

REPORT TO THE CITY COUNCIL FROM

BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE

November 17, 2020

A regular meeting of the committee was convened at 1:32 p.m. on this date.

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Kevin Reich, Cam Gordon, Jeremiah Ellison, and Jamal Osman (Quorum - 4)

Pursuant to Minnesota Statutes Section 13D.021, the meeting was held by electronic means and Council Members and staff participated remotely due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020.

Matters listed below are hereby submitted with the following recommendations; to-wit:

The Business, Inspections, Housing & Zoning Committee and the Minneapolis Community Development Agency (MCDA) Operating Committee, whose memberships are identical, convened to hold a public hearing and consider Item 1.

1. DeLaSalle High School bond issuance: 1 DeLaSalle Dr ([2020-01091](#))

Passage of Resolution giving preliminary and final approval to and authorizing the issuance of up to \$2,000,000 in Bank Qualified Bank Direct 501 (c)(3) tax-exempt revenue bonds for DeLaSalle High School for installation of HVAC air filtration systems to ensure safety during the COVID pandemic, and referring the matter to the Minneapolis Community Development Agency (MCDA) Board of Commissioners to consider passage of a resolution authorizing the bond issuance.

Staff presentation by Charles Curtis, Department of Community Planning & Economic Development (CPED).

The joint public hearing of the MCDA Operating Committee and Business, Inspections, Housing & Zoning Committee was opened. There being no persons wishing to speak, the public hearing was closed.

Ellison moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

2. Rand Tower Hotel, 527 Marquette Ave S, (Ward 7) for an On Sale Liquor with General Entertainment License ([2020-01171](#))

Considering application of Rand Tower Hotel, 527 MARQUETTE AVE Minneapolis, MN, (Ward 7) submitted by Oxford Hotels and Resorts, LLC, BLLiquor, LIC391791, for an On Sale Liquor with General Entertainment License, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Enrique Velazquez, CPED/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke in support:

1. Dennis Wilson, with Rand Tower Hotel

The public hearing was closed.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

3. Interim use permit: LaTonya Whitley, on behalf of Rescue Now Services, Inc, 697 13th Ave NE [\(2020-01180\)](#)

Approving an application submitted by LaTonia Whitley, on behalf of Rescue Now Services, Inc, for an interim use permit (PLAN11836) to allow for an overnight shelter within an existing building until December 4, 2025, for the property located at 697 13th Ave NE.

Staff presentation by Shanna Sether, CPED, who recommended an additional staff condition which reads, "The interim use shall operate from November 20, through May 31, annually."

The public hearing was opened.

The following persons spoke:

1. LaTonya Whitley, with Rescue Now Services, Inc
2. Caleigh Souhan, with Rescue Now Shelter
3. Terry Gydesen

The public hearing was closed.

Reich moved to approve, as amended to include the additional staff condition that states, "The interim use shall operate from November 20, through May 31, annually." On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

4. Short-term rentals ordinance [\(2019-00707\)](#)

1. Passage of Ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to short-term rental dwelling units.

2. Passage of Ordinance amending Title 13, Chapter 351 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Short-Term Rental Hosting Platforms, amending provisions related to short-term rental hosting platforms.

Staff presentation by Saray Garnett-Houchuli, Department of Regulatory Services.

The public hearing was opened.

The following persons spoke:

1. Trent Acuff, Managing Director with Hines
2. Rachel DeLevie-Orey, with Air bnb Public Policy Team
3. Christine Eid, attorney with Stinson LLP, representing Sonder
4. Nathan Roise, 728 N 3rd St
5. Tram Hoang, with The Alliance for Metropolitan Stability
6. Andrew Fahlstrom
7. Tom Forsythe
8. Alisa Mulhair, with Sonder
9. Sharon Cohn, with Second + Second Apartments
10. Melisa Heuer, Director of Public Policy & Support at Sonder

The public hearing was closed.

Goodman moved to amend Chapter 244, Section 244.1845 (e)(5) of the proposed ordinance to add language after the words “rental dwelling unit,” to read as follows:

(5) In buildings with fewer than twenty (20) units, no owner or licensee shall own or have an interest in more than one (1) licensed short-term rental dwelling unit, except in homesteaded duplexes with an approved accessory dwelling unit and homesteaded triplexes where the homestead owner may operate the non-homestead unit or units as licensed short-term rental dwelling units in compliance with all other applicable provisions of this Code.

On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

Goodman moved to approve item 4.1 as amended, and item 4.2 On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

5. West Broadway Curve affordable housing project bond issuance, 1706-1920 W Broadway Ave [\(2020-01061\)](#)

Considering resolution approving the Housing Revenue Entitlement Bond allocation for the West Broadway Curve affordable housing project at 1706-1920 W Broadway Ave.

Chair Goodman announced staff recommended continuation of item 5 until February 2, 2021, but would open the meeting to public testimony as the public hearing was noticed. There was no staff presentation.

The public hearing was opened.

The following person spoke:

1. Charles Burdick, with Sherman Associates

Goodman moved to continue the matter to the Business, Inspections, Housing & Zoning Committee meeting of February 2, 2021. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

6. West Broadway Curve Tax Increment Financing Plan, 1706-1920 W Broadway Ave [\(2020-01062\)](#)

1. Passage of Resolution approving the Tax Increment Financing (TIF) Plan for West Broadway Curve at 2009 Ilion Ave N and 1706, 1710, 1714, 1716, 1720, 1726, 1800, 1804, 1808, 1818, 1820, 1826, 1900, 1904, 1910, 1914, 1918 and 1920 W Broadway Ave, and 2109 James Ave N.
2. Passage of Resolution authorizing the issuance of a "Pay-As-You-Go" TIF note to West Broadway Limited Partnership in a principal amount not to exceed \$1,516,000.
3. Authorizing a Redevelopment Contract and other necessary documents related to the recommended actions with West Broadway Limited Partnership.

Staff presentation by Tiffany Glasper, CPED.

The public hearing was opened.

The following persons spoke:

1. George Sherman, with Sherman Associates

2. Alexis Pennie

The public hearing was closed.

Ellison moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

7. Conditional use permit and variance appeal: Karen Winkler, 4207 Nicollet Ave ([2020-01184](#))

Considering an appeal submitted by Karen Winkler regarding the following decisions of the City Planning Commission (PLAN11532) to construct a new five-story, 82-unit residential building located at 4207 Nicollet Ave:

1. Approving a conditional use permit to increase the maximum height of the building from 4 stories/56 feet to 5 stories/57 feet, subject to conditions.
2. Approving a variance to increase the Floor Area Ratio (FAR) of the building from the maximum 2.04 allowed to 3.82.
3. Approving a variance to reduce the minimum off-street parking requirement from 41 spaces to 37 spaces.
4. Approving a variance to increase the amount of compact parking spaces on the site from the maximum 10 to 22.
5. Approving a variance to reduce the front yard setback from the required 15 feet for the first 25 feet north of the south interior property line to 23 feet for the building and to 17 feet for the air intake vent.
6. Approving a variance to reduce the south interior side yard setback from the required 13 feet to five feet for entrance landings, stairs and mechanical equipment.

Staff presentation by Hilary Dvorak, CPED.

The public hearing was opened.

The following persons spoke:

1. Karen Winkler, appellant
2. Tim Keane, on behalf of appellant

The public hearing was closed.

Goodman moved to postpone to the Business, Inspections, Housing & Zoning Committee meeting of December 8, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

8. Certificate of Appropriateness appeal: Liz Smith, 4736 Dupont Ave S ([2020-01194](#))

Considering an appeal submitted by Liz Smith regarding the decision of the Heritage Preservation Commission's following conditions of approval to a certificate of appropriateness application (PLAN11595) to replace twelve original windows with fiberglass and aluminum clad wood windows and to replace twelve storm windows on the building at 4736 Dupont Ave S, a contributing resource located in the Lynnhurst Residential Historic District.

1. Condition No. 1: The four (4) original wood windows on the front elevation of the house shall be repaired and not replaced.
2. Condition No. 2: The two (2) original wood windows on the second floor of the side elevations shall be repaired and not replaced.

[Clerk note: The agenda description was corrected as reads above]

Staff presentation by Andrea Burke, CPED, who clarified the applicant and appellant was Liz Smith, who appealed two conditions of HPC approval, and seeks to replace all twelve windows, not only six.

The public hearing was opened.

The following persons spoke:

1. Liz Smith, applicant/appellant

The public hearing was closed.

Goodman moved to grant the appeal, and direct staff to draft Findings to support the Committee's decision. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

9. Liquor license approvals for Nov 17, 2020 ([2020-01158](#))

1. Arbeiter Brewing Company, 3036 MINNEHAHA AVE Minneapolis, MN, submitted by Arbeiter Brewing Company LLC, BLBrewery, LIC391326
2. Arbeiter Brewing Company, 3036 MINNEHAHA AVE Minneapolis, MN, submitted by Arbeiter Brewing Company LLC, BLBrewery, LIC391328
3. Casa Maria, 5001 34TH AVE S Minneapolis, MN, (Ward 12) submitted by Alianza Internacional LLC, BLLiquor, LIC388681
4. Famous Dave's, 800 LAKE ST W Minneapolis, MN, (Ward 10) submitted by Lake & Hennepin BBQ and Blues Inc, BLAmend, LIC391026
5. One Fermentary & Taproom, 618 5TH ST N Minneapolis, MN, (Ward 5) submitted by One Minneapolis Brewing Co LLC, BLAmend, LIC391333

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

10. Gambling license approvals for Nov 17, 2020 ([2020-01159](#))

Edison Community & Sports Foundation, 3675 MINNEHAHA AVE Minneapolis, MN, submitted by EDISON COMMUNITY & SPORTS FOUNDATION, BLGeneral, LIC391777

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

11. Rental Dwelling License conditions: 3401-03 17th Ave S, owner William Gatton ([2020-01172](#))

Adopting the Rental License Conditions and Stipulated Agreement negotiated between the City of Minneapolis and the licensee for the Rental Dwelling License held by William Gatton for the property located at 3401-03 17th Ave S, allowing the licensee to obtain the Rental Dwelling License for said property, subject to adherence with the conditions contained therein.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

12. Bid for plumbing services for rental properties ([2020-01173](#))

Accepting the sole bid of Centraire Heating, Air and Plumbing, Inc. submitted on Event 1198, in an estimated annual amount of \$25,000, with the option to extend an additional one year, to furnish and deliver plumbing services for rental properties, and authorizing a contract, all in accordance with the City specifications.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

13. Carryforward of Year 2020 Tax Exempt Housing Revenue Bonds ([2020-01175](#))

Passage of Resolution authorizing the carryforward of unused Year 2020 Tax Exempt Housing Revenue Bonds for the Multifamily Housing Program.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

14. Affordable housing loan with People Serving People, Inc. ([2020-01176](#))

Authorizing forgiveness of accrued interest on the existing City affordable housing loan with People Serving People, Inc. of approximately \$110,075, to facilitate repayment of loan principal to the City.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

15. Exclusive Development Rights extension for Snelling Yards Development Joint Venture: 3601 E 44th St ([2020-01179](#))

Extending exclusive development rights for Snelling Yards Development Joint Venture for the Snelling Yards Redevelopment Site at 3601 E 44th St for a period of six months.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

16. Contract amendment with River Services, Inc. for Upper Harbor Terminal property management services ([2020-01185](#))

Authorizing an extension to Contract C-38978 with River Services, Inc. on a month-to-month basis for a maximum period of three months, through March 31, 2021, for property management services at the Upper Harbor Terminal redevelopment site.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

17. Agreement with the Metropolitan Council to place a bus shelter at 2103 W Broadway Ave ([2020-01186](#))

Authorizing a Bus Shelter License Agreement with the Metropolitan Council to place a bus shelter on City-owned property at 2103 W Broadway Ave.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

18. 2020 Emergency Solutions Grant capital funding recommendations ([2020-01174](#))

1. Approving up to \$332,812 of fiscal year 2020 Emergency Solutions Grant (ESG) funds for St. Anne's Place located on Russell Ave, by Ascension Place, Inc or an affiliated entity.
2. Authorizing contracts and agreements with the organization receiving the ESG funding award.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

19. Affordable Housing Trust Fund appropriation ([2020-01195](#))

1. Authorizing the one-time appropriation of \$1,635,000 of 2020 Community Development Block Grant (CDBG) Program Income to the Affordable Housing Trust Fund.
2. Passage of Resolution approving appropriation of funds to the Affordable Housing Trust Fund in the Community Planning & Economic Development Department.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

20. Environmental Assessment Worksheet: 21 N Washington Development, 270 Hennepin (formerly known as 240 Hennepin), 21 N Washington (formerly known as 17 N Washington), and part of 24 3rd St N ([2020-01181](#))

1. Approving the adequacy of the Environmental Assessment Worksheet (EAW) for the proposed 21 N Washington Development located at 270 Hennepin (formerly known as 240 Hennepin), 21 N Washington (formerly known as 17 N Washington), and part of 24 3rd St N.
2. Approving the determination that an Environmental Impact Statement (EIS) is not required.

3. Adopting the Findings of Fact as prepared by the Department of Community Planning & Economic Development.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

21. Rezoning: Christina Carleton, on behalf of Norway House, 907, 909, 913 E Franklin Ave; 2013 Elliot Ave; 908 and 924 E 21st St; 2015 and 2017 Elliot Ave ([2020-01182](#))

1. Approving an application submitted by Christina Carleton, on behalf of Norway House, to rezone (PLAN11516) the properties located at 907, 909, 913 E Franklin Ave from the C2/Neighborhood Commercial District to the C1/Neighborhood Commercial District to allow for a 16,000 square foot building addition to the Norway House and parking lot expansion.
2. Approving an application submitted by Christina Carleton, on behalf of Norway House, to rezone (PLAN11516) the property located at 2013 Elliot Ave from the R2B/Multiple Family District to the C1/Neighborhood Commercial District to allow for a 16,000 square foot building addition to the Norway House and parking lot expansion.
3. Approving an application submitted by Christina Carleton, on behalf of Norway House, to rezone (PLAN11516) the properties located on 908 and 924 E 21st St and 2015 and 2017 Elliot Ave to add the TP/Transitional Parking Overlay District to allow for a 16,000 square foot building addition to the Norway House and parking lot expansion.
4. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

22. Exterior security barriers ordinance ([2020-00940](#))

Passage of Ordinance amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability, repealing the ban on retractable exterior security devices.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

23. Contract amendment with Minneapolis Public Housing Authority (MPHA) for Stable Homes Stable Schools ([2020-00273](#))

Authorizing an amendment to the funding agreement with the Minneapolis Public Housing Authority for the Stable Homes Stable Schools program to increase the percentage of funds that can be used for administration costs for administering the Emergency Housing Assistance program.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

24. Community-led process for cultural and economic recovery for the Minnehaha Ave and E Lake St area ([2020-01196](#))

Passage of Resolution recognizing the community-led process for cultural and economic recovery for the Minnehaha Ave and E Lake St area.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

25. Land sale: 3514 Russell Ave N ([2020-01070](#))

Setting a public hearing for December 8, 2020, to consider the sale of City-owned property located at 3514 Russell Ave N.

Goodman moved to set a public hearing for December 8, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

26. Land sale: 618 23rd Ave N ([2020-01071](#))

Setting a public hearing for December 8, 2020, to consider the sale of City-owned property located at 618 23rd Ave N.

Goodman moved to set a public hearing for December 8, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

27. Land sale: 4354 Morgan Ave N ([2020-01147](#))

Setting a public hearing for December 8, 2020, to consider the sale of City-owned property located at 4354 Morgan Ave N for rehabilitation.

Goodman moved to set a public hearing for December 8, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

28. Land sale: 2818 Girard Ave N ([2020-01148](#))

Setting a public hearing for December 8, 2020, to consider the sale of City-owned property located at 2818 Girard Ave N for rehabilitation.

Goodman moved to set a public hearing for December 8, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

29. Land sale: 2949 Fremont Ave N ([2020-01149](#))

Setting a public hearing for December 8, 2020, to consider the sale of City-owned property located at 2949 Fremont Ave N for rehabilitation.

Goodman moved to set a public hearing for December 8, 2020. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

30. Stable Homes Stable Schools 2020 Quarterly Reports ([2020-00765](#))

Receiving and filing the 2020 Quarter 3 report on the Stable Homes Stable Schools Program.

Goodman moved to receive and file. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

31. Sustainability Policy for one to three-unit new construction residential development projects through the Minneapolis Homes: Financing program ([2020-01190](#))

1. Receiving and filing a Passive House and Zero Energy Ready Report.
2. Passage of Resolution implementing a Sustainability Policy for one to three-unit new construction residential development funded through the Minneapolis Homes program.
3. Approving the Sustainability Certification Addendum to the Minneapolis Homes Financing Notice of Funding Availability.
4. Authorizing the Sustainability funding incentive of \$57,303.50 to develop a Passive Home at 2946 Queen Ave N.
5. Authorizing the Sustainability funding incentive of \$31,144 to develop a Passive Home at 914 19th Ave NE.
6. Authorizing the Sustainability funding incentive of \$85,000 to develop a Passive Home at 1719 Sheridan Ave N.
7. Approving the removal of the Sustainability funding incentive of \$35,000 to develop a Passive Home at 3950 Thomas Ave N.

Goodman moved to receive and file item 31.1 and to approve items 31.2-31.7. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

32. Opportunity to Purchase Policy Options report ([2020-01178](#))

Receiving and filing a report on Opportunity to Purchase policy options.

Staff presentation by Katie Topinka, CPED, accompanied by Gretchen Nicholls and Scott Bruton.

The Chair afforded the courtesy of the floor to Gretchen Nicholls, with LISC Twin Cities, and Scott Bruton, with the Coalition for Nonprofit Housing and Economic Development.

Gordon moved to receive and file. On roll call, the motion passed.

Aye: Goodman, Schroeder, Reich, Gordon, Ellison, and Osman (6)

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 4:27 p.m.

Reported by Irene Kasper, Clerk