

First, I believe an ethics code of conduct exist in this matter. Common Council Member and Parks and Rec Board President Chris Kahlow sold her properties at 323, 325 and 327 Pearl Street to Meraki Properties LLC (Tiffany Smith owner) on September 30, 2021.

Kahlow still owned Jules Coffee Shop in that property and was operating it until it was sold to the Fisher Family on February 14, 2021. A business venture together causes a code of ethics to be followed.

The **day before** the Jules Coffee Shop sale, Note the fact that Tiffany Smith emailed Jim Flottmeyer on February 13, 2021 "I have already reached out to Marc, who has been a joy to work with on another project. If the bids go out on March 04th, assuming they come back 3ish weeks later, could Marty and I still move forward on securing the lease. And if so, make any small modifications to those plans, if needed and structurally possible?"

At August 3, 2021 J&A meeting 9 citizens attended and opposed the proposal. All constituents of District 6, which council member Kahlow represents. She said that she knew that we would be upset, but that she felt this was a good fit for the public market that the city is proposing along the riverfront, and therefore she was voting for it.

Kahlow should have recused herself, and the vote would have been a tie, and failed. She has voted for it at all meetings she has been involved in. This is a conflict of interest.

Thank you, Nancy Green

August 3, 2021 at the J&A meeting Jay Odegaard stated that the RFP for 410 Veterans Memorial Drive

-“did not go through the normal public informational process that say our parks projects would.”

- “This was an RFP that was posted twice and I believe it was posted in the Tribune Twice.” (I have asked for proof of that posting, and to date, have not received any.) Who typed the RFP and when? It was not shared!

The fact that the RFP was never published makes this an ethics violation. No other person was given the RFP or had privy to it. Just two private citizens. One, Tiffany Smith, who has had private business connections with common council member and park board president Chris Kahlow, and the other who is a private landscape contractor who is does work for the Parks and Rec Department.

August 3, the Tribune published article about Hatchery, LLC wedding venue, Airbnb and biergarten. The first time the public, including Rotary Lights, became aware.

August 3, 2021 Dan Trussoni emailed Rotary Lights asking for their support.

August 5, 2021 Patrick Stephens, Rotary Lights, wrote a letter against.

August 6, 2021 Greg Theres, Rotary Lights, wrote a letter against.

August 6, 2021 Design architect, Zettler, wrote “The prospective tenants have already committed over \$20,000 of their own money to move forward with various building improvements such as the down payment for windows on the garage. Work on the garage is not part of the City’s current scope for the property.”

How many changes has the city paid for to meet the proposed tenants plan? Who is paying for their time with the designer and the contractors involved with the renovation to the buildings? Changes costs!

August 6, 2021 I requested Public Records. Jay Odegaard emailed me to ask clarification.

- August 7, 2021 I replied to Jay Odegaard.

- August 19, 2021 At Park and Zoning meeting I asked Odegaard for records. He denied that he received my reply on August 6 or 7.

- August 19, 2021 I resent my request.

- August 20, 2021 I forwarded my request to Nikki Elsen

- September 8, 2021 Jay Odegaard again denies my request in Public Meeting.

- September 9, 2021 I wrote Mayor Reynolds requesting public records.

- September 13, 2021 Jay Odegaard again denies my request in public meeting. I told him that I written Mayor Reynolds.

- September 15, 2021 Jay asks me to phone him to clarify my request.

- September 16, 2021 I refine my request and send it.

- September 17, 2021 Jim Flottmeyer emails asking for clarification. I forwarded my clarification.

- September 28, 2021 Forwarded my request to Mayor Reynolds again since he had never replied to my September 9, 2021 letter.

- September 28, 2021 Mayor Reynolds replied and I forwarded my request again to him.

- September 29., 2021 Jay Odegaard emailed that a package of 592 pages at a cost of \$148 was at desk for pick-up, and to call with any questions.

-Only 26 pages of those 592 pages were what I asked for.

-October 4, 2021 I wrote a letter to Mayor Reynolds that there was a lack of appropriate emails. He has not replied to date.

October 12, 2021 I requested Public Records for Sandra Cleary and Jim Webb. Jay Odegaard state on August 3, 2021 at the J&A meeting "Currently we have two board members who are assigned to the negotiations to the long -term potential lease".