

Mr. Leinweber explained that they want to expand the stage used for weddings and events because when they put up tents for events it destroys the lawn. Rental of this stage would provide $30,000-$40,000 each year in sustaining revenue instead of renting tents from a company outside of the community. The expansion is estimated to cost approximately $70,000. The funding request is for half of this cost ($35,000) from the Redevelopment Commission.

Mr. Leinweber stated the other funding request is for replacement of an old cyclone fence off the Liberty Trail entrance with an aluminum fence for safety and security. He also commented that the entry could use asphalt because of the 40,000-100,000 people going through there. There also are about 100 people who fish back there and there will be kayak tours taking place from the beginning of Trail Creek to the Gardens. The funding request for the fence is for $25,000 from the Redevelopment Commission.

Mr. Leinweber thanked the Commission and the Mayor for their past support and consideration of this request.

Commissioner Babcock agreed that Friendship Botanic Gardens is a gem for the community. He pointed out that the fence and pavilion are capital investments. He stated that figures from the Tourism Bureau indicates that for every visitor who comes to Michigan City, $75 ends up in the community; 40,000 visitors calculate to $3 million in value for the community. Mr. Babcock felt that a modest investment of $60,000 from the Redevelopment Commission resulting in $3 million for the community is appropriate.

Attorney Sirinek advised that if the Commission is inclined to approve the request, the Commission must make certain findings as it relates to how the expenditure of the request is related to development, in general as it relates to Michigan City, and how it relates to specific economic development.
Mr. Phillips added that the Redevelopment Commission recently targeted the eastern expansion of the North TIF to focus their efforts on. The Commission is invested in the area in terms of the second phase of Singing Sands Trail, of which the Gardens (on the western and northern extent of property) are directly a partner in that effort. Any overall improvement of that corridor to the east of the casino in general and anything the Commission can do to further invest in that area is a benefit to the community.

The chair entertained a motion.

Motion by Commissioner Meer – seconded by Commissioner Kowalski approving funding to Friendship Botanic Gardens in a total amount of $60,000 for expansion of their stage and construction of fencing.

Commissioner Meer acknowledged the volume of people going through the Gardens and pointed out that there is no other way to get to the Gardens unless you go through Michigan City. He pointed out that part of the Gardens is in Michigan City as well as the TIF District.

Mr. Phillips added that half of the project being considered tonight is located within city limits.

With a motion and second on the floor, voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

SINGING SANDS TRAIL PHASE 2
Mr. Phillips acknowledged Jake Dammarell from Butler, Fairman & Seufert (BFS) being present. Mr. Phillips explained that this agreement is for supplemental services to the current contract for design and engineering for the second phase of Singing Sands Trail. He stated that this supplement is necessary for the slight re-routing of the trail to accomplish the project during the shortest timeframe possible to stay within the grant window and not jeopardize the project funding. Mr. Phillips referred to the supplement provided to Commissioners stating that there is a difference of $19,900 in design analysis fees which would increase the Commission’s contract with BFS from $425,800 to $445,700. He added that the initial alignment relies upon several property owners cooperating with the purchase of those properties or agreements; this would allow for a plan B in the event of not being able to accomplish that.

Mr. Dammarell added that there is one potential parcel which might cause a problem in maintaining the schedule letting. Right now, INDOT has agreed to push the letting a couple months to give additional time to negotiate that right-of-way acquisition. If it is not successful, this agreement would provide a backup plan to maintain a letting which would be in October 2019, following on the heels of phase 1. This supplement would allow BFS to complete the survey required as well as the design and coordination with
INDOT for the trail which goes along the northern side of US 12 (Pine Street to Spring Street) then follows the west side of Spring Street up onto its original alignment as proposed on the design.

Mr. Phillips stated that the overall project cost for Singing Sands Trail Phase 2 is around $2.2 million; the Commission has previously committed to providing the 20% match for the 80% federal funding of that project. This agreement would keep that funding from being put in jeopardy by not being able to meet those timelines.

Commissioner Babcock confirmed that the letting would be in October 2019 with construction in 2020 and completion in 2020.

Mr. Dammarell confirmed that was correct.

Commissioner Babcock asked where someone could see the actual route.

Mr. Phillips said it is not on the website yet, but it will be. There are maps that show the different routes. Phase 1 is anticipated to go to bid letting next month (March 9th) with fall construction. Phase 1 will likely be open for use by Memorial Day 2020. Phase 2 will then follow with completion in 2020. Phase 3 is scheduled for mid-2020 for the first element of that phase. It was noted that Phase 2 includes Peanut Bridge. Mr. Phillips added that once Phases 1 and 2 are complete, the trail will go from the county line (where Calumet Trail currently terminates at US 12) all the way to Liberty Trail at the Trail Creek Bridge.

Mr. Dammarell noted that BFS is currently working on the submittals with the City for the next level of trails for a portion of Phase 3, which would take it to Karwick Road at the Amtrak tracks.

The Chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving Supplemental Agreement No. 2 for Design Services with Butler, Fairman & Seufert for Singing Sands Trail Phase 2, increasing the current agreement by $19,900 from $425,800 to $445,700. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

CIVIC PLAZA – USE OF PROPERTY REQUEST
Justin Post (representative of Main Street Association) addressed the Commission explaining their request to incorporate a Redevelopment-owned building for a public art project during the Shelf Ice Brewfest. For the art project they would shoot paint filled water balloons with a slingshot at the north side of the 709 Franklin building (slated for demolition) to give it vibrant color. Mr. Post assured there would be no risk to the
building, the balloons are biodegradable, and non-toxic paint would be used. In addition to the public art project, Mr. Post said they have two layouts for the Brewfest; one utilizing the 701-705 Franklin lots, and the other (in case of inclement weather) to use the lot next to Wall Construction for the music tent. Mr. Post mentioned that the Redevelopment Commission is on their insurance as an additional insured and they already received Board of Works approval.

Mr. Phillips advised that Main Street previously got approval from the Redevelopment Commission to use the property for the Brewfest. This request is in addition to that for the public art project.

All agreed to authorize the use of the building at 709 Franklin Street for the public art project during the Brewfest.

In another matter relating to the Civic Plaza property, Mr. Phillips told Commissioners that the north and south sides of 7th Street between Franklin and Washington have become the location of choice for people to walk their dogs and not clean up after them. He therefore requested the Commission approve approximately $300 for the purchase and placement of signs on posts to notify people that they will be fined by the City if they don’t clean up after their dogs. There are nuisance ordinances in the City which allow the fines to be collected. In addition, he said there could be some extra funds needed as there is some clean up necessary before the Brewfest, and possibly a landscape contractor would be willing to help with that. Mr. Phillips requested a total amount of $500 for the signs, posts, and clean up.

The chair entertained a motion.

_motion by Commissioner Meer – seconded by Commissioner Kowalski approving an amount of $500 for the purchase of posts and signage relating to fines and clean up of dog waste on the Civic Plaza site. Voice vote as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED._

BLUE CHIP EXPANSION PROJECT
Attorney Sirinek advised that there was a bid opening earlier in the day for roofing and asphalt paving. The bids were taken under advisement. He deferred to Jim Dyer of Berglund Construction to report on the bids.

Jim Dyer introduced himself stating that Berglund Construction is acting as the agent for Boyd Gaming as the construction manager for the bid packages. Mr. Dyer explained that three (3) bids were received for roofing: Babilla Roofing $374,801; Korellis Roofing $429,465; and Midland Engineering $443,700. Mr. Dyer advised that Babilla Roofing is the apparent low bidder and that the bid documents were in order. Mr. Dyer recommended that the project be awarded to Babilla Roofing for $374,801.
The chair entertained a motion.

*Motion by Commissioner Oberlie – seconded by Commissioner Meer to award the roofing contract for the Blue Chip expansion project to Babilla Roofing in the amount of $374,801. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.*

Mr. Dyer stated that two (2) bids were received for the asphalt paving: Rieth-Riley Construction $78,795; Walsh & Kelly $88,191. Mr. Dyer advised that Rieth-Riley Construction is the apparent low bidder and that the bid documents were in order. Mr. Dyer recommended that the project be awarded to Rieth-Riley Construction for $78,795.

The chair entertained a motion.

*Motion by Commissioner Oberlie – seconded by Commissioner Meer to award the asphalt paving contract for the Blue Chip expansion project to Rieth-Riley Construction in the amount of $78,795. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.*

Attorney Sirinek stated that there was a mandatory pre-bid meeting on February 5th which was attended by 20+ contractors, although no landscape contractors showed up. No bids were received at the 10:00 a.m. deadline for exterior finishes, so after the meeting Mr. Dyer called the five contractors who attended the pre-bid meeting to see why they did not submit bids. Four indicated they would not be submitting a bid. The fifth one indicated he had problems getting the bid bond and because of the weather he did not make it until 10:35 a.m. Attorney Sirinek advised that there are two options, with one being that no bids were received, and the process is started all over again. He explained another option where the statute also permits for the Commission to make a written determination that it is in their best interest to delay the opening and that the date, time, and place for the rescheduled opening are to be announced at the day, time, and place of the original scheduled opening. Mr. Sirinek acknowledged that he provided Commissioners with a written determination indicating that it is in their best interest to delay the opening. However, he explained that they could not announce the rescheduled opening at the earlier meeting because there was not a quorum, so this is the first opportunity the Commission is having to consider this, and they can make a determination that this is in the best interest to delay opening the bids or delay the deadline for which bids need to be submitted.

Attorney Sirinek asked Mr. Dyer to explain why this is time sensitive and it needs to be dealt with now as opposed to starting over again with the bid process.
Mr. Dyer explained that they are currently under construction and the bid packages were selected to try and meet the value of dollars being contributed by the City. They anticipate needing the exterior finishes sometime in March. If they have to wait longer it would potentially hold up the project, so they are trying to get the new bids out and a new bid date as quickly as possible.

Attorney Sirinek advised that if the Commission is inclined to do the second option, the process would be for a date to be determined to extend the bid deadline to, the five (5) contractors who attended the pre-bid meeting would need to be notified by certified mail-return receipt as to when the extended deadline is, the bids would be received, and a meeting scheduled to award the bid. Attorney Sirinek suggested that bid opening and award of bid take place in a week, which would give enough time to get the notices out and back.

Attorney Sirinek pointed out for the record that the one bid which was received at 10:35 a.m. this morning is still sealed and will remain sealed unless the contractor tells the Commission to open it at the new bid time, so it will still be submitted under the belief of a competitive bidding process.

Mr. Dyer said they would try to find out why the other bidders were not bidding to see if they can help them. He said he heard that they were overwhelmed with the bid documents, so they could possibly teach them how to fill out the bid forms with the goal being to get more than one bid.

Mr. Dyer pointed out that the landscaping can be bid later after the value of the other three packages are determined.

The chair entertained a motion.

Motion by Commissioner Sheets – seconded by Commissioner Meer approving and authorizing Don Babcock to execute the document which makes a determination that it is in the Commission’s best interest to delay the bid submittal deadline and opening for the Blue Chip expansion project exterior finishes until 1:00 p.m. local time on February 19th, with a special meeting date yet to be determined to award the bid. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

OHIO STREET PROJECT
Chris Murphy (American Structurepoint, Indianapolis IN) gave an update stating that there is very little activity to report right now. There are ongoing NIPSCO activities on site to complete their street light installation. It will probably be another 30 days before the weather allows the contractor to open and complete their work.
Commissioner Babcock asked if the extra activities relating to drainage are still moving in the right direction.

Mr. Murphy replied that they are looking at the situation of stormwater overflowing across the sidewalk in one particular location, and as to how they might manage that water with an additional improvement within the right-of-way to direct it away from the sidewalk.

Commissioner Meer confirmed with Mr. Murphy that they are looking at what engineering might be necessary to divert the water. He asked if it is groundwater.

Mr. Murphy replied that they are assuming it is.

Commissioner Meer pointed out the pavement markings did not hold up very well and asked if the contractor will come back and redo it.

Mr. Murphy replied that the contractor will repair whatever needs to be repaired. He said it probably had to do with the temperature at the time they put down the markings. He said he also asked the contractor to look at the manholes which line up with the wheel path of an automobile in the southbound lane. Not all the manhole covers are flush with the road surface. It will be a punch list item for the contractor to take care of in the spring.

**US 12 BRIDGE OVER TRAIL CREEK**

Chris Murphy (American Structurepoint, Indianapolis IN) introduced Karl Krukenberg who is their project manager for the Trail Creek Bridge project on all the items that the City wants to include with INDOT’s construction project on the bridge. He recalled the Commission approving the cost of decorative lighting to replace the standard INDOT highway lighting on the bridge and approving a number of lights to extend from the bridge along the approaches on either side to match the bridge lighting. He noted that INDOT is rushing to let this project on their May letting, which has advanced from the July letting. Mr. Murphy stated that Mr. Krukenberg will update the Commission on what costs the City will be responsible for and what INDOT will be providing as construction costs on the bridge. He will also present costs for the pedestrian railing on either side of the bridge. Mr. Murphy recalled at the last meeting that the Commission is asking INDOT to pay for the concrete railing that separates traffic from the multi-use path and the sidewalk, including the pipe railing on top. Mr. Murphy recommended painting the pipe railing black to match the handrails. The pedestrian railing at the outside edge of the multi-use path and sidewalk will be wrought-iron in appearance, which will also be painted black.

Commissioner Babcock asked for confirmation that this letting will not affect the fact that most of the construction is going to happen in 2020, rather than 2019.
Mr. Murphy confirmed that to be correct. INDOT has agreed to postpone the start of construction until the 2020 construction season.

Karl Krukenberg clarified the letting versus the construction start explaining that it is a funding matter for INDOT with the fiscal year ending in June, so they might have leftover money to spend on this project. He stated that Troyer Group is the consultant for INDOT to do the bridge repairs. They submitted their final plans last month. He said there are several tie-in items (sidewalk width, approach roadway width, etc.) that are incidental to the cost of the bridge repair project, so the only items INDOT plans on requesting money for in the agreement are the lighting fixtures themselves as well as the pedestrian railing on the outside. The traffic railing being used is more involved because it has concrete stamping which is more than what INDOT would typically do. It was a compromise worked out with INDOT since the City is paying for the light fixtures and pedestrian rail because INDOT has existing lighting which is coming down and not going back up which they would not have to pay for.

Mr. Krukenberg explained the concrete stamping in detail stating that basically the bottom 1 ½' of concrete will be like stone. He said they recommend black for the light poles and the steel on the railings, however INDOT said any color can be used for the steel beams underneath. He provided Commissioners with color choices.

Mr. Phillips stated that instead of the decorative pedestrian railings being black, he felt a different color would be worth discussing as well as the color of the steel beams underneath.

Mr. Krukenberg said a final decision on the color would be needed by the Commission’s next meeting.

Mr. Phillips said the Commission will need to take action on approval of the pedestrian rail subject to a final color choice.

Mr. Murphy pointed out that at the last meeting the Commission approved the cost of the lighting, not the railing itself because details were still being worked out.

Mr. Krukenberg stated that the steel pedestrian handrail is estimated at $250/foot for an estimated total cost of $318,000.

The chair entertained a motion.

Motion by Commissioner Meer – seconded by Commissioner Kowalski approving the outer pedestrian railing at a cost not to exceed $320,000, with determination of the color at a future date. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.
ENGINEER’S CASTLE PROJECT
Mr. Phillips had no activity to report because of weather. He will provide an update at the March meeting.

709 FRANKLIN STREET
Mr. Phillips reported that he reached out to Amereco Engineering to get a proposal for bidding and inspection services for demolition. He will present the proposal at either the special meeting or the March meeting.

WASHINGTON PARK ENTRY/TRAFFIC CIRCLE PROJECT
Mr. Phillips stated that Mr. Niec of S E H could not be in attendance. An update will be provided at the March meeting.

AMERIPLEX DRIVE
Mr. Phillips stated that Mr. Haas of Haas & Associates could not be in attendance but provided a written report. Mr. Phillips read the report indicating that the work is 77% complete. Pay application 3 was submitted and approved. The contractor will return to the project as soon as weather permits to complete the asphalt surface course and subsequent items as well as site restoration. They are coordinating with NIPSCO electric for the installation of five street lights. They are also coordinating with AT&T and NIPSCO for the removal of one pole.

PINE STREET LUXURY APARTMENTS
John Doyle (John Doyle & Associates, Michigan City IN) addressed the Commission stating that he has a request for notice of substantial completion for phases of the project; specifically, the infrastructure that is currently in place (the on-site infrastructure including storm and sanitary sewer, water lines, and storm trap system), and the off-site (5th Street and Pine Street section) work which is complete and in place. These facilities were ready for use on November 15, 2018 which is when the two-year warranty would begin.

Mr. Phillips asked if the remaining concrete and parking lot work would become a punch list item.

Mr. Doyle replied that it would not. This substantial completion just moves the bonding period back to November for the items already in place. Mr. Doyle said everything has been inspected and tested and passes the requirements. If something goes wrong, the contractor is responsible to take care of it. Mr. Doyle recommended approval of the Certificate of Substantial Completion.

Mr. Doyle also requested a meeting to schedule the balance of the project to complete the parking area on the storm trap system and paving the drives through the site.
Commissioner Babcock said that staff has been in routine communication with Mr. Dresden. Final blueprints will be provided at the end of the week. Their financing is proceeding, and staff is expected to hear something next week. Mr. Babcock said once financing is in place, then they can schedule the meeting Mr. Doyle is requesting.

The chair entertained a motion.

*Motion by Commissioner Oberlie – seconded by Commissioner Sheets to accept the Certificate of Substantial Completion for completed phases (as listed in the certificate) of the Pine Street Luxury Apartment project. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Mayor Ron Meer, Charles Oberlie, John Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.*

**ANTERO GROUP WASTE INC WORK PLAN**
Mr. Phillips stated that he is still waiting to hear back from Antero Group on the status of the current contract and the expected amount of adjustment necessary to finalize the process with the EPA on the modifications to the use agreement for the Waste Inc. property. This will allow for a portion of Singing Sands Trail Phase 2 to go across the property and allow easier negotiations in the future about further use of the property.

**STORAGE AGREEMENT WITH NICTD**
Attorney Sirinek reported that he is still in negotiations with NICTD. The agreement should be ready next month.

**REPORT BY LEGAL COUNSEL**
Attorney Sirinek had nothing further to report.

**DIRECTOR’S REPORT**
Mr. Phillips had nothing further to report.

**PUBLIC COMMENTS**
Dalia Zygas (106 Elmwood Drive, Michigan City IN) commented regarding earlier discussion about signs to be put up at the Civic Plaza site relating to fines for not picking up dog waste. In addition to the signs, Ms. Zygas asked if they could also put up doggy bag dispensers and trash cans to encourage people to pick up after their dogs.

Mr. Phillips apologized that he forgot to mention the Park Department has an understanding with Dr. Bailey at the Michigan City Animal Hospital. He said if it is a possibility they will include at least one clean up station on the property.
COMMISSIONER COMMENTS
Commissioner Meer asked if there is anything that can be done aesthetically with the plywood on the 11th Street Station to make it look better until the double track project gets started.

Mr. Phillips said he can look at some options. He also pointed out that last year the parking lot behind the building was added to the maintenance list, so it will be better maintained this year.

Commissioner Meer added that Commissioner Kowalski suggested someone from the art district could possibly doing something with it as another option.

NEXT MEETING DATE
President Babcock announced that the next regular meeting is scheduled for March 11, 2019. There will be a special meeting in advance of that.

ADJOURNMENT
The chair entertained a motion to adjourn.

Motion to adjourn by Commissioner Oberlie – seconded by Commissioner Meer and unanimously approved. The chair declared the meeting adjourned at approximately 6:27 p.m.

John Sheets, Secretary