

**BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**  
**February 25, 2025, 6:00 P.M.**  
**Northminster Presbyterian Church**  
**1660 Kessler Blvd. E. Drive**

**Present:** Bo Boroski, Daisy Winkler, Sam Rogers, Rebecca Dodge, Chad Fallis, Brian Gamache, Richard Michal, Josh Mazur, Jordan Dillon and Kristen Kraus

**Guests:** Alan Hague, Michael Thottichira, Emily Parkins, Eric Jensen, Hannah Able, David Hughey, Dan Coffey, Joe Calderon, Lynn Levy

Bo Boroski, LUD Chairman, called the meeting to order at 6:00pm. He explained the objectives of the Land Use & Development Committee, the rules of presenting to the committee and the committee members were introduced.

Bo asked if there is a motion to approve the minutes from the prior meeting. Chad made a motion to approve, Josh seconded. The minutes were approved.

**6220 Guilford Avenue (Versa Project) – Michael Thottichira from Milhaus will provide an update on the public art component of the Versa project. This presentation was previously shared with the Public Art for Neighborhoods committee. The public art installation is a required element for project funding.**

Michael Thottichira, from Milhaus Development, introduced himself. He is here to talk about Versa's public park plan. Versa is a multi building property being constructed right now near Kilroy's. Michael said he is going to talk about the Versa project itself, talk about the murals that were chosen, as well as their professional qualifications and experience, and finally talk about the location and plan of the public artwork displayed on Versa.

Michael said Versa is a Class A multi-family property with 232 units and is on top of a two level parking garage with one of the levels being underground. It's a fully amenitized building with a pool, 24-hour fitness center, resident lounge and rentable office space. On top of the 232 multi-family units, there's also going to be about 4,000 square feet of first floor retail, perfect for coffee shop restaurants and small businesses.

Michael spoke about the muralist they chose. He said they went through art proposals with Indy Public Arts and after going through the the proposals, they decided to move forward with Siena Baldi. He said Siena is a local artist with over five years experience as a free-lance artist. She has worked with many large clients, such as Walmart, Lowe's, and Make-A-Wish. Michael showed two local murals that Siena has worked on. One mural is the Ransom Place Living History Mural. Ransom Place is a historical neighborhood just north of IUPUI's campus. The thing that stood out the most and why they chose Siena, is that she did a great job at implementing Ransom Place into the mural. Michael pointed out the Porsche bracket and the old school door knockers that were very common in this type of neighborhood. Michael said Siena took the time to talk to the residents of the neighborhood. Micheal pointed out the second mural Siena has done, the Mass Ave Voices of Resilience, and how she did a great job at showing the 91 Place mission to disrupt financial poverty and homelessness.

Michael showed the proposed design for Versa. He showed the view that you will see from Kilroy's and Broad Ripple Avenue. It is six stories tall and will be seen on Broad Ripple Avenue and other places in Broad Ripple. He said they wanted to make sure the two murals went with

each other and also tie into the existing murals in Broad Ripple. He showed a mockup of what it will look like on the actual building. He showed the second mural, on the west elevation and the alley side of Versa. He pointed out the flowers and said they wanted to make sure the public could easily take photos and enjoy the area as well. He said where it cuts off, they intend to paint the concrete to match the same base color, so it's all blended. He pointed out the landscaping will be low, with no trees. After their meeting with Indy Public Arts, they had a recommendation of adding some sort of concrete slab for people to be able to take photos next to it.

He explained the reason behind the artwork. He said this alley is the same alley as the existing Broad Ripple Flower Alley – it's only one block north of the flower alley, so they wanted to continue the same theme. The biggest thing is they wanted to make sure that it tied into Broad Ripple.

Michael said going down installation challenges, they don't see anything foreseen. He said they decided to postpone the mural start date from April to May, so they don't have any issues with rain delays. He said yearly maintenance is anticipated and budgeted with the apartment complex. He said once the mural is done, they intend to apply a coating on top to protect it against vandalism.

Michael stated the total project cost is around \$74.4 million, the total public incentive that the project was awarded was \$6.2 million and the total for the artwork project is \$72,000.

Bo asked for clarity, why are they here today.

Michael answered that Indy Public Arts said it should be presented to this committee as well.

Bo asked if the renderings are finalized.

Michael said yes, they got approval from Indy Public Arts saying they approve.

Bo said going back on the commitment made in front of this committee that the renderings will be brought forward for feedback from the committee and that didn't happen and won't happen.

Michael said if he's being honest, he had no idea they had to present for the BRVA until last week.

Bo said the project is taking TIF funds and the art pieces are required. Bo opened it up to the committee.

Josh said he loves the abstract tulips.

Bo asked where the dumpster is located.

Michael said the dumpster will be inside an interior trash room.

Bo asked if the back side is facing the alley.

Michael said yes.

Bo asked if anything encases the dumpster from the east looking west.

Michael said the dumpster will be inside an actual room with a door.

Bo said this is where normally he would have said it'd be nice to get some sort of encasement that also has art if this were formed for feedback, but he thinks they missed that. He asked for confirmation that renting starts next month.

Michael said right now it's April 16 when they first get delivery. He said they have run into a permit power pickup, so it might be delayed into May. He said once they get permit power and get inspected, people will move in.

Daisy said she likes the artist they chose – looks like she has worked with other historic neighborhoods before and she keeps the sense of place.

Sam said he loves the concept, but not sure how the alley way won't get vandalized.

Michael said that's why they're adding a protective coating—so if it does get tagged, it will come off with a power washer without removing the mural.

Chad said it's less likely to be hit with graffiti with a mural than it would be if it was just a blank wall.

Sam said he's built lots of these and they get hit with graffiti all the time.

Jordan said every mural they've done since she's been here has never been tagged. It's when it's not. Jordan said she would encourage them to anti graffiti the wall where it's continued.

Michael said they did submit another change order to anti graffiti the whole wall. He said one thing they noticed is that the Broad Ripple Flower alley has not been tagged and they are hopeful for the same on Versa.

Bo said in the city of Indianapolis, they are pretty clear that graffiti is responsibility of the property owner—it's good that they have a plan in place and try to prevent the graffiti the best they can.

Michael said they've already had people break into the garage and graffiti the garage.

Bo said there are graffiti remediation options available even beyond this if and when that occurs. He said he's sure they will see the shiny new toy in the village and try to mark it up. Bo opened it up to the public.

Dave Hewitt spoke. He asked about the maintenance being taken care of and the maintenance fee.

Michael said it's not part of the \$72,000—it's part of Versa's yearly budget that includes maintenance fees to keep up with any graffiti or that is covered under the maintenance fees.

Bo said we want to celebrate this amazing property and want to do their best at holding them accountable to the commitment to the committee. He said they just want to be in a position to celebrate.

Michael said they had some change over with staffing. He said he's more than happy to send the actual renderings that they have.

Bo said that would be great.

Michael thanked the committee and the presentation ended.

**6462 N Broadway Street – Hannah Able from Pad Architecture is presenting on behalf of 6462 N Broadway Street. The property owner is requesting a variance of development standards for their proposed addition to the existing detached garage. The first ordinance to be modified is the percentage of existing non-conforming accessory setback to be extended from 50% to 82%. The second ordinance to be modified is the rear accessory setback to be reduced from 5'-0" to 3'-0".**

Hannah introduced herself. She is from Pad Architecture and said she is presenting on behalf of the owners of the residence. They are asking for a variance of development standards to be able to expand their existing garage. It currently sits around about a foot off the side property line. They are asking for a side setback variance to align with the existing wall, and then the rear setback variance they want to encroach two additional feet into the rear setback so it would be a three foot instead of a five foot accessory building setback on the alley. Conditions similar to this exist along the alley. Two houses north of them is a garage that sits both on the rear property line and the side property line. There's another a couple more down the alley across the way. There's several instances of this happening in other places. They would ideally like to do a tandem garage where they have an existing driveway from Broadway that they access along the side of their house. They would also like to do a door on the back as well to be able to access the alley. It's a fairly narrow two-car garage now and this will allow them to have two cars plus some storage within their garage. Hannah said the description for the variance filed is a little bit different. She said the city responded from their application saying that they needed to ask for the side setback variance versus the change of the exception, basically stating that they can't have a variance to an exception, they can only have a variance to the rule itself, so that has been changed to just asking for a one foot side setback.

Bo asked from five feet to four feet.

Hannah said no, four feet is required, and they are doing one foot to align with the existing garage. She said there is no garage on the neighbors property, they have an open backyard, so it's not encroaching on any building. She said the owner is working on getting support from the neighbors, they will have that ready for the variance hearing. She said the look of the garage will be consistent with what is there. They will continue the CMU lock exterior and match the gable that's on the front that matches the house.

Bo opened it up to the committee.

Josh asked so the exception is the side setback, but they also need a rear variance.

Hannah said that's the depth to allow for two cars deep tandem parked in that garage. She said it's a 16-foot door, and it's less than a foot and a half on either side, so it's pretty tight.

Richard asked if they have any elevations.

Hannah said no, they are on a tight budget and a site plan is all that's required to get approval.

Richard asked if they currently have any letters of support from the neighbors

Hannah said not at this time, but it's being worked on. She said they didn't realize they had to present to this committee because the property is in Warleigh, so they had a short timeline. She said they hope to have some letters by the time of their hearing.

Bo asked when they are hoping to start.

Hannah said as soon as possible.

Bo said so there's been no discussion with the neighbors.

Hannah said they've been talking with their neighbors, they just don't have any official letters of support yet.

Bo asked for confirmation that this is solely residential.

Hannah said correct, all residential.

Bo said it would be nice to have a visual.

Hannah said it's basically going to look like what the photo looks like. They plan to use the same materials, just doubling the depth. It'll look exactly the same from the front and roughly the same in the back, it'll have the same gable and siding.

Josh asked if it's block or brick.

Hannah said it's concrete block—there might be brick on the front face, but the rear end sides are painted concrete block.

Bo asked if this is an accurate depiction of the petition they sent over.

Hannah said this is the application that she submitted and the city got back to them when they sent out the notice. She said the notice actually reads the side setback.

Bo asked if they have that documentation.

Jordan said she copied from the notice.

Daisy asked if they met with Warfleigh.

Hannah said they sent them a notice, but it got returned.

Richard asked for confirmation that the existing garage will stay the same front.

Hannah said correct, they are just moving the the rear wall.

Richard said so it's an existing condition that you're within one foot of the property line.

Hannah said the zoning code allows for a 50% increase of an existing non conforming condition, they're essentially making it an 82% increase, so they are asking for an additional seven feet beyond the allowable but two of those feet are going into that rear setback to get the depth needed for two tandem parking spots.

Daisy asked if there are any drainage conditions.

Hannah said not that she's aware of. She said she believes it does flood back in the alley, but it's a pretty standard neighborhood 40-60 foot lot drainage.

Jordan asked if the alley is finished.

Hannah said it's gravel.

Jordan said when they're asking about the look of it, she knows they can tell them right now what it's going to look like—however, that's why they ask for renderings, because they will keep them on file. Jordan said right now they just have their word on saying it's going to look similar. She said they ask for renderings to understand their commitment. She said the same would be asked for a large apartment complex called Versa. They would ask the same questions and want to see the final look. They want to have it on record, so if they change their mind, they have some type of record. Jordan said additionally, Warfleigh is part of Broad Ripple boundaries. She said the good news is that we do have somebody from Warfleigh in the audience that works on the WNA. Jordan said she can touch base with Lynn. Jordan said she would also recommend to the committee, depending on how they vote tonight, that if they see fit to make that letter of support contingent on receiving those letters of support, that would be helpful.

Richard said he doesn't need a rendering, just some elevations.

Hannah asked if she could get an elevation to the committee before the hearing, if that would be helpful.

Bo said the biggest question is timed to timing. He said they need to hear from the city and suggested that they hold off on a vote tonight. He said they don't have a problem with what they want to do, support or no support – it's tied to what the neighbors think. He said if they come armed with that and a commitment hopefully tied to a rendering.

Hannah said she cannot provide a 3D rendering for a garage.

Bo said they don't really have a reason not to support this other than to get the support from their neighbors. He opened it up to the public.

Lynn Levy spoke. She said she would take issue with Hannah's comments about drainage issues—the alley floods regularly. She said there's a concern that if they move the garage closer to the alley, there will probably be downspouts in each of the corners close to the alley. She said if they can run drainage back onto the property and not drain to the alley. She said it's just mud and dirt, so anything they can do to help that. She said the holes have gotten bigger and they just fill up and don't drain right, so it's a real problem. She said another concern she has that if they are getting that close to the alley, they will have to get out a lot further to pour the foundation. She said she's concerned that what little they have to drive on now is going to be damaged in that excavation and not put back to a drivable form. There has already been a big increase behind that house. She said she used to access her house from the north and go straight south and she doesn't do that anymore because that trailer and that pickup truck have created an absolute mud hole. She said she's concerned that the condition is going to deteriorate with this construction and she doesn't know what will be done to put it back.

Hannah said in an ideal world, the home owners would love that extra two feet. She asked Lynn if she would be more comfortable if they went to the city and asked them to vote separately on the rear setback versus the side setback.

Lynn said she would be more comfortable with that, in order to preserve the alley. She said she hasn't even seen a site plan.

Jordan said she can email it to Lynn.

Bo said he knows this area well, his in-laws live a couple houses down and he hears about the alley situation. He asked if there is access to the property from the alley, if they are pulling in and out of the alley.

Hannah said no, it's coming from Broadway currently.

Sam said it sounds like there's some concern and more discussion that needs to happen and asked if they would consider a continuance.

Hannah said she would need to reach out to the owners.

Sam said understood, but he would recommend that given some of the concerns, he would encourage a continuance.

Bo said if they don't ask for a vote today and they come back, the support piece from the neighbors is massive. He said they've heard from one today that is beyond reasonable. Some simple box checking when it comes to elevation and drainage. He said they can put them on the itinerary for next month and they can come locked and loaded.

Jordan said if they ask for a vote today, the committee will vote support or not support and then it's done. She said if they decide to proceed with no continuance they will be asked for that support at the hearing.

Bo said they want to support this, they need her to help them support it.

Josh asked when the hearing is.

Hannah said next week.

Jordan said she doesn't know if they are going to have Warfleigh's support and the neighbors support by the 4th either.

Hannah said she hasn't connected with the owner, they may already have the neighbor support letter.

Jordan asked the committee if what is holding them back is proof of support from Warfleigh and from the neighbors; and maybe changing the rear setback. She said because if they give them a letter today, it's going to be with that contingency in it.

Bo said one man's opinion is the property is playing the hand they are dealt with on the alley and yeah, it's bad—all alleys are bad in the city. He said to suggest that, well this is going to make them go in and out, he doesn't think that's reasonable feedback. He said the biggest thing is what the neighbors say. He said if they come locked and loaded with that, he would be in a more favorable position. He said they want to support this, it makes sense, they just need a little bit more insulation.

Chad said having two different times over his 20 some years in the 6100 block of Carrollton in the flower alley—the reason why that flower alley has gravel has nothing to do with the city. It was coordinating with the neighbors and frankly it was about \$300 per property owner, it just took support.

Lynn Levy said they are working on it.

Jordan suggested that Lynn and Hannah get together and discuss.

Bo said they'll go ahead and get the on the agenda for next month and directed them to communicate with the city pushing it back.

**6138 Central Avenue – Eric Jensen is presenting on behalf of 6138 Central Avenue. The property owner at 6138 Central Avenue is requesting a variance to expand the existing attached garage.  
2025-DV1-007**

Eric introduced himself. He apologized for not getting on the agenda. He said he is formally on the Meridian Kessler Land Use committee; he and his wife live at 39th and Broadway and have renovated 43 houses in Zone 2 in the last ten years. He said he has lived on Park and on Broadway. Eric said he grew up in Indianapolis.

Bo asked for confirmation that Eric is not the property owner.

Eric said he is not, he represents Steve Summer and he has been in that residence for quite a long time. Eric said he is the builder and the designer.

Bo asked for confirmation that this is residential.

Eric said yes, this is residential. He said ask is they are extending the existing garage four feet to the north and his back property line already encroaches on the 20-foot setback of the rear property line. He said they are asking permission to extend the 18-foot garage four feet to the north, and currently that puts the setback at five feet and one to three quarter inches, comparable to its previous approximately seven feet. He said they are not encroaching on the north or the side property line, it's just the back property line.

Bo asked what's behind the property.

Eric said behind his house is the backyard of another neighbor. Eric said to look at the aesthetic of the garage they're building. He said they took a lot of time. He said the design is completely consistent with the architecture, they are working off of the existing footprint of the garage, with exception of the north boundary of the garage, which they want to move four feet to the north. He said it's not encroaching on the northern side boundary and not encroaching on any code setback for that—it's just the back corner. He said the setback line cuts right down diagonally through half of his house and half of the existing garage, so none of the property is actually conforming to the 20-foot setback.

Bo opened it up to the committee.

Josh asked what is the building north of the garage.

Eric said it's not a building, it's a shed with a vinyl awning that's coming down.

Josh asked if there are utility lines that runs through there.

Eric utility comes into the back of the garage but they won't be messing with that. He said the gas comes to the north side and they already have a plan worked out with Citizens to move the gas meter that's currently on the north side of the garage to a new location.

Richard asked if they have any neighbor objections.



Eric said they have no objections from any neighbors and they have had full communication with all of the neighbors. He said they did get communication from the neighbor to the north, just asking for details of the project, he is supporting it and made no objections.

Richard asked about the neighbor that shares the property line.

Eric said no objections.

Richard asked if they have letters.

Eric said they don't have written but they can certainly get it if needed. He said his understanding is that they are just looking for written objections, in which they had one inquiry, which was the neighbor to the north and he just wanted to know the details.

Chad said he knows Steve and his lovely wife Mary, and he's sure they will do a very nice job with that property.

Eric said they would just like to park their car in their garage.

Daisy said it looks like making good use of the space that they have.

Sam said it looks great, he has no questions.

Jordan said she understands that they are telling them that they've talked to the neighbors, they believe they have—however, for this committee, they don't know that or have any record of that. She asked if they are opposed to possibly trying to get some letters of support from the neighbors and then they can vote contingent on receiving those prior to the hearing.

Eric said he doesn't see why not. He said he thought they gathered objections.

Jordan asked how the committee would know if they did object to it.

Eric said no, they have not talked to every single person. They have talked to the person directly behind and directly to the north, because the person directly to the north called when he received his letter of notification, so he knows they've all been notified. He said unless he's mistaken, he's probably gone to the BZA about three or four different times. His understanding was that they received their letter, and they have their opportunity to speak up through the process. Eric said to be completely frank the lawyer who lives to the north, they're not super friendly, and that was the guy who they were worried about, just because they don't get along so great. And he just wanted to know the details. Eric said he would be happy to go and just gather them and can try to get them to the committee. He said he would hope that their decision wouldn't be contingent on that—they're a pretty reputable builder Meridian Kessler, Broad Ripple and Williams Creek. He said he knows that they have a job to represent their community and to have ensured support for them—if for some reason, they can't get hold of them or can't get that back to in time, he doesn't want to make the promise today that he logistically can't keep.

Bo asked when are they set to vote by the city.

Eric said March 4th. He said if they think that getting a continuance based on these letters is the best thing for them, they're not in a hurry. He said they want to do things the best possible way to ensure their project.

Bo said his points are well received related to objections. He said there is a little more momentum from the last group but that was more tied to the alley.

Eric said Warleigh is going to have a lot of new work going into it, he hopes, with the floodplain restriction coming off of it and he lives there and understands.

Josh said it's up to them—if they don't have those letters and they go in front of the them and for some reason 17 people show up and say they don't support this—whether they support it or not—the staff is going to question.

Richard said then why are they there.

Josh said that's what he's saying.

Jordan said they don't unless they're on our distribution list.

Eric said they got their list of people they had to send their letters to and they signed their affidavit promising that they did send them.

Richard said he's just worried about the two neighbors, especially the one property owner. He said if they're telling them they're fine with it, give them a letter saying they're fine. If the attorney pushes back and he doesn't want to give a letter, then tell them that. At least they know they've had the conversation and if he wants to go in and appeal it with the BZA, then he can do that—but at least they've done their job to make sure that they've looked at the plans that they've committed to.

Eric said he thinks his point is well received. He said if they walk in on the 4th and get ambushed by people and had an opportunity to pack in that insurance when they show up, he thinks that's a great point. He said what he will do is between now and Friday, he'll email Kristen with confirmation of who they've talked to and what their feedback was and confirm what their success rate was. That way they've done their due diligence.

Sam asked if he's seen the staff report yet.

Eric no, he has not—they keep him in the design pit.

Bo asked what the time frame is on the start date.

Eric said they still have to get their permits and will break ground when the time is right.

Bo said from a motion perspective, he's weighing the recommendation being tied to the letters of support or documentation declaring that there's been discussions with neighbors with no objection.

Eric said he will try to go around and try to meet a couple people in person and show them their plans, that's what they typically do—and email them and copy the emails to the committee, so they can get actual confirmation directly from them.

Bo said he thinks that's where the contingency may lie. He opened it up to the public.

Unnamed gentleman asked if they are going to tear what's there down.

Eric said they're tearing down the north wall and the front wall, the back wall will remain.

Garret suggested the course of action is not to vote tonight and do a digital vote after receiving letters.

Bo said in the interest of consistency it would make sense to have accompanying letters of support—it sounds like they have some flexibility and time to move forward. Bo asked Eric if he thinks he can get this turned around.

Eric said he'll get the letters first thing tomorrow and get letters from the three neighbors.

Bo said you do you on getting the letters prepared, from a vote perspective it sounds pretty consistent that it needs to be contingent on letters of support for the immediate neighbors.

Eric said he will get them to the committee.

Bo asked the committee if someone wants to make a motion to support the variance, contingent upon the receiving of letters of support of the neighbors to north and west; and a commitment to remove the original awning.

Rebecca made motion. Josh seconded. All were in favor.

**6280 N College Avenue – Joe Calderon of Barnes & Thornburg is presenting on behalf of 6280 LLC in a request for a partial vacation of the alley associated with the Marko on the Canal project.  
2025-VAC-003**

Joe handed out the materials. He said this is the Broad Ripple Garage project. He said all they're doing, simply put, is seeking to put a footer underneath the alley that runs behind the garage, the east/west portion of it that's between the vet and the garage. Joe said this is an extension of what they call subterranean rights that were vacated back in 2011 when the garage project was initially constructed. He said it's 40 square feet and all subterranean; and it will not affect the surface of the alley in any way shape or form. Joe said, simply put, to do that they file a "vacation petition", which is basically to privatize those rights underneath. He said he thinks it's eight feet total in depth, 40 square feet—if you're measuring it in terms of area. He said this is to accommodate the project that they've talked about for several years, that is hopefully forthcoming in the earlier future. He said they filed this petition back in October and the city sat on it for months. Joe said they just sent out notices in February, but it's been really challenging to manage. He said this is kind of a no harm, no foul, no permanent surface disruption or anything like that. He said this is all subterranean.

Bo said this project has been going on for awhile.

Joe said if they remember Purdue Polytech was going to be a part of the project, goes back to the end of 2020. He said they were here about a year ago for some variances to allow for some elevator shafts on top of the pipe. He said this actually came to him at the end of September, they filed and it kept getting pushed back. He said when Linda Ahlbrand left the city, that kind of left a whole void of Plat Committee stuff and it's just kind of been a struggle.

Bo said well we supported the very tall elevator shaft but there's no elevator. He asked what's best case scenario on this.

Joe said he doesn't have an idea—they are in their design phase obviously. He said its a challenging environment, hopefully they will see something this year, but he can't guarantee it. He said he doesn't have any control over that.

Bo opened it up to the public.

Richard asked if they have talked to the neighbors.

Joe said no, they haven't talked to anybody because they aren't impacting them. Joe said the vet was not happy with the project, going back to 2010 or 2011—but he didn't oppose the last time and they don't anticipate it this time. He said there literally is no harm, no foul—it's all underground.

Richard said there is still going to be impact because you have to dig to get under the ground.

Joe said they aren't blocking—it's four feet off of the alley.

Richard said well that's a shared throughway, correct.

Joe said he's not going to get into an argument with him, there's no harm no foul.

Bo said he's trying to figure out which way.

Joe said he's trying to say there's an impact because they have to dig under.

Richard said he was simply asking a question. He said in the last two presentations they've talked about impacting neighbors and you're asking for a variance.

Joe said no, they are asking for a vacation.

Richard said a vacation, I'm sorry.

Joe said public hearing, public process. The standard is different than a variance. The variance you have to prove that you're not impacting the use or value of adjoining property. He said this is kind of a public interest test.

Bo said it is a reasonable question, that it does affect the alley and the public right of way.

Joe said they are not asking for anything other than to present the alley vacation subsurface rights. He said whatever they want to do is fine, obviously they don't to fight with them.

Bo said they don't either—the reason they're here this late is because they dig deep. He said obviously they don't approve all that stuff but they can issue a statement of support or not support, so the questions are necessary. Bo said his biggest thing was when is the work going to be performed. He asked if they would be ok with coming back for an update if it doesn't happen in say four months.

Joe said he think they promised to come back and give updates when they appeared last time, so we will of course.

Sam asked if there's anything running through that alleyway, like a storm water, water lines, anything like that.

Joe said there's probably some stuff in there—they sent everything to utilities and other agencies, crickets. He said they sent those letters in late October to those agencies.

Bo said they're going to have to shut down that alley at some point and asked if they have a plan for that.

Joe said yes and he thinks that is all supposed to be coordinated with Public Works.

Jordan said she would assume when this is happening, they are will be doing all of the construction at that time.

Joe said well this is for the foundation.

Jordan said she would assume at that time, that alley is going to be shut down as is. She said she thinks the request is to just communicate with the neighbors on what's going on at all times.

Bo opened it up to the public.

Bo asked if anyone would like to make a motion to support the variance as written in the notice.

Chad made motion, Brian seconded. All were in favor.

The meeting was adjourned at 7:22pm