



# **MICHIGAN CITY**

INDIANA

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## **MINUTES OF A REGULAR MEETING OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION JANUARY 12, 2026**

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, January 12, 2026, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was available via Zoom and streaming live on the Access LaPorte County Facebook page.

### **CALL TO ORDER**

President Sheila Brillson Matias called the meeting to order at approximately 5:00 p.m.

### **ROLL CALL**

Commissioners present: Clarence Hulse, Philip Latchford, Sheila Brillson Matias, and Sheree Wilson (all in person)

Commissioners absent: Tracie Tillman and Thomas Dombkowski

Staff in attendance: Redevelopment Executive Director Skyler York, Attorney Tramel Raggs, Business Manager Debbie Wilson (all in person)

Commissioner Matias introduced the Commission's new attorney, Tramel Raggs, stating he is a practicing attorney, and he has a lot of experience in municipal and finance.

Commissioner Matias stepped down as chair and asked Attorney Raggs to lead the election of officers.

### **ELECTION OF OFFICERS**

#### **President**

Attorney Raggs opened the floor for nominations for president.

Sheree Wilson nominated Sheila Brillson Matias for president. Clarence Hulse seconded the nomination. There were no other nominations; nominations were closed. Ms. Matias accepted the nomination. Commissioner Matias called the roll and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the nomination was approved.

President Matias assumed the position of chair and asked that Attorney Raggs continue with the election of officers.

**Vice-President**

Attorney Raggs opened the floor for nominations for vice-president.

Clarence Hulse nominated Sheree Wilson for vice-president. Phil Latchford seconded the nomination. There were no other nominations; nominations were closed. Ms. Wilson accepted the nomination. President Matias called the roll and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the nomination was approved.

**Secretary**

Attorney Raggs opened the floor for nominations for secretary.

Sheree Wilson nominated Phil Latchford for secretary. Clarence Hulse seconded the nomination. There were no other nominations; nominations were closed. Mr. Latchford accepted the nomination. President Matias called the roll and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the nomination was approved.

Officers for 2026 are: Sheila Brillson Matias, President; Sheree Wilson, Vice-President; Phil Latchford, Secretary.

**MINUTES**

***There were no additions or corrections to the minutes of the December 17, 2025 executive session and the December 17, 2025 regular hybrid meeting as submitted. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

**CLAIMS**

Mr. York read the claims into the record for December 17, 2025.

***A motion was made by Commissioner Wilson and seconded by Commissioner Hulse to approve the claims for December 17, 2025 as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

Mr. York read the claims into the record for January 12, 2026.

***A motion was made by Commissioner Wilson and seconded by Commissioner Latchford to approve the claims for January 12, 2026 as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

### **FINANCIAL REPORTS**

Mr. York read the financial report into the record for the month ending 10/31/2025. Account balances are as follows: (Operating) \$172,240.02; (South Side TIF) \$ 8,685,694.66; (South Side TIF Debt Reserve) \$336,308.50; (South Side TIF Capital) \$16, 199.79; (North End TIF) \$2,156,592.75; (East Side TIF) \$755,786.78; (Northeast TIF) \$1,405,955.25; (Transit Development District) \$242,547.60, for total cash in the amount of \$13,771,325.35. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, for total assets in the amount of \$13,866,154.94.

***A motion was made by Commissioner Latchford and seconded by Commissioner Hulse to approve the financial report ending October 31, 2025 as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

Mr. York read the financial report into the record for the month ending 11/30/2025. Account balances are as follows: (Operating) \$47,267.02; (South Side TIF) \$ 8,289,972.15; (South Side TIF Debt Reserve) \$336,308.50; (South Side TIF Capital) \$16, 199.79; (North End TIF) \$1,990,363.82; (East Side TIF) \$755,551.56; (Northeast TIF) \$1,406,255.51; (Transit Development District) \$242,747.37, for total cash in the amount of \$13,184,665.72. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, for total assets in the amount of \$13,279,495.31.

***A motion was made by Commissioner Latchford and seconded by Commissioner Hulse to approve the financial report ending November 30, 2025 as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

### **PUBLIC COMMENTS**

Scott Goodman (in person) from Farpoint Development in Chicago addressed the Commission, stating that he was present as a follow-up to the occurrences at the end of last year. He wanted to express their continued interest and readiness to do a hotel on the former You are Beautiful site. He said they want to continue their work and try to get something done, stating that they are ready to get the hotel done at any time.

Scott Meland (in person), 200 Kenwood Place, Michigan City, Indiana referred to the agenda item for the CCS contract extension. Before extending their contract, Mr. Meland questioned if they have met any current deadlines and deliverables, if they are on track,

or if this is another project falling behind. He said it is sad what happened with SoLa, although he appreciates the time, effort, and money Mr. Goodman has put into Michigan City over the last 5-6 years. Now that the previous agreements are null and void, Mr. Meland asked if there would be an accelerated timeline for a new proposal for that site. He pointed out that when the process started 5-6 years ago, values in Michigan City were lower than they are now. He stated that Michigan City deserves something there, and even though the developer is willing to go forward with half of the project, he said that is not what we want. He said we want a 2.3-acre site that is ready with economic development mechanisms, with this site being ready to go. He said this site cannot sit for another 2-3 years waiting for something to happen.

*President Matias changed the order of the agenda, moving item #12 ahead of #8 due to a time constraint.*

### **APPROVALS FOR TAILWINDS BUSINESS PARK**

Mr. York acknowledged representatives David Uran and Matt Rossman (in person) and Attorney Heather James (via Zoom).

Mr. Uran introduced himself with GamePlan Solutions, 218 Sheridan Street, Crown Point, Indiana. Matt Rossman introduced himself with Rossman Partners, Crown Point, Indiana.

Mr. Uran acknowledged that they brought this project to the Commission a few months ago. He said it is moving forward rapidly. They met with the Redevelopment Commission to begin a true partnership on developing Tailwinds in Michigan City. The development will have 11 business units on the corridor discussed. He said they will be present each month going forward as they hit those milestones. Mr. Uran said tonight they are looking for approval of the resolution and development agreement so they can move forward with putting the roadway in place. He noted that they are on schedule to meet with the Economic Development Commission (EDC) on January 22<sup>nd</sup> for their portion to move this project forward. It would then go before the City Council, then back before the Redevelopment Commission. They want to begin the development this spring. He stated that Matt and the team will be going before the Plan Commission to get the entitlements for the subdivision approvals.

Mr. Rossman discussed the project, stating that the development is located behind the movie theater and behind Menards and Lowes. It will be a business park with 10,000-12,000 square foot buildings. There will be 11 lots and a lot for a retention pond. This will create connectivity with public road access. They will immediately build a spec building based on the ability to pull a building permit with the road complete and the first lot being able to be built on.

Mr. Uran said a big part of this project is this is the catalyst continuing to move east from that corridor with the connection of this roadway to Cleveland Avenue, and the expansion

of another possible TIF District going to the east. He said this is an opportunity to begin getting vehicle counts, foot traffic, and connectability in that corridor as well. Overall, Mr. Uran said this should produce nearly \$30 million of new investment for the community, it will create construction jobs through the local trades, and permanent jobs going forward.

Mr. York recalled that the Redevelopment Commission executed a term sheet. In that term sheet it contemplated two mechanisms for the requested \$4 million (\$2 million now and \$2 million later once a TIF is established). The \$2 million now would be in the form of a loan. The Commission had an analysis done and they are able to provide the funds in the timeframe put together. \$2 million later would be in the form of a TIF developer backed bond. Mr. York advised that tonight, the Commission is to make a pledge of \$2 million to this project. The next step is to go to the Economic Development Commission on January 22<sup>nd</sup> to approve the loan, then it will move onto the Common Council to approve the loan agreement. Later on, Mr. York stated that the Redevelopment Commission will also have to start the process of a project specific TIF over these 30 acres of land. He explained the reason for starting this TIF is that a large section of all the older TIFs (North and South) will go away in 2027. This will be the first step in helping to expand southeast with the TIF along the Cleveland Avenue corridor. This would also start establishing the pattern of development there and what the Commission would like to see there.

Attorney James explained that there are two resolutions before the Commission this evening. One is the TIF pledge resolution pledging \$2 million to the forgivable loan. The other is a resolution approving the form of development agreement, which covers both the \$2 million loan and the bond issuance contemplated further down the road.

Attorney James expanded on what is being proposed tonight which is, 1) the resolution pledging TIF to the forgivable loan which is only tied to the \$2 million the Commission has on hand. Then the development agreement is considered separately in another resolution. That development agreement is still being negotiated but will cover both the forgivable loan and the eventual bond issuance (developer backed bond) that will cover not only the public infrastructure component with the \$2 million, but also the larger project down the road that will be funded with the TIF generated by the project itself with the new TIF area that the City will create.

Attorney Raggs stated he reviewed the draft Redevelopment Commission resolution which states that the Redevelopment Commission approves (in substantial form) the loan agreement. He said it is his understanding that the approval of the loan agreement is the responsibility of the Common Council who ultimately has authority to approve that loan agreement.

Attorney James stated that was correct.

Attorney Raggs stated that the Commission approving the loan agreement as a function of the resolution, does not seem to have an effect, so he said he is curious about that suggested action.

Attorney James replied that they included Redevelopment Commission approval because they already drafted and provided the loan agreement and had it available to this body, allowing them the opportunity to approve that agreement since they are pledging TIF towards it. Although, she stated that it is not a legally required step; they only need approval of the actual pledge.

If the Redevelopment Commission approves the resolution, Attorney Raggs recommended that they approve an amended resolution with that removed so there is no confusion on who approves the loan agreement.

Attorney James stated that the Common Council will also be adopting an ordinance approving the loan agreement, although she said it would be okay to remove that language from the Redevelopment Commission resolution as amended.

Commissioner Matias agreed that we want to respect their role and make sure the Common Council understands it is their responsibility; the Redevelopment Commission is making a recommendation for approval.

Mr. York asked if the Redevelopment Commission resolution for the development agreement could be contingent upon counsel's final review.

Attorney Raggs replied affirmatively that it could be contingent upon legal review.

Attorney James concurred.

Attorney James summarized what is being done, stating that they are asking that the Redevelopment Commission adopt the TIF pledge resolution pledging the \$2 million of existing TIF on hand from the Consolidated Area to the repayment of the forgivable loan. She said they are separately asking for approval of the resolution approving the development agreement which is tied to both the forgivable loan and the future bond issuance. It will be secured by the TIF that is generated by the actual project in a created TIF Allocation Area.

Mr. York added that the loan will have three benchmarks. Once they commence the project, there is an \$800,000 payout. Once the City Engineer signs off on a "halfway" step, there is another \$800,000 released. The final \$400,000 comes at dedication of the road once it is finalized, complete, and the City Engineer says it is ready to be dedicated to the City. He said there is also language in the agreement for both sides that all this goes away if the project is not achieved.

Mr. Uran stated that there are safeguards and that is why it is a true 50/50 partnership. He said it is important for people to know this is a public improvement project for a roadway that will service and benefit the entire community and will spark opportunity for the development of those 11 lots which will create those jobs permanently and construction-wise, provide new AV for the community, and new AV for the Redevelopment Commission. He said as this roadway gets put in, the Commission's \$2 million benefit into it is about 50% of what the cost of the road is. He said it is on them as the developer to go out there and produce the development to get repaid back on the other side of a public improvement. Then, all the jobs and AV continue to pour into the Commission going forward. Mr. Uran said this is truly a partnership on both sides.

Mr. York agreed.

***A motion was made by Commissioner Latchford and seconded by Commissioner Wilson approving RESOLUTION 1-26 OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION PLEDGING TAX INCREMENT, AUTHORIZING TAX INCREMENT EXPENDITURES AND APPROVING LOAN AGREEMENT, as amended pending final legal review. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

***A motion was made by Commissioner Latchford and seconded by Commissioner Hulse approving RESOLUTION 2-26 OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION APPROVING DEVELOPMENT AGREEMENT, pending final legal review. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

## **AMERIPLEX PHASE 2**

Mr. York acknowledged Ryal Laughlin with Haas & Associates, via Zoom.

Mr. Laughlin clarified that the bidding and construction services agreement for Ameriplex Phase 2 was approved at the September, 2025 meeting pending minor revisions from Attorney Sirinek. He said those revisions were made last week and this agreement just needs to be signed.

Mr. Laughlin referred to another agreement dated December 30, 2025 before the Commission tonight which is for new wetland-related services. This is a request for a "Water of the State" determination for a small ditch wetland that is impacted by the Phase 2 scope of work. He said it is their understanding that based on the size, the classification of it, and the fact it is within the municipal boundaries of Michigan City, it is anticipated that IDEM will likely waive regulatory oversight and mitigation requirements from impacts

to this wetland as part of the project. The scope of work for engineering and environmental coordination services is in a not-to-exceed amount of \$6,000.

***A motion was made by Commissioner Latchford and seconded by Commissioner Wilson approving a proposal from Haas & Associates for engineering and environmental coordination services for the AmeriPLEX Phase 2 project in an amount not-to-exceed \$6,000.00. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

### **AUGUST MACK CHANGE ORDER 1**

Mr. York opened discussion acknowledging Matt McDevitt from August Mack being on Zoom. Mr. York explained that we have been trying to close out the Trail Creek cleanup project. We have been working on this project for 10+ years trying to get to a point of sign off by IDEM. August Mack has done a lot of work on this project for the Redevelopment Commission, but their contract is out of money. The Commission approved \$15,300 for this project but it has taken longer than anticipated to get through the two-cycle process to get clean test results to close this out. The change order will cover the excess until January 31<sup>st</sup>. Then there will be another contract needed with August Mack in 2026 for the close out through IDEM.

Matt McDevitt stated that Mr. York's summary was correct, agreeing that the project did take a bit longer with some additional sampling and things like that. He said they did recently submit a completion report to IDEM which they are still reviewing. He said they are waiting for the remediation completion report approval. Mr. McDevitt said in the meantime they are working on some soil management plans, one for the Concord Cleaner property and one for the Trail Creek properties. The change order covers the soil management plans. Hopefully, he said once the completion report is reviewed and approved, August Mack will then wrap up the project with abandonment of the wells and things like that. That will happen in 2026, with August Mack coming back to the Commission to request another contract for the closure process.

***A motion was made by Commissioner Wilson and seconded by Commissioner Hulse approving Change Order 1 with August Mack for Trail Creek SMP (JY3650.380) in the amount of \$18,361.60. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

*President Matias changed the order of the agenda, moving item #13 ahead of #10 at the request of Mr. York.*

**TWO-WAY STREET CLOSE-OUT CHANGE ORDER**

City Engineer Tim Werner (in person) explained that Franklin Street was part of the CCMG 2024-1 grant funding for streets to be resurfaced. He stated that when he was hired there had been talk about making Franklin Street back to two-way traffic flow. He said it made sense to have Rieth-Riley do change order work to reconfigure it back to two-way since they were resurfacing the street anyway. After this point it would be another 10-15 years before tearing the street up again. Rieth-Riley proceeded with the work which included a lot of curb work on the east side to get the street realigned from 8<sup>th</sup> to 9<sup>th</sup> Street because originally the road was shifted over when Franklin Square was turned back into a street so it would align with the two east most lanes. Now, that had to be straightened out so the centerline of Franklin Street from 11<sup>th</sup> Street to 4<sup>th</sup> Street was one continuous line. The plans showed electric cables and things along the side but when they started doing the work they found those things were actually under the pavement and under curb work. That created a lot of change order work that was unforeseen.

Mr. York recalled that it was originally bid out during the betterment with the State CCMG Grant with Redevelopment allocating about \$600,000. He said many discrepancies were found from what was thought to be there.

Mr. Werner added that when they started removing some of the pavement for the curb ramps, there was brick work with tripping hazards that had to be taken care of. The total request for the change orders is \$285,000.00. Mr. Werner said the original contract for the whole thing was \$2.9 million, so this change order is less than 10% overall.

***A motion was made by Commissioner Latchford and seconded by Commissioner Wilson approving the change orders for the Franklin Street two-way street conversion project in the total amount of \$285,000.00. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

**PRE-DEVELOPMENT FUNDING – 5<sup>TH</sup>/PINE STREET DEVELOPMENT**

Mr. York explained that the Commission is in the stage of pre-development with DAC, the developer from Chicago that the Commission brought on board to develop a two-phase project at 5<sup>th</sup>/Pine Street. As part of the term sheet and development agreement, the Commission has agreed to partner with DAC to provide funding for some of the pre-development costs. Mr. York said that it was done for two reasons. One, for the Commission to be good partners with them, and two, so the Commission can keep all the things they fund. Those things would include, 1) environmental and geotechnical studies, 2) full Alta Survey for the entire three parcels and perimeter streets (7 acres total), 3) title search for the entire site, and 4) traffic study, with DAC input on final program, site plan layout, etc. Mr. York said the developers will put in a similar amount of money, if not more, because they are still responsible for all the engineering, architecture, etc. Mr. York

said these things will be beneficial for him to hand off to another developer if things fail. This is a not-to-exceed amount of \$100,000.

Mr. York said he already has a surveyor (Global Engineering) to work with. They are ready to start the Alta and title search.

***A motion was made by Commissioner Latchford and seconded by Commissioner Hulse approving this request from DAC Developments to fund pre-development tasks as outlined for the 5<sup>th</sup>/Pine Street development in an amount not-to-exceed \$100,000. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

#### **CONTRACT EXTENSION - CCS FOR 5<sup>TH</sup>/PINE STREET DEVELOPMENT**

President Matias stated that she had a request to table this until the next meeting.

***A motion was made by Commissioner Wilson and seconded Commissioner Latchford to table the CCS contract extension until the next meeting. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

#### **FUNDING FOR GENERAL ENGINEERING – GLOBAL ENGINEERING**

Mr. York stated that for the past two years the Commission has had a contractual services agreement with Global Engineering. He said he would like to continue contractual services with them because they are very responsive. In part, they will be doing the legal description for the TIF District and the Alta Survey for the 5<sup>th</sup>/Pine Street development, as well as surveys for other property the Commission owns. This contract is a not-to-exceed amount of \$100,000.

***A motion was made by Commissioner Hulse and seconded by Commissioner Latchford approving PSA 26009 with Global Engineering for general engineering services in an amount not-to-exceed \$100,000. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.***

#### **FUNDING FOR WASHINGTON PARK BOULEVARD ROW SERVICES - BFS**

Mr. York requested that this matter be tabled as he is working with the City Engineer on this project to figure out how much to ask for to get this project to construction.

***A motion was made by Commissioner Wilson and seconded by Commissioner Latchford to table the funding request for Washington Park Boulevard right of way***

*services from Butler, Fairman & Seufert. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.*

**REDEVELOPMENT 2026 SALARY ORDER**

Mr. York explained that this salary order is only for things in his department (Redevelopment) and is funded with TIF proceeds, not the general fund. This includes the Executive Director, the Business Manager, a Special Project Manager, and an Administrative Assistant.

*A motion was made by Commissioner Wilson and seconded by Commissioner Hulse approving the Redevelopment 2026 Salary Order as presented. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.*

**APPRAISALS FOR SITES IN NORTH TIF**

Mr. York requested authority to get appraisals for parcels in the North TIF for a not-to-exceed amount of \$10,000.

*A motion was made by Commissioner Wilson and seconded by Commissioner Hulse authorizing Mr. York to get appraisals for parcels in the North TIF in an amount not-to-exceed \$10,000. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.*

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

Mr. York reported that there are 114 reservations, a large percentage of those are from Michigan City. They have full mockups of the condominiums. They are on schedule for March 2026 rentals with a move in date of August.

**REPORT BY LEGAL COUNSEL**

Attorney Raggs stated that he is glad to be a part of the success of Michigan City going forward.

**REPORT BY DIRECTOR**

Mr. York reported that the Commission will be working on a lot of projects, including the Tailwinds project. He said there are a few other exciting projects including the one at 7<sup>th</sup>/Wabash with Julian Walters. The Commission has executed a term sheet with him and the plan is to continue to move forward. Mr. York said he has some TIF analysis

going on right now. He reported that there also is another exciting project coming to the Commission.

Mr. York commented that it is exciting for Michigan City to see that our incentive is changing; it is not being 100% anymore and actually is going down with less people asking more for of the infrastructure side of things, which is significantly less than asking for 100% of the TIF generated. He said it is changing in a dynamic way, and it is interesting to see the shift in the incentives and what people are asking for. Mr. York said that lets him know we are in a good place and we are doing what we are supposed to be doing.

**COMMISSIONER COMMENTS**

None.

**NEXT MEETING DATE**

The next regular meeting date is scheduled for February 9, 2026.

**ADJOURNMENT**

With all matters of business addressed, the chair declared the meeting adjourned at approximately 6:15 p.m.

  
Phil Latchford, Secretary