

**REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday May 10, 2022
4:00 p.m.**

**PRESENT IN-PERSON: SANDI SCHREIBER, ALEX HOLTZ, WES STEFFEN, DORISANNE NIELSEN AND GARY BOYN
ADAM FANN, NANCY KIERNAN, ERIC TROTTER, CHAISE COPE,
MARY KACZKA, LASHAWN BROOKS (RECORDING SECRETARY)**

PRESENT BY WEBEX: Gerry Roberts, Laura Miller, Corinne Straight, Kristen Smole

CALL TO ORDER

This meeting was held in-person, telephonically, and virtually through WEBEX. Due to the nature of the meeting. The meeting was called to order at 4:00 p.m. by Mrs. Schreiber, President.

Minutes from March 8, 2022 and April 12, 2022 for Redevelopment Commission meeting was motioned for approval by Mr. Holtz and second by Mr. Steffen. Roll-call vote was carried with all in favor and non-opposed; Minutes approved

NEW BUSINESS

A. OPEN OFFERS ADJACENT TO 1015 GARFIELD- Mr. Fann stated that we have not received any offers.

B. OPEN OFFERS ON 5 LOTS- Mr. Fann stated that we do not have any offers on the 5 lots. Mrs. Schreiber stated we just wait 30 days. Mr. Boyn stated if somebody ever comes forward and says I have an interest in those lots, having offered them and once 30-days from today has elapsed; we can negotiate whatever terms we want. Mrs. Nielsen asked why no one wants the lots. Mrs. Schreiber stated it might be due to the price we offered; after 30 days we can negotiate.

C. APPROPRIATING FUNDING FOR ADDITIONAL ENVIRONMENTAL REVIEW OF 700 WEST BEARDSLEY AND ADJACENT PROPERTIES- Mr. Fann stated this a contract brought through Board of Works some time ago on the appropriation for I think \$40,259 out of Tech Park TIF. He stated this is for Vapor Intrusion testing off-site of the property; IDEM requested. Mr. Steffen made motion to approve the resolution and Mr. Holtz second. A roll-call vote was carried with all in favor and non-opposed; approved

D. APPROVING ICE MILLER BILLING FOR 1101 E. BEARDSLEY SERVICES- Mr. Boyn stated we have a contract with Ice Miller to do some litigation work on the 1101 East Beardsley. He stated because of environmental issues a separate contract with them to monitor the study held by MACOG and let us know of any particular needs we may have to request as part of those studies. He stated additional work regarding MACOG studies is on an hourly rate basis so every month or couple of months we get a bill if they have performed services on that hourly rate basis for the work performed and we have received their billing through March 31, 2022 requesting \$346.50. Mr. Boyn stated their service would come from Downtown Allocation Area Number 1, Special Fund. Mr. Steffen made a motion to approve the billing and appropriate \$346.50 from the Downtown Allocation Area Number 1 Special Fund and Mr. Holtz second. A roll-call vote was carried with all in favor and non-opposed... approved.

E. ACCEPTING THE TRANSFER OF REAL PROPERTY FROM THE CITY OF ELKHART- Mrs. Cope stated this is the parcel directly south of 710 South Main Street and it is an unusable parcel unless combined with the parcel that the Redevelopment Commission owns adjacent. She stated it has gone through the Board of Works and they have granted the Redevelopment Commission title; if we choose to take it. Mr. Steffen made motion adopting the resolution and Mr. Holtz second; a roll-call vote was carried with all in favor and non-opposed...Approved.

F. AUTHORIZING THE OFFERING OF REAL ESTATE FOR SALE UNDER 36-7-14-22- Mrs. Schreiber stated we just need a motion to approve offering the realty for sale. Mr. Steffen motioned and Mr. Holtz second and a roll-call vote with all in favor and non-opposed...approved.

G. GRANTING ACCESS TO REAL ESTATE OWNED BY REDEVELOPMENT – Mr. Fann stated the owner of the home on Sherman Street indicated that she trying to get a dumpster delivered to do some remodeling and the company could not leave the dumpster in her driveway due to overhead power line. He stated she is asking permission to place dumpster on our lot. Mr. Holtz made motion and Mr. Steffen second with roll-call vote and all in favor...approved.

H. REDEVELOPMENT 2023 BUDGET YEAR DETERMINATION FOR TIF- Mrs. Cope stated in your packet you have a printout of each of the proposed projects for each of the 5 districts. She stated we plan to collect increment from all 5 TIF districts and this year we have projects identified in each TIF. She stated we no excess TIF. Mr. Steffen moved to approve the funding and report to auditor of no excess TIF funds, and Mr. Holtz second and a roll-call vote carried with all in favor...Approved.

I. APPROVING BAKER TILLY BILLING FOR 500 SOUTH MAIN SERVICES- Mr. Boyn stated 500 S. Main, Hotel Elkhart took longer to complete due to Covid issues. He stated the developer asked for an extension on start date to repay its loan as well as the ending date in order to determine what we could do and how helpful it would be. He stated we hired Baker Tilly to do some analysis and they came up with a plan and an analysis of what would happen if we gave them a 1-year extension as well as what happened with a 2-year extension. He stated they provided their report to the City staff. He stated in accordance with the payment schedule Baker billed \$4750 for providing those services to the Commission and we need a resolution approving their invoice for payment as well appropriating \$4750 from the Downtown Allocation Area Number 1 Special Fund. Mr. Holtz made motion to approve resolution and Mr. Steffen second with a roll-call vote of all in favor and non-opposed...approved.

J. APPROVE REALTOR CONTRACT (WORKFORCE HOUSING)- Mr. Fann stated staff would like to employ a realtor to potentially look into purchasing some parcels for workforce housing projects. Mr. Boyn stated Realty Group Resource provided a buyers exclusive agency contract form and after reviewing and having internal discussion, we came up with an addendum number 1 to the exclusive agency contract, both of which are attached to the resolution. On their copy of the buyer's exclusive contract we changed a couple of dates. He stated since we are acting on this a couple months later than I think they thought we would, and under further conditions, we added, "see addendum number 1 attached hereto and incorporated herein by reference". He stated these contain the dates and changes that we as a Commission feel are appropriate at this point and so you are asked today to approve the contract as revised and the employment of Realty Group Resources. He stated that the President is authorized to approve any revisions to the basic forms of the contract which she deems appropriate and consistent with the discussions and intent of the parties. Mr. Steffen made a motion to approve and Mr. Holtz seconded the motion; a roll-call vote of all in favor and non-opposed approved the contract, resolution and addendum.

STAFF UPDATES

Mr. Fann stated we are waiting on INDOT for final approval of the work that we have been planning on doing on Cassopolis Street between Windsor and County Road and once that comes in, we will go to bid. Mr. Fann stated Rent-A-Center asked for \$500 taken off their early termination payment for cleaning up the pallet and things left out front of property. Mrs. Schreiber asked if that costs would cover it. Mr. Fann stated yes and he has communicated with 311 with update on cleanup of property. Motion to approve the reduced costs provided by Mr. Steffen and second by Mr. Holtz with roll call vote of all in favor of deducting \$500 from the early termination payment to recover our clean-up costs, all approved. Mr. Fann stated it be paid from River District and he will requested document of said from Rent-A-Center. Mr. Fann stated that 511 Division on site today doing some testing that MACOG would be handling.

Mr. Steffen asked how the realignment of Easy Shopping Plaza was going. He stated he sees people have started driving through from Chase bank and a bunch of dirt being dumped making it look worse. Mr. Fann stated he would contact Public Works.

Mrs. Schreiber asked if we are still removing asbestos from Beardsley. Mr. Fann stated yes and there is a lot of it.

Mr. Steffen asked if the buildings have to be down on Zone 2 to get the GEO work done. Mr. Fann stated yes and he just received proposal today for that work. He stated we have 9 potential spots along Jackson for Geotech.

OTHER BUSINESS

Warrick and Boyn invoice for \$26262.75 April billing motion for approval from Mr. Holtz and second from Mr. Steffen a roll-call vote of all ... approved.

ADJOURNMENT

There being no further discussion, the meeting adjourned at 4:55p.m. Next meeting Tuesday, June 14, 2022 at 4:00 pm in Council Chambers.



WES STEFFEN, VICE PRESIDENT