

Downtown Barrie BIA

January Board of Management Meeting - Minutes

Tuesday, January 25, 2022 5pm via Zoom

Directors in attendance:

Councillor Sergio Morales, Chair

Ms. Janet Kemp, Vice Chair

Ms. Sarah Jensen, Secretary-Treasurer

Ms. Daniela Fuda

Mr. Colin Hassey

Mr. Chad Ballantyne

Councillor Jim Harris

Director Regrets:

Ms. Cait Patrick

Staff in attendance:

Ms. Stacey Zubczyk, Project Manager Ms. Kristen Eatch, Project Manager

Public attendance: 4

CALL TO ORDER

 Chair Sergio Morales called the Downtown Barrie BIA Board of Management (the Board) Regular January Meeting on Tuesday, January 25, 2022 to order at 5:08 PM EST.

LAND ACKNOWLEDGEMENT

CONFIRMATION OF MINUTES + AGENDA

2021_12_07 Minutes_- The Minutes of the Special December Meeting held on Tuesday, December 7, 2021 were adopted as printed and circulated.

2021_12_07 AGENDA - The Agenda of the Regular January Meeting held on Tuesday, January 25, 2022 was adopted as printed and circulated with the exception of the following items for Discussion + Voting:

Held by Secretary-Treasurer Sarah Jensen 2022 Draft Budget, along with the Confidential -Closed Meeting: Office Lease Negotiations.

Deputation -

Love Barrie Ice Sculpture - Councillor Mike McCann:

- → Please see the attached 'Appendix 1' along with 'Appendix 3' for reference.'
 - Councillor McCann noted that the Love Barrie Ice Sculpture will be massive. It will stand 6 (six) feet high and be 28 (twenty-eight) feet in length. He shared that it will be something that people will remember for years. and that the public will want to take their picture beside it, due to the fact that it is made out of ice and here for a limited time.
 - He hopes that the experience and its location downtown will drive more people into BIA storefronts and make more money.
 - Request Councillor McCann is asking for \$3,000 for a portion of the cost of the ice sculpture. He noted that the BIA would be teaming up with the City of Barrie and Tourism Barrie with each contributing a third of the cost.



Deputation continued-

Love Barrie Ice Sculpture continued:

- Inquires
 - Director Colin Hassey inquired about the sculpture's total cost?
 - Councillor McCann shared that it has been heavily discounted to \$10,000. He noted that an ice sculpture of this size would usually range in cost from \$14,000 to \$18,000.
 - Director Jim Harris inquired about plans for signage which would reference those who contributed to its build.
 - Councillor McCann noted he has concerns that a donor sign might deter from the attraction.
 - Director Daniela Fuda inquired if the ice sculpture will be an exact replica of the permanent Love Barrie sign.
 - Councilor McCann noted that the rendering that he has been using to promote the Love Barrie sign has not been finalized and still needs to go through a juring process.
 - Vice-Chair Janet Kemp inquired where the Love Barrie Ice Sculpture would be located? Ms. Kemp noted that it would be wonderful in front of the BIA's Pink Wall.
 - Councillor McCann agreed with Vice Chair Kemp. However, he noted that he does not know where it will be located.

CHAIR REMARKS

• Constitution + By Laws Update:

- Chair Morales shared that the draft of the Downtown Barrie BIA (the BIA) Constitution was submitted to the City a couple of weeks ago for review. It is now back with the BIA's Law Firm and he expects to hear from the BIA's lawyer within the next week, or two, at which point he can schedule a special meeting.
- He asked the Board, once they receive the draft, if they would like him to call a special board meeting or wait till the end of February for the regular board meeting, before he calls a Special General Meeting.
 - > Chair of the Governance Committee, Director Hassey requested that Chair Morales circulate the draft to the Board for review, so that the Board understands what the City has asked to be changed.
 - Chair Morales will circulate the draft to the Board after the meeting.

• Downtown Safety Task Force - Support Letter:

- o Chair Morales noted that the letter has been completed and sent to the Chief of Police.
 - Chief Greenwood has received it and responded.
- He noted that he is in the process of setting up a meeting with Chief Greenwood, in which all the Board Directors would be invited to attend, to give feedback and make our specific 'ask'.
 - Director Colin Hassey noted that the letter outlined the 'ask', which is that Barrie Police come up with a Downtown Safety Plan.
- Secretary-Treasurer Sarah Jensen noted that the recent BIA Huddle, with Barrie Police in attendance, was well attended and very positive.
 - Director Fuda asked that any notes from the Huddle be circulated to the Board.
 - BIA Staff will look at gathering this information for circulation.



CHAIR REMARKS continued-

- Small Business Property Tax Class Program Support Letter:
 - Chair Morales noted that this letter has also been completed, signed by Vice-Chair Janet Kemp, and sent off to City of Barrie Council and appropriate departments.

Other Updates:

- Chair Morales shared that there has been a number of businesses open in the last 60 days, such as Andros Cakes, Lakeside Ink, Edde's Latino Bakery.
- He gave kudos to Project Manager Kristen Eatch for arranging to have the Barrie Baycats take a photo in front of the Pink Wall and to share a video message to 'support local'.

Staff Report - Project Managers Stacey Zubczyk and Kristen Eatch

- -> Please see '2022_01_25 Staff Report' for details.
 - Downtown Barrie BIA Staff have been working diligently to fill the gap of not having an Executive Director at the current moment. BIA Staff have taken on a schedule of weekly team meetings with the City and various partners and continue to push forward with any of our project files.
 - Ms. Stacey Zubczyk shared that one key project in 2022 is Open Air Dunlop.
 - She noted that this month's Staff Report explains that many of the costs for Open Air Dunlop, such as road closures and security, have increased this year. As a result, BIA Staff are requesting a slight increase to the budget originally proposed to the Finance Committee.
 - Ms. Kristen Eatch shared that she has never written so many grants than she has in the past month.
 - She also offered kudos to Secretary-Treasurer Sarah Jensen for submitting and receiving a STEPS grant.
 - Vice-Chair Kemp thanked Ms. Zubczyk and Ms. Eatch for their hard work and for seamlessly filling in the absence of an Executive Director.
 - Inquires
 - Director Fuda inquired about the stage two on Pink Wall project noted in the Staff Report and what the proposed additional \$30,000 is for.
 - Project Manager Eatch noted that the funding is meant to go towards the cost of installing a mural or public art installation on one of the east side of the pink wall.
 - She shared that a lot of the feedback that we got from the community about stage one, which was the painting of the building, included the cry for more public art and that the pink wall would be a perfect backdrop for a mural.
 - She also noted that the BIA has applied for a My Main Street grant for this project and should hear back by the end of March.

Items for Discussion + Voting:

- 2022 Draft Budget Held by Secretary-Treasurer Sarah Jensen
 - o Background:
 - The Finance Committee met twice to review and edit the draft of the 2022 budget that was prepared by Chair Sergio Morales with the assistance of former Executive Director Kelly McKenna.
 - Chair Morales noted that during the Finance Committee review many items were removed and many cost saving efficiencies were put in place.
 - Discussion:
 - Chair of the Finance Committee, Director Hassey asked for clarification on the numbers noted at the bottom of the draft version of the budget circulated to the Board.



Items for Discussion + Voting continued:

- 2022 Draft Budget continued -
 - Discussion continued:
 - Director Hassey asked specifically about the '2021 My Main Street Community Activator Program' item of '\$146,500' and if that figure was being used to 'draw down' or 'offset' against the 'Proposed Budget (Total)'.
 - Chair Morales indicated that "yes, it is".
 - Project Manager Eatch clarified that the 'My Main Street Grant' is retro pay for the 2021 Open Air Dunlop activation. She noted that the BIA is still waiting to hear whether they will receive the grant for Open Air Dunlop 2022.
 - Chair Morales also noted that the Board could also draw down the budget column by contributing less to the 'Reserve Fund Contribution' item in the budget.
 - Director Fuda asked for clarification about the 'Reserve Fund Contribution' and if this was to be some 'kitty' that the Board would 'bank' funds for projects.
 - Chair Morales noted that Ms. Fuda is correct and that the reserves should be considered as a 'rainy day fund'.
 - Chair Morales noted that the current figure of '\$667,000' entered in the circulated .PDF for the '2022 Budget Amount (levy portion)' is the figure that the Finance committee had suggested to former Executive Director McKenna that the 'levy portion' should remain under.
 - BIA Staff noted that once all figures are approved they will come back to the Finance Committee and Executive Team with a final draft of the 2022 Budget for approval.
 - Director Hassey asked for clarification on the \$2,500 allocated in the 'Beautification, Cleanliness & Streetscape' budget under 'Christmas Tree.
 - BIA Staff noted that the goal in 2022 is to fundraise the total cost of a tree, as in previous years, and noted that the \$2,500 currently allocated is a placeholder.
 - It was also noted that the Finance Committee had expressed a fondness for 'real' over 'fake' christmas trees.
 - o Main Motion:

(2022_01_25 BIA Budget Motion)

The Downtown Barrie BIA Board of Management moves a motion to approve the 2022 Draft Budget as amended.**

Moved by: Director Jim Harris

Seconded by: Secretary-Treasurer Sarah Jensen

Vote: All in favour UNANIMOUSLY CARRIED

- ** See amendments to the main budget motion below.
- o Beautification, Cleanliness & Streetscape Five Points Hoarding Mural:
 - o Background:
 - Secretary-Treasurer Sarah Jensen suggested that \$6,000 be added to the 'Beautification, Cleanliness & Streetscape' portion of the budget to allow the BIA to facilitate a 'Hoarding Mural' project at the Five Points.
 - She noted that the hoarding currently in place, across from the Five Points Pratt Theatre, is in need of repair.
 - The project is timely with the BIA planning to expand the summer season of Open Air Dunlop into this Dunlop Street West block.



Items for Discussion + Voting continued:

- 2022 Draft Budget continued -
 - Discussion:
 - Director Hassey inquired about the scope, concept, and direction of the mural project?
 - Director Jensen noted that the BIA would work with the City of Barrie's Public Arts Committee, as well the properties owner, and possibly sponsors to beautify the corner with a mural project. As such, the scope of the project would depend on the amount of funding that the project can receive through fundraising, grants and sponsorships. She noted that the project would include 'Call Out' for local artists, along with the opportunity to work with the Public Art Committee on developing a long term, public art on hoarding' bylaw similar to what is in place in the City of Toronto.
 - The Board briefly discussed the responsibilities of the property owner to keep the hoarding in a safe condition.
 - Director Jim Harris asked about the possibility of tapping into the City's upcoming Mural Workshop.
 - Director Jensen notd that she has already registered for the workshop and is eager to work alongside the Public Arts Committee and tap into the resources of people able to do these sorts of projects. She also noted a desire to access grants and other sources of funding for the project.
 - Director Hassey expressed a concern about the Board allocating money and then having no control over the design.
 - Director Jensen suggested that the Board having the final say, seems reasonable and Chair Morales noted that this approval could be sought via email.
 - Vice-Chair Janet Kemp commented that she likes the idea that the project could set a precedent and implement Public Art on project hoarding.
 - Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 1)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget to add an additional \$6,000 to the 'Beautification, Cleanliness & Streetscape' portion of the budget in order to undertake a 'Five Point Hoarding Mural' project.

And that Director Sarah Jensen email the Board a visual rendering, or plan, for the project for approval prior to the signing of a contract or paying the contractor..

Amendment moved by Secretary-Treasurer Sarah Jensen Seconded by Vice-Chair Janet Kemp Friendly amendment made by Director Colin Hassey

Vote: All in favour UNANIMOUSLY CARRIED

- Culture & Heritage Events Open Air Dunlop:
 - Background:
 - BIA Staff have recommended increasing the Open Air Dunlop budget from the originally proposed \$52,000 to \$60,000 in order to cover the increased cost of security and road closure in 2022.
 - Discussion:
 - Chair Morales noted that in 2021 the BIA was successful in receiving a grant to cover these types of expenses for the activation.



- Culture & Heritage Events- Open Air Dunlop continued:
 - Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 2)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget Budget to increase the amount allocated to Open Air Dunlop from the originally proposed \$52,000 to \$60,000 based on Staff's recommendation.

Amendment moved by Secretary-Treasurer Sarah Jensen Seconded by Vice-Chair Janet Kemp

Vote: All in favour UNANIMOUSLY CARRIED

- Marketing & Communications Marketing Consulting:
 - Background:
 - Chair Morales noted that when drafting the budget he and Ms. McKenna had opted to group together all the outsourced marketing and social media support under this category.
 - Discussion:
 - Director Hassey asked BIA Staff for input on this item.
 - Project Manager Kristen Each noted that without the extra support and leadership of an Executive Director, BIA Staff requested initially in November, 2021 to continue to work with a creative agency to assist with overall workload.
 - She noted that there has been some negotiations between Chair Morales and the BIA current creative agency about the cost and scope of work.
 - Chair Morales noted that a conversation with the current creative agency had occurred. However, he hesitated to call it a negotiation but rather a clarification of monthly costs.
 - He noted that he had communicated to the creative agency that, as per the future Constitution, any contract lasting longer than a year would need to meet proper procurement policy. He also noted that, currently, the creative agency's service is on a month-to-month basis, in order to respect budget and the constitution constraints.
 - Chair Morales also noted that he respectfully disagrees with BIA Staff requesting this item because they are currently without an Executive Director. He feels that Staff is misrepresenting this to the Board Members.
 - This budget item is 90+ percent Marketing Support specific, and not guidance strategy, or direction. He emphasized that this would need to be done with or without an Executive Director.
 - Director Fuda noted that it is not her understanding of BIA Staff's intent; rather they were explaining that because they currently have so much overflow from taking on the tasks traditionally completed by the Executive Director the added assistance is appreciated.



- Marketing & Communications Marketing Consulting continued:
 - Discussion continued:
 - Ms. Kristen Eatch noted that Right now the workload of BIA Staff is much higher than it typically would be. She noted that we have discussed opportunities to use software and training to improve our skills. However, until then, support from the creative agency is very helpful.
 - Chair Morales noted that it is his belief that when an organizational review is completed, their findings will assist with addressing any overlap and/or staff deficiencies and provide valuable insight.
 - Director Chad Ballantyne commented this budget request is similar to what has been requested in past years and noted that it might even be less now.
 - Chair Morales asked BIA Staff if the Board was to hire a new Executive Director in the next 90 or 120 days would they still need to pay for this monthly support or would it not be necessary?
 - Staff noted that it would be dependent on a few factors including findings of the organizational review and then the desires of the new Executive Director.
 However, it is Staff's belief that the BIA has benefited from this type of support in the past and would continue to benefit in the future.
 - Director Hassey noted that the Finance Committee had grouped various items related to marketing and assigned an amount of \$7,000. He inquired to Staff what specifically would this money be spent on?
 - Ms. Eatch ran through the extensive list ranging from graphic design to strategic marketing of events and campaigns
 - Director Hassey also mentioned that he doesn't want to set the Marketing Consulting portion of the budget too low. As such, he suggested increasing the budget item to \$12,500.
 - Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 3)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget to increase the 'Marketing Consultant' portion from \$7,000 to \$12,500.

Amendment moved by Director Colin Hassey Seconded by Director Jim Harris

Vote: All in favour UNANIMOUSLY CARRIED

- Organizational/Management HR Recruitment + Organizational Review:
 - Background:
 - Chair Morales noted that at the special December meeting the Board approved a motion to engage a HR firm to hire a new Executive Director and conduct an organizational review. As such, he is suggesting revising the item in the budget listed as 'HR Recruitment' to 'HR Recruitment + Organizational Review' and increasing this item in the budget from \$5,000 to \$10,000 in order to cover the costs to both.
 - Discussion:
 - Vice-Chair Kemp noted that she thinks that \$10,000 for recruitment and an organizational review is very expensive.
 - Chair Morales noted to the Board that if the bill comes back less than they are not going to go out of the way to spend more on recruitment.



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- Organizational/Management HR Recruitment + Organizational Review continued:
 - o Amendment to Main Motion:

(2022 01 25 BIA Budget Amendment# 4)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget to add the term 'Organizational Review' to the 'HR Recruitment' portion of the budget and to increase the amount for 'HR Recruitment + Organizational Review' from \$5,000 to \$10,000.

Amendment moved by Director Colin Hassey Seconded by Director Chad Ballantyne

Vote: Favour: 6 Opposed: 1 CARRIED

- Culture & Heritage Events Events & Programing Hello Winter:
 - o Background:
 - Chair Morales noted that BIA Staff had originally asked the Finance Committee for \$5,000 for programming at the upcoming Open AIr Dunlop: Hello Winter pop-ups. However, the Committee decreased that amount to \$2,000 and grouped an additional \$3,000 in this item for Councillor McCann's ice Sculpture.
 - Discussion:
 - The Board asked BIA Staff if \$2,000 would be enough money for programming.
 - Project Manager Stacey Zubczyk noted that \$3,000 would be preferred.
 - Councillor Jim Harris suggested that a description of the ice sculpture be revised in the budget notes to the 'Love Barrie ice sculpture'.
 - Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 5)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget to increase the 'Events Programming- 'Hello Winter' budget from \$5,000 to \$6,000, and split it with half (\$3,000) being allocated to 'Hello Winter' programming and half (\$3,000) to the 'Love Barrie Ice Sculpture'.

Amendment moved by Director Sarah Jensen

Seconded by Director Jim Harris

Vote: All in favour UNANIMOUSLY CARRIED

- Culture & Heritage Events Open Air Dunlop Permanent Road Closure Equipment -
 - Background:
 - Chair Morales suggested that the Board start setting aside funding for permanent road closure equipment for Open Alr Dunlop. As such, he suggested that the BIA allocate \$47,000 which would allow for the purchase of three (3) gates.
 - o Discussion:
 - BIA Staff noted that there would still be separate temporary road closure costs in 2022. They also noted that the purchase of permanent road closures equipment does not remove the need/cost of security at future activations.
 - The Board discussed the opportunity.
 - Director Hassey requested that the BIA ask the City to share the cost of the permanent infrastructure.



Culture & Heritage Events- Open Air Dunlop - Permanent Road Closure Equipment continued-

o Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 6)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget to increase the amount allocated to 'Open Air Dunlop Permanent Road Closure Equipment' from \$32,000 to \$47,000 in order to cover the cost of purchasing three (3) gates;

And that the City of Barrie be formally requested to share the cost of funding this permanent infrastructure.

Amendment moved by Director Colin Hassey Seconded by Director Jim Harris

Vote: All in favour UNANIMOUSLY CARRIED

- Marketing & Communication DWNTWN Magazine / Generic Marketing:
 - * Chair Sergio Morales handed over the chair duties to Vice-Chair Janet Kemp at 7:22 PM EST.
 - Background:
 - In the draft budget reviewed by the Finance Committee Chair Morales had allocated \$10,000 for a single issue of a DWNTWN magazine. However, this item was removed by the Committee. Chair Morales noted that he would like to reintroduce this item to the Board for consideration.
 - He noted he has had preliminary talks with PIE Magazine founder and operator Sandra Roberts about partnering and producing this magazine on the BIA's behalf.
 - Discussion:
 - Director Fuda expressed a concern with undertaking this type of project with the BIA office already short staffed. She also noted that creating a new magazine does not seem like the best place to allocate money in a pandemic, considering that print is not as popular as it used to be.
 - Chair Morales noted that in terms of the allocation of staff time, he has talked extensively with PIE Magazine's Sandra Roberts and this project would be her thing. BIA Staff might be responsible for sharing files and logos, but the magazine would be curated and produced externally and would not put any other constraints on staff. He also noted he would argue that during a pandemic, during all these unforeseen circumstances, that's when the BIA should double down on promotion and marketing.
 - The Board discussed the value of creating a tangible marketing piece.
 - Chair Morales suggested, and the Board discussed, the possibility of partnering with Tourism Barrie and the City of Barrie for distribution and assistance with production cost.
 - Director Chad Ballentyne mentioned that with many of these magazines, there is advertising sold that could keep the production costs down.
 - Chair Morales noted that Ms. Roberts would be the one making the decisions about advertising and how it would affect the quality of the magazine.
 - Director Fuda noted she does not support spending BIA membership money then asking members to pay more money to advertise in their own magazine. She alo noted that it does not feel right spending \$10,000 to beta test the rollout of one magazine.



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- Marketing & Communication DWNTWN Magazine / Generic Marketing continued:
 - o Discussion continued:
 - Director Hassey noted, in looking at the draft budget, there is not a lot of money allocated to marketing and promotion. He suggested that rather than allocating money to produce a magazine, the money might be better invested towards marketing partnerships with Tourism Barrie or the City of Barrie.
 - Vice-Chair Kemp noted that, as a business owner, she would not advertise in a magazine and that she is not supportive of the BIA investing in the production of one.
 - She noted that the Facebook Lives that she has started doing have been very successful. She would prefer to see the BIA take this type of approach.
 - Secretary-Treasurer Jensen suggested allocating the money in a 'Generic Marketing' fund, so that the Board can take some time to figure out how to appropriately spend it.
 - Chair Morales agreed with the suggestion and amended his amendment so that the Board could earmark the funds at a later date. As such, he also revised his amendment to increase the amount allocated to \$15,000 and add that Board approval be given formally at a meeting, or via email, in order to coordinate BIA Staff on how to use the funds.
 - Vice-Chair Kemp inquired as to whether Chair Morales still planned on suggesting that the funds be used to pay for magnets. She noted that she is not in support of spending the money on magnets.
 - Chair Morales noted that he did not.
 - Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 7)

The Downtown Barrie BIA Board of Management moves an amendment to the 2022 Budget to add \$10,000 \$15,000 to the 'Marketing & Communications' portion of the budget for a DWNTWN magazine- 'Generic Marketing';

And that BIA Staff receive Board approval via email, or a meeting, before moving forward with contractors on these expenses.

Amendment moved by Chair Sergio Morales Seconded by Director Chad Ballanyne

Vote:

All in favour

UNANIMOUSLY CARRIED

Closed Meeting: Office Lease Negotiations

Motion to move into Closed Session:

The Downtown Barrie BIA Board of Management moves a motion to go into closed session at 7:43 PM EST to discuss a matter pertaining to a **Proposed or Pending Acquisition or Disposition of Land.**

Moved by: Director Jim Harris Seconded by: Director Daniela Fuda

Vote: All in favour UNANIMOUSLY CARRIED

*Chair Morales acknowledged for the minutes that while in closed session the Board discussed a matter pertaining to a **Proposed or Pending Acquisition or Disposition of Land.** Clause 239 (2) (c) of the Municipal Act, 2001 provides that a meeting or part of a meeting may be closed to the public if the matter under consideration has to do with a **Proposed or Pending Acquisition or Disposition of Land.** As per the Municipal Act, 2001, there were no

^{*} Vice-Chair Janet Kemp handed the chair duties back to Chair Sergio Morales at 7:42 PM EST.



votes taken during the closed portion of the meeting with the exception of the procedural motion to move into Open Session.

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Motion to move back into Open Session:

The Downtown Barrie BIA Board of Management moves a motion to move back into Open Session at 8:30 PM EST.

Moved by: Director Daniela Fuda

Seconded by: Secretary-Treasurer Sarah Jensen

Vote: All in favour UNANIMOUSLY CARRIED

Items for Discussion + Voting continued:

• 2022 Draft Budget continued -

Operations: Rent Section -

Amendment to Main Motion:

(2022_01_25 BIA Budget Amendment# 8)

The Downtown Barrie BIA Board of Management moves an amendment to the previously approved, 2022 Budget to add \$28,000 to the 'Operations '-'Rent' section',

And that the BIA Chair and Staff put together a report of market comparables for lease options.

Conflict declared by: Director Colin Hassey

Amendment moved by Secretary-Treasurer Sarah Jensen

Seconded by Director Daniela Fuda

Vote: Favour: 6 Abstain: 1 CARRIED

ADJOURNMENT

Motion to adjourn at 8:47 pm:

Moved by: Secretary-Treasurer Sarah Jensen

Seconded by: Director Jim Harris

Vote: All in favour UNANIMOUSLY CARRIED

Next Meeting: Tuesday, February 22, 2022 - 5 PM