

**REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday March 8, 2022
4:00 p.m.**

**PRESENT IN-PERSON: SANDI SCHREIBER, ALEX HOLTZ, WES STEFFEN, DINA HARRIS,
DORISANNE NIELSEN AND GARY BOYN
ADAM FANN, DAYNA BENNETT, ERIC TROTTER, CHAISE COPE, Brad
Hunsberger, Greg Conrad, Dave Weaver, LASHAWN BROOKS (RECORDING
SECRETARY)**

PRESENT BY WEBEX: Aaron Sorrell, Dana Donald, Mayor Roberson

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.

AMENDMENT OF AGENDA: Ms. Harris made a motion to amend the agenda and Mr. Steffen second (Meijer Additional Funds)

Minutes from February 8, 2022 Redevelopment meeting was motioned for approval by Ms. Harris and second by Mr. Holtz. All were in favor and non-opposed; Minutes approved

NEW BUSINESS

A. ANNUAL ACTION PLAN PUBLIC HEARING FOR 2022 CDBG- Aaron Sorrell, Community Planning with Insight and consultant to CDBG stated we are starting the planning process for the program year of 2022 CDBG allocation which runs from July through June. He stated we anticipate that there will be a roughly \$1.1M in funds available to this program year and approximately \$750,000 from the 2022 entitlement and then another \$360,000 or so that will be reprogrammed. Mr. Sorrell stated that it is better to overestimate in these types of project than overestimate in these types of projects than underestimate so that we do not have to come back. He stated that Congress has yet to pass a HUD budget, so we are estimating the numbers because we do not know the exact entitlement amount. Mr. Sorrell stated this is the 3rd Action Plan for this 5 year program and the important part is that the projects that come out of the CDBG program are really used for two things; benefiting low and modern income persons or areas or preventing or eliminating slum and blight. He stated as far as the beneficiaries, when we talk about benefiting an area, at least 51% of the population in that area needs to be low and moderate income; a map showing that area in packet. Then everybody else has to pass to be an income qualified so that they are individuals are low and moderate income at 80% or below. He stated in the presentation, there is a list of eligible activities, but those are the most common uses. Mr. Sorrell stated that Elkhart spends significant amount of its money on public service blight, removal, some housing assistance and then last year spent a lot of money in public facilities improvements mainly parks. He stated the public service projects are really those projects that is geared in assisting low and moderate individuals such as job skills, job training, financial literacy, homeless prevention. He stated those are the main programs that Elkhart funds and they capped at 15% of the entire entitlement amount; about \$110,000.00 or so. He stated the Consolidate Plan listed five priorities; one was housing needs, homeless needs, non-homeless, special needs population (mostly seniors), and mental and physical disabilities person with H.I.V/AIDS. Mr. Sorrell stated economic really trying to produce to grow the job base within providing job training, job skills and then public infrastructure to improve or support job creation in the neighborhoods. Lastly, he stated neighborhood development needs, which are parks infrastructure, neighborhood infrastructure such as sidewalks, street trees, lighting and broadband. He stated a timeline is in the presentation. He stated a draft action plan will be ready by March 25th which starts the

30 day public comment period and two public hearings will be held April 12th and 18th. He state the hearings are to see if the public or the Redevelopment Commission has any thoughts on the priorities that we put forward for this year's Action Plan. There were no questions or comments from the public or commission and the public hearing closed.

B. AUTHORIZING THE OFFERING OF REAL ESTATE FOR SALE TO ABUTTING LANDOWNERS UNDER 36-7-14-22.6 – Mr. Boyn stated this is the property adjacent to East of 1015 Garfield Avenue and the abutting land owner contacted Adam at some point and indicated that they had a fence that was actually sitting on city property. Mr. Fann stated he think the previous owners had owned the property, which is his parents who passed away and he inherited the house. He stated the tax just lapsed and maybe the parents forgot to pay on that second parcel. Mr. Fann stated the fence has been there for 10 to 15 years and not a new fence, but he was interest in purchasing the parcel back. Mrs. Schreiber stated the offering of bids would be in April if any. Mr. Fann stated yes. Mr. Steffen made motion approving the resolution authorizing the offering of real estate and Ms. Harris second. All in favor and non-opposed; motion carried.

C. APPROVING ASBESTOS REMOVAL CONTRACT WITH A&G ENVIRONMENTAL – Mr. Fann stated that the packet include estimates on asbestos removal from 1101 E. Beardsley for \$58,965.00 coming from the Downtown TIF. Mr. Fann stated that this is the first step in order to demolish the building and there is a bit of asbestos. Mr. Steffen made motion approving the contract for asbestos removal from 1101 E. Beardsley for \$58,965.00 to A&G Environmental Solutions and Ms. Harris second with all in favor and non-opposed; motion carried.

D. APPROVING TRANSFER OF REAL ESTATE AND DEVELOPMENT AGREEMENT WITH LACASA, INC. – Mr. Hunsberger stated that the Plan Commission approved the rezoning with a due pass recommendation to City Council yesterday afternoon. He provided during the meeting a power point view of the area for public and commission. Ms. Harris asked if there are additional responses from the neighbors. Mr. Hunsberger stated we had a handful of neighbors that came to the Plan Commission meeting and expected them again at Redevelopment Commission meeting this afternoon, but apparently, they did not come. He stated we heard from Thomas again who lives to the South and two men that own the dentist office across division came and expressed concern about their property value. Mrs. Nielsen asked if the building joined and if it was single-family homes. Mr. Hunsberger stated yes to both questions and stated there are 10 apartment units in the building and another 4 units in the back. Mr. Boyn stated that the agreement been reviewed and you have approved all the terms of that in-house. He stated we are looking for a motion to approve the donation to a low cost contingent on approval of the rezoning, which has occurred in committed project funding and approved. (Zoning has not been approved). Contingent on that and in terms of agreement. Online comments from Thomas: He states this was tabled pursuit Council approval. He apologizes that he is not able to be here due to traffic today. He states if it were not the venue, then it would be inappropriate to sell. I apologize but I am not in favor they do not have a site plan that works for the neighboring property. All were in favor of the motion and non-opposed; motion carried.

E. GRANTING MILESTONE CONSULTANTS ACCESS TO REAL ESTATE AT 3508 SOUTH MAIN STREET- Mr. Fann stated that staff was contacted by Milestone Construction for access to 3508 South Main for staging for the grade separation projects on Highly. He stated it is similar to what we did for the South Main project; they will be staging some of their materials and construction trailer. He stated they would provide proof of insurance. Mr. Steffen made motion to approve the resolution and Mr. Holtz second. All in favor and non-opposed; motion carried.

F. AUTHORIZING THE OFFERING OF REAL ESTATE FOR SALE UNDER 36-7-14-22.2 – Mr. Fann stated that a potential buyer for development contacted staff and the parcels have not been offered for sale yet. He stated this is the first step in that process. Mr. Steffen made motion to approve the resolution and Mr. Holtz second. All were in favor of the motion and non-opposed; motion carried.

G. APPROVING SALE OF 1313 PRAIRIE STREET TO HABITAT FOR HUMANITY FOR LOW TO MODERATE INCOME SINGLE FAMILY HOUSING - Mr. Fann stated this is the purchase agreement that we have adjusted for the original value, but we came to an agreement that if we were allowed, or allowed them to purchase it for a dollar or donate the property they would put a 2-story house on it instead of single story. Mr. Holtz made motion to approve resolution and all were in favor with non-opposed; motion carried.

H. APPROVING ICE MILLER BILLING FOR 1101 BEARDSLEY SERVICES – Mr. Boyn stated this is an hourly rate work that Ice Miller has contracted with us to do overseeing and coordinating the work being done by MACOG for various environmental reviews of the property. He stated the professional services they are billing are for \$1809.50 from the Downtown Allocation Area 1 Special fund. Mr. Steffen motion for approval and Ms. Harris second; all in favor and non-opposed; motion carried.

I. APPROVING IDEM VRIP BILLINGS FOR THE G&W SITE AND APPROPRIATING FUNDS- Mr. Boyn stated we are going through the voluntary mediation program with IDEM and the contract that we enter into with IDEM where they are approving the work to be done also requires that the commission pay the various fees that IDEM charges for that program. He stated the total is \$5718.75 and the resolution and motion should be to approve those invoices for payment and to appropriate the sum of \$5718.75 from the Consolidated South Elkhart TIF Area Special Fund. Ms. Harris motion for approval and Mr. Holtz second; all were in favor with non-opposed; resolution approved.

J. APPROPRIATION TO PAY ENVIRONMENTAL FORENSICS BILLING- Mr. Boyn stated that funds were appropriated for this invoice in 2019 and requesting payment in the amount of \$5980.00 from the Consolidated South Elkhart Economic Development TIF. Ms. Harris made motion for approval and Mr. Steffen second, all were in favor with non-opposed; approved for payment

K. APPROVING ADDITIONAL FUNDING OF MEIJER PROJECT- Mr. Boyn stated we had a phone call this afternoon with Meijer and discuss the fact that bids for the local public improvements came in \$1.837M higher than was anticipated they thought it would be \$1.6M and the bid is at \$3.437M higher. He stated Meijer said they subject to getting the approvals they need from their executive team would be willing to pay \$918,500 of that if the city or the Redevelopment Commission was willing to fund the same amount from the Cassopolis TIF. Mr. Trotter stated that costs are going up and we received assurances from Meijer that they are committed to the project and that they are moving forward. He stated increased expenses related to their construction project and they are still anticipating mobilizing this month on site. Mr. Trotter stated he has gotten calls every week through the end of the month making sure they are prepped and ready to go. Mr. Boyn stated the other thing they agreed to do would be to go through the agreement, update some timelines in there if they need it and provide an amendment to us that would show they are committed to pay half of it and we are committed to pay half. Mr. Boyn stated that what we are looking for today is to make a motion that the Commission is agreeable to paying \$918,500.00 of those additional costs appropriated and appropriate that some from Cassopolis Corridor TIF Area Special Fund. Ms. Harris made the motion to approve the agreement and funding; Mr. Holtz second. Mrs. Schreiber stated that costs are going up dramatically and it is worthwhile to have in the community. All were in favor with non-opposed; motion carried. Mrs. Schreiber asked if any dates for groundbreaking. Mr. Trotter stated he is anticipating end of the month, but will look into it further.

STAFF UPDATES

Mr. Fann stated that we did get proposal for Phase 3 of the South Main corridor improvements.
Ms. Bennett introduced Nancy Kiernan, Asst. Director of Economic Development and that she will be transferring off the team towards end of May.
Mrs. Kiernan shared her background with the team.

OTHER BUSINESS

Warrick and Boyn invoice for \$19,455.00 approved for payment.

Dave Weaver with We Impact Group provided an update on Zone 1

ADJOURNMENT

There being no further discussion, the meeting adjourned at 4:55p.m. Next meeting Tuesday, April 12, 2022 at 4:00 pm in Council Chambers.



SANDRA SCHREIBER, PRESIDENT