



**MINUTES OF A REGULAR MEETING OF THE  
MICHIGAN CITY REDEVELOPMENT COMMISSION  
JULY 14, 2025**

The Michigan City Redevelopment Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 East Michigan Boulevard, Michigan City, Indiana, on Monday, July 14, 2025, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was also available via Zoom and streaming live on the Access LaPorte County Facebook page. Access LaPorte County Media hosted Zoom.

**CALL TO ORDER**

President Sheila Matias called the meeting to order at approximately 5:07 p.m.

**ROLL CALL**

The chair called the roll.

Commissioners present: Clarence Hulse, Philip Latchford, Sheila Brillson Matias, Tracie Tillman, Sheree Wilson, and non-voting adviser Thomas Dombkowski (all in person)

Commissioners absent: None

Also in attendance: Executive Director Skyler York, Attorney Alan Sirinek, and Redevelopment Business Manager Debbie Wilson (all in person)

**MINUTES**

The chair entertained a motion to accept the minutes of the June 9, 2025 executive session and the June 9, 2025 regular hybrid meeting.

***A motion was made by Commissioner Tillman and seconded by Commissioner Wilson accepting the minutes of the June 9, 2025 executive session and the June 9, 2025 regular hybrid meeting as submitted. The chair called for the vote: (Ayes)***

***Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

### **CLAIMS**

Mr. York read the claims listed into the record for July 14, 2025. Payroll for June, 2025 totaled \$20,402.09. July claims totaled: (Operating) \$1,138.79; (North TIF) \$140,864.04; (South TIF) \$62,025.00; (2021 Refunded Elston Grove Bond) \$1,250.00; (2023 Mixed Use Transit Project Bond) \$821,706.17; (RIF Loan) \$98,615.79.

The chair entertained a motion to approve the claims as presented.

***A motion was made by Commissioner Latchford and seconded by Commissioner Tillman approving the claims for July 14, 2025 as presented. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

### **FINANCIAL REPORT**

Mr. York reviewed the financial report ended May 31, 2025. Cash balances are: Operating \$288,992.31; South Side TIF \$9,857,341.47; South Side TIF Debt Reserve \$336,308.50; South Side TIF Capital \$16,199.79; North End TIF \$4,478,488.82; East TIF \$912,634.55; Northeast TIF \$1,399,689.14; Transit Development District \$241,157.76, for total cash of \$17,530,992.34. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, bringing total assets to \$17,625,821.93.

The chair entertained a motion to approve the financial report as presented.

***A motion was made by Commissioner Wilson and seconded by Commissioner Latchford approving the financial report ended May 31, 2025 as presented. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

### **PUBLIC COMMENTS**

Scott Meland, 200 Kenwood Place, Michigan City, Indiana, made comments in opposition to a potential data center in Michigan City, citing minimal impact to the city, minimal employment of locals, use of outside contractors for construction, and reduced taxes. Regarding the Riverfront Liquor License Program and boundaries (as well as any other project), Mr. Meland suggested that maps be made available for the public as part of full disclosure. He spoke in support of the Façade Grant request for The Cellar Door at 1901 Franklin Street.

**ADDENDUM 1 TO AGENDA**

The chair entertained a motion to amend the agenda to include Resolution 6-25 Declaratory Resolution to Establish Allocation Area (SoLa project).

***A motion was made by Commissioner Wilson and seconded by Commissioner Tillman approving Addendum 1 to the July 14, 2025 agenda. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

**RESOLUTION 6-25 DECLARATORY TO ESTABLISH THE ALLOCATION AREA (SoLa)**

Tom Everett (via Zoom audio/video) Barnes & Thornburg, explained that this resolution establishes a new allocation area within the city's Consolidated Economic Development Area to be known as the SoLa Project Allocation Area. It will be a site-specific allocation area, consisting of approximately 2.8 acres. This will allow the Redevelopment Commission to collect TIF from the project site after the project is built and allow the Commission to pledge that TIF to the Economic Development Revenue Bonds that are anticipated to be issued to finance a portion of the SoLa project itself. He compared the process to the station block project where the Commission created a separate project-specific allocation area for that project. The base assessment date for the new allocation area is January 1 of this year and would expire 25 years after the date of issuance of the first series of bonds that are payable from the TIF revenues generated from this specific allocation area. If this amending declaratory resolution is approved by the Commission tonight, it must then be approved by both the Plan Commission and Common Council, then it would come back to the Redevelopment Commission for a public hearing, after which the Commission would consider taking final action to approve and establish this new allocation area.

Attorney Sirinek pointed out this is not a City bond but rather a developer-backed bond. He asked Mr. Everett to explain the financial impact as it relates to either the Commission or the City.

Mr. Everett explained that the Redevelopment Commission would pledge future TIF that is generated by this project to the bonds. That is the only thing the Commission or the City would be pledging towards these bonds. They would not be a general obligation of the City or the Commission, they would not be backed by a tax levy, and there would not be an impact on the City's credit rating; these anticipated bonds would just be payable from TIF. The only obligation the Commission would have is transferring the TIF that is pledged to the trustee to pay the bonds; no other funds or levies of the City would be pledged towards repayment of those bonds.

Commissioner Tillman shared that the ordinance on this matter will be on the Council's agenda tomorrow on first reading.

The chair entertained a motion for approval of Resolution 6-25.

***A motion was made by Commissioner Tillman and seconded by Commissioner Wilson approving RESOLUTION 6-25 OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE CONSOLIDATED ECONOMIC DEVELOPMENT AREA FOR THE PURPOSE OF ESTABLISHING A NEW ALLOCATION AREA AND REGARDING CERTAIN RELATED MATTERS. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

### **FAÇADE GRANT(S)**

#### **Pine6, LLC – 603 Pine Street:**

Nazar Kryvko (in person) introduced himself, stating he resides in Chesterton, Indiana. He provided Commissioners with photos of the structure relating to this request. He explained that the budget has doubled on this project because the structure is in such bad shape that they must gut it instead of rehabilitating it. It will have new electric, plumbing, and HVAC; everything new except the brick shell. This building is in a Historic District which also increases costs to put it back to original. Because of the increase in budget, they decided to go with a 4-unit building to help offset costs of rehabbing. Mr. Kryvko stated that they already received Historic Preservation Commission approval to demolish the porch and rebuild, as well as approval for the windows. They have all the necessary permits from the City. He talked about the significant increase in price for the windows with this structure being in a Historic District and the need to go with higher-end windows. The cost for the windows alone is \$60,000+. The total project will be around \$450,000.

Based on the total project costs, Mr. York indicated that Mr. Kryvko would be eligible for the full \$30,000 Façade Grant reimbursement.

Scott Meland (in person) 200 Kenwood Place, commented that he felt since the Historic Preservation Commission is asking for a higher standard than typical, the Redevelopment Commission should assist Mr. Kryvko with this Façade Grant.

The chair entertained a motion for approval of the Façade Grant.

***A motion was made by Commissioner Wilson and seconded by Commissioner Latchford approving a Façade Grant in the amount of \$30,000 to Pine6, LLC for façade improvements at 603 Pine Street. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

**The Cellar Door – 1901 Franklin Street:**

Kyle Hutcheson (in person) stated that they were cleaning the place getting it ready to open and found out that the sewer in the crawl space was not functioning; everything was just going into the sand in the crawl space. The sewer main had to be replaced as well as the water supply main. He said they are at a pivotal moment right now where they are close to opening but not there yet. He acknowledged that the Commission has been generous in the past and asked for any help they could get for this situation.

Mr. York recalled that the Commission previously granted a Façade Grant for The Cellar Door, with the maximum amount already reimbursed. The sewer and water line issue was an unforeseen circumstance. The Water Department replaced the water lateral and Woodruff & Sons replaced the sewer lateral. The sewer line was replaced from the manhole to the building and then it was plumbed inside. The cost for that was \$9,000.

Mr. York commented that in the future, the Commission should consider items like this, especially in older buildings. He said he would like to see this included in the Façade Grant application. He commented that a building can be fixed to make it look pretty, but if it does not have functional laterals it is a problem, especially for small business owners getting hit with a huge bill to repair it.

Commissioner Wilson agreed with Mr. York, adding that it helps keep a building such as this on the tax roll.

Commissioner Hulse commented that this is unusual and an exception, and questioned if utilities, environmental issues, etc. are to be added to the Façade Program in the future.

Mr. York said this is not out of the ordinary, comparing it to the sewer connection at Burn 'Em Brewing, which was much more expensive than this. He said they are trying to make something functional and put it back on the tax rolls. By not fixing this it would render the building unfunctional.

Attorney Sirinek recommended that this be an addendum to the original Façade Grant because it was an unforeseen circumstance relating to the functionality of the building and the overall environmental aspect of it. A new Façade Grant would be inconsistent with the current rules of the program.

The chair entertained a motion.

***A motion was made by Commissioner Wilson and seconded by Commissioner Hulse approving an addendum to the original Façade Grant approved on October 7, 2024 for an additional \$9,000.00 for replacing the sewer infrastructure at The Cellar Door, 1901 Franklin Street. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

**MCAS GRANT AND PRESENTATION**

Kevin McGuire (in person), MCAS Director of Technology, gave an update of what is going on in the district and what the future plans are. He said they have completed the last five year grant with the Redevelopment Commission which totaled \$3,000,000 and went towards innovation centers in all the schools, equipment, and most of it going for staff development. Accomplishments over the five years included purchasing equipment and designated MakerSpaces, staff development, curricular updates, expanding and updating equipment with their private LTE. He is working with the City on how they can become a member of that network and utilize the network to offset some of the costs from the City's perspective and offer solutions and services to the community. An example is working with the Park Department and having a camera at Water Tower Park. The Barker Proof of Concept included sensors for occupancy, trash cans, air quality, temperature, door access, etc.

Mr. McGuire talked about future projects indicating that the MakerSpaces will continue. They will also add more staff to manage the MakerSpaces, increase the computer science curricular, and continue the graduation pathways to match what the state is now offering. He talked about the Community MakerSpace at the Elston Opportunity HUB and that being a top priority to get it off the ground. That space will be available for kids to go to after hours and will have equipment like what they have in the schools. Community members will also be able to come into that location; parents can work on their own projects as well as with their students. They are working with the YMCA and Boys & Girls Club in that regard as well. Other projects they are looking at doing throughout the community could include cameras and Wi-Fi access added at the parks.

Mr. McGuire said going forth with the next round of funding they want to strengthen their physical security and fortify their cybersecurity, in doing so by getting the students involved through an internship program. They want to ensure their systems are up and running all the time and they want to promote confidence in the community that they are doing everything they can to secure both the students through physical security in the buildings as well as the data and things on the cybersecurity front. He said they are currently working on a building assessment plan to make it safer for the students within the building by making sure the entry points and the main doors are secured, and once in that main door, someone does not have access to the entire facility. Currently, they have a system where you scan your ID and a background check is done. Mr. McGuire said they are trying to update communications. One of the systems they are working on is radio communication with bus drivers. Now, those radios can reach back to the office through the cellular system. They want to update their surveillance system to increase their capability from the outside and in, not just at the doors and in the hallways.

Mr. McGuire talked about the funding stating that the overall budget they laid out for the next three years is about \$5 million. They are seeking funding through a COPS Grant and the Indiana School Safety Grant. What they are proposing through the COPS Grant

is the OPENGATE weapon detection system which costs about \$250,000. It is portable and runs off two 20-volt rechargeable batteries and/or plugged into a wall outlet. It can be used at the schools and taken to large venues or used for other events around the community.

Mr. McGuire said other things they want to continue with are tools for network monitoring and protection as well as staff development to go along with that and other curricular training at the same time.

Commissioner Tillman inquired into the visitors' background check, asking if that is more so if a parent is coming in and if the parent is associated to a student at the school.

Mr. McGuire explained that any time a visitor comes into the building and if they are going to leave the office area to enter the physical building, staff scan their id to do a quick background check to make sure it is okay for them to enter the facility. It is a low level background check for sexual predators, felonies, etc. He stated that it would not necessarily determine that they are not allowed, it just makes staff aware of that individual and they would possibly get different supervision when they are walking through the building.

Commissioner Tillman inquired into ARPA funds when they were available, asking if any were set aside to go towards this.

Mr. McGuire replied, not specifically as they did not necessarily get ARPA funds, they were titled different. Those funds were used for some physical security updates as far as door entries but nothing specific to metal detectors, the equipment, or the technology.

Commissioner Wilson inquired into the visitor clearance asking if they are issued a visitors badge which would then air tag them.

Mr. McGuire replied that they would be issued a visitors' badge, although it does not air tag them. It has a picture of the driver's license on it as well.

Commissioner Wilson asked about the access control program and if there are color codes that are called out.

Mr. McGuire replied that they do and it would include things like lockdown, shelter-in-place; all the things recommended for all districts. There is also a panic button in the front office.

Commissioner Wilson asked if their cameras have pan, zoom, and tilt.

Mr. McGuire replied that not all of them do, but that would be part of the update.

Commissioner Wilson asked if they had any issues with the hacking of a BAS system.

Mr. McGuire indicated that they have not had any substantial issues with it.

Overall, with past and current programs, Commissioner Wilson asked Mr. McGuire if it has helped with student enrollment, student engagement, staff engagement, and retention.

Mr. McGuire replied that they have gotten feedback during their strategic plan process that students and staff do feel safer within the buildings and the culture seems safer, although it has not been huge strides; they are seeing 5%-6% gains in students feeling safer in the environment they have. He said some of it is attributed to what they are doing but some of it is how the community is changing as well.

Commissioner Tillman referred to a past presentation by Mr. McGuire where he mentioned the students would have something on their person when they leave the classroom to go to the restrooms. She asked if that has been implemented.

Mr. McGuire replied that they have implemented it in the high school. Now, when the student requests a hall pass, the teacher does it digitally. So, anybody in the building has a list of students allowed in the hall during that time. If a student is not on the list they can be apprehended and taken to the office. He anticipates that being implemented in the secondary schools soon.

Commissioner Wilson asked if there are plans for this at the elementary schools, especially with custodial versus non-custodial parents.

Mr. McGuire said the biggest need for physical facility updates is at the elementary schools. Although, within the system (PowerSchool or SIS) they have the capability to tag who the parent is picking up, etc. A student is not just let out the door to go to a car, they are assisted and made sure they are getting into a vehicle with a custodial parent.

Commissioner Hulse asked if any of the numbers can be used for matching grants for technology.

Mr. McGuire replied that the two they applied for cannot, but any they apply for they do in-kind. Any of the conversations or projects they have going on with the City they use in-kind. Any grants they write they will use any dollars that come in as in-kind dollars in a partnership.

Commissioner Hulse asked if this would be part of the ongoing grants the Commission gives to the school, or a technology grant.



Mr. McGuire replied that the original grant ended in May. This would be the next round of funding.

Mr. York added that the Commission has done two rounds of funding, approximately \$6.3 million over an eight year period starting in 2013.

Mr. McGuire acknowledged that was correct, stating the first grant was for the 1:1 initiative with the Commission fronting the first million, then it was \$3 million after that. The next round was \$600,000 per year.

Mr. York asked if there is a reason for the three years versus four years.

Mr. McGuire stated that it was originally a five year grant, but through conversations with Baker Tilly, they understand that the TIF districts are going to make a drastic change in three years, thus the reason for keeping it to three years. It also fits in with the licensing and everything they are proposing on the cybersecurity side of things.

Mr. York agreed, stating that in year four we will probably see the difference in the SB1. Baker Tilly is doing the same analysis for the City and their TIF districts.

Mr. York asked about the request for \$3.2 versus \$3.3 in the proposal.

Mr. McGuire explained the differences in the spreadsheet which was not knowing where all the pieces would fall with Redevelopment. He said there is more detail in the grant proposal on how the dollars are laid out.

Mr. York asked about the timeframe for the funding request from the Redevelopment Commission.

Mr. McGuire replied that nothing moves forward without the dollars. As soon as the grant funding comes through on the two grants they applied for, they will move quickly on those, and those will move forward regardless of the decision made by the Redevelopment Commission. The cybersecurity and physical security pieces were components tacked on.

Commissioner Matias said it seems to her that there are two themes – one being the physical safety, security, and operation of the buildings; the other being the cybersecurity making sure all the data is safe.

Mr. McGuire responded that it was correct, stating that this goes along with all the technology and everything done over the years. It ties into the safety and security of the students, both on the cyber side as well as the physical security side.

Mr. York acknowledged that the final request of the Commission is \$3,311,000 over a 3-year period.

Mr. McGuire confirmed that it was correct, stating it is roughly \$1.1 million a year.

Commissioner Hulse suggested studying this and bringing it back to the Commission next month for consideration. He wants to make sure the Commission will have the funds coming in before making their decision.

All agreed to bring this back to the Commission next month for consideration, giving them time to check with Baker Tilly about the City's TIF funding in the future.

### **ST. PAUL LUTHERAN CHURCH FENCE REQUEST**

Mr. York acknowledged Donna Knoll and Bob Kiser being present in person representing St. Paul Church. He gave a history stating that the old playground was removed when St. Paul School closed, and the church wanted a new playground. He said at that time there were skeptics thinking the playground would not be used much, although he said it is being used more than the old one now. Now, they would like to remove the old 6' chain link fence and replace it with a new more aesthetically pleasing fence. Mr. York said there are a lot of new businesses on Franklin Street, so he felt it is the time to make this public improvement. He said he asked them to find out what this would cost. Mr. Kiser received three quotes out of four and would like to go with the quote from Northwest Indiana Fencing because he felt they were most responsive.

Mr. Kaser stated that they got permission from the church council for a new playground at the corner of Franklin/8<sup>th</sup>. He said they would like to go with the black aluminum fence because of the aesthetics of it, the aesthetics with the whole downtown, and this type of fence being used throughout different areas of the city, so they felt it would blend in the best. He said Northwest Indiana Fencing was the most responsive and their quote came in mid-range. Mr. Kaser asked for funds to help with this fence project.

Mr. York asked if the playground is open to the public.

Mr. Kiser replied affirmatively, stating that it is being used.

Ms. Knoll stated that they have about 10 children that attend the church, so they did not put in a \$100,000 playground for only 10 kids; everybody in the community is welcome.

Mr. Kiser said they felt the downtown needed a playground. There are a lot of apartments downtown and daycare facilities.

Mr. York said from the City's standpoint he sees this as a public improvement to beautify the streetscaping downtown. They have been working on this for many years. He said

that now there is the opportunity to make it happen. The church made a large investment. The City made improvements to this area and they replaced the sidewalk.

Mr. York advised that the total request is for \$23,900 from Northwest Indiana Fencing at a cost of \$23,900 for black aluminum fence. He asked when the project will be done.

Mr. Kiser said the materials are on order and they hope to have it done by mid-August.

Ms. Knoll commented that she also strongly supports the request for funding by the Michigan City Area Schools, stating that it is great for the kids. She mentioned that St. Paul's lost their soup kitchen that they sponsored for many years and they lost their men's shelter. She said they still want to be a good community neighbor for the city.

The chair entertained a motion.

***A motion was made by Commissioner Wilson and seconded by Commissioner Tillman approving a quote from Northwest Indiana Fencing in the amount of \$23,900 for the Redevelopment Commission to acquire black aluminum fencing for installation around the playground that is available to the public on St. Paul's Church property at the corner of 8<sup>th</sup>/Franklin, thus removing an eyesore and replacing it with a more aesthetically pleasing fence to align with all the various changes downtown. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

### **REVISED RIVERFRONT LIQUOR LICENSE PROGRAM**

Mr. York gave an update since the last meeting, displaying the old and new boundaries. He explained that by law, they can use the centerline of Trail Creek and go out 3,000' in a buffer all around it. The law also says you must be inside a redevelopment area (riverfront district). He referred to the new boundaries, showing the North End redevelopment area mixed with the expansion when the North and South TIFs were combined, which also allowed south of 11<sup>th</sup> Street to be included in this district as well as going down Michigan Boulevard. This would open eligibility for restaurants located in the new district. Mr. York said the other thing that would be adopted along with this is establishing a new fund (downtown dining fund). Any one who receives a municipal riverfront license would pay an annual fee of \$2,500 that would go into this fund established by the Common Council. The role of the Redevelopment Commission would be to make sure the \$2,500 is paid annually, and if not, then revocation of the liquor license. The Council would set the rules and determine where the money goes, is used for, etc. Since 2005 it has always been contemplated that the municipal fund would be set up, but it never got established.

Attorney Sirinek advised that the Redevelopment Commission is not approving the boundaries and not approving the \$2,500 annual contribution. The Redevelopment Commission is recommending modifications to the Common Council as they have the authority to create the riverfront district alcohol program and approve any modifications to it.

Commissioner Tillman commented that she would like to see if some of those funds could be utilized in the DORA Ordinance to support the signage, the trash/recycle bins, and cups.

Mr. York agreed stating that it all goes hand in hand, and he said it should also be made a non-reverting fund where it can be rolled over if someone were to apply for a grant. He said it would be a great use of funds and cups could be provided to the businesses.

Commissioner Hulse asked if this would be established mainly for the downtown dining district.

Mr. York replied that he did not know the answer to that. He said it is not TIF funds. It is a proceed, so it is not bound by the geographic boundary of the TIF necessarily. He said an argument could be made as to whether it is in the district or out of the district.

Commissioner Hulse said if the money is collected within the district, he would like to see the money spent there.

Mr. York agreed stating that he believes the goal of establishing this fund was for it to be spent within the district. He added that it also means there are a lot of businesses in this district that already have liquor licenses or are established restaurants who do not have our municipal riverfront license, but they would benefit from a promotional fund, a DORA event, etc.

Commissioner Tillman asked if the Council could adopt that language.

Mr. York replied that it would make sense to put that into the language and the Council adopt it.

Commissioner Hulse commented that when putting this together, one of the things that was talked about was to get diverse experiences in the district. He said he would like to see more flavor and diversity of flavors (Latin, Asian, Greek, Irish...) in the district. He wants to make sure that it is the intent and that there are no more than possibly two of the same types of restaurants downtown.

The chair entertained a motion.

***A motion was made by Commissioner Tillman and seconded by Commissioner Latchford making a recommendation to the Common Council to modify the Riverfront Liquor License Local Rules & Application, the boundaries, and establish a "Downtown Dining Fund." The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

Mr. York said he would update the boundary maps and would work with Attorney Sirinek in getting this submitted to the Common Council for their consideration. He said he would also like to have the ability, through GIS, to create a map widget which would be able to tell someone if they are in or out of the district and if they are eligible or non-eligible. He pointed out that just because someone is in the district they do not automatically qualify for a liquor license. There are zoning rules, building rules, restaurant rules, and other rules that come along with it.

### **SoLa UPDATE**

Mr. York gave an update stating that they have moved forward with submitting the Economic Improvement District (EID) petition which is in front of the Council tomorrow on first reading. Land transfers have been made. The TIF District was declared tonight and that bond ordinance will be on the Council's agenda along with a bond ordinance for the EID. Mr. York pointed out that these are not City bonds; they are developer-backed bonds and EID bonds. After first reading of the EID bond, it kicks in a 120-day period for the establishment of the EID. This also must go before the Economic Development Commission and back to the Council as well. The goal is to have both districts established by August 19<sup>th</sup>. Between August 19<sup>th</sup> and December 19<sup>th</sup>, SoLa will put all the rest of the funding in place with their financial institutions.

### **11<sup>TH</sup> STREET STATION GARAGE AND RESIDENTIAL TOWER UPDATE**

Mr. York reported that the project is moving along. He said as citizens they should walk through the station; it is a nice and there are great views from the station and the parking garage. They will be doing final walkthroughs next week for minor punch list items. They will then move into discussions for the operation and maintenance of the building. Agreements have been in place since 2016 and then revised with the actual construction of the building. Construction of the tower is on track to be done in a timely manner.

### **REPORT BY LEGAL COUNSEL**

Attorney Sirinek stated 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.

**REPORT BY DIRECTOR**

Mr. York indicated that the Commission must make an appointment to the Historic Preservation Commission. By ordinance, a member of the Redevelopment Commission must serve on that board. He said the Public Works Director is working closely with the board in trying to make sure that it is balanced correctly with the appropriate members.

Commissioner Matias commented that she believes there is one member of the Redevelopment Commission that has exceptional construction and contractor experience and hopes she is willing to serve.

***Commissioner Tillman nominated Sheree Wilson to serve as the Redevelopment Commission appointment to the Historic Preservation Commission. Commissioner Hulse seconded the nomination. There were no other nominations. Ms. Wilson accepted the nomination. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.***

**COMMISSIONER COMMENTS**

Commissioner Hulse commented that he is happy there will be some common sense in the next Historic Preservation Board moving forward because there have been a lot of issues with people wanting to get things done to invest in the downtown. He said it has been challenging, especially for a small investor, and a lot of people leave their homes unfinished because they do not want to go through the process. He feels the City is trying to change that so people are received with a welcoming board. He said he wants to see investments in the downtown area and see all these old buildings being put back into use.

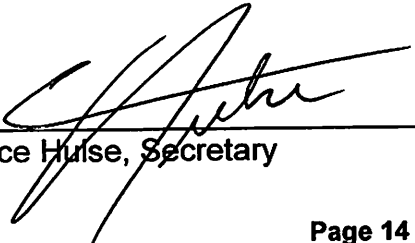
Commissioner Matias commented that the board's mission is noble; it is to respect and retain the historic buildings we have, but it can be taken out of context. She said Sherry will bring a lot of expertise to the board

**NEXT MEETING DATE**

President Matias announced that the next meeting date is Monday, August 11, 2025.

**ADJOURNMENT**

With all agenda items addressed, the chair declared the meeting adjourned at approximately 6:55 p.m.

  
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Clarence Hulse, Secretary