

City of Elkhart
Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, January 10, 2023
4:00 p.m.

PRESENT: Alex Holtz, Dorisanne Nielsen, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Adam Fann, Mary Kaczka, Mike Huber, Sherry Weber (Recording Secretary)

PRESENT BY WEBEX: Chris Pottratz, Dina Harris, Bradley Tracy

CALL TO ORDER

This meeting was held in-person, telephonically, and virtually through WEBEX. The meeting was called to order at 4:07 p.m. by Ms. Schreiber, President.

AMENDMENT OF JANUARY 10, 2023 AGENDA

Ms. Schreiber asked for a motion to amend the January 10, 2023 Agenda. Moved by Mr. Steffen. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved.

APPROVAL OF DECEMBER 13, 2022 REGULAR MEETING MINUTES

Ms. Schreiber asked for a motion to approve the December 13, 2022 Regular Meeting Minutes. Moved by Mr. Steffen. Seconded by Ms. Harris. Roll call vote. All in favor, minutes approved.

NEW BUSINESS

A. ELECTION OF OFFICERS

- 1) **Secretary:** Mr. Steffen made a motion to elect Alex Holtz for Secretary. Seconded by Mr. Roberts. Roll call vote carried with all in favor and non-opposed. Motion approved
- 2) **Vice President:** Mr. Holtz made a motion to elect Wes Steffen for Vice President. Seconded by Mr. Roberts. Roll call vote carried with all in favor and non-opposed. Motion approved
- 3) **President:** Mr. Steffen made a motion to elect Sandi Schreiber for President. Seconded by Mr. Roberts. Roll call vote carried with all in favor and non-opposed. Motion approved.

B. OPENING OF BIDS

No bids were submitted

C. APPROVAL OF FRANKENBERGER CONTRACT AND APPROPRIATION

Mr. Adam Fann addressed the commission and answered any of their questions. Ms. Schreiber asked for a motion to approve the resolution for lawn care and snow removal contract to Frankengerger Lawn Care and appropriation of \$162,480 from the named special funds in the resolution. Moved by Mr. Roberts. Seconded by Mr. Holtz. Roll call vote. All in favor, motion approved.

D. APPROVAL OF NELSON LAW GROUP AMENDED FEE AGREEMENT

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approving the amended fee agreement that has been presented with Nelson Law Group services on 1101 E. Beardsley matter and appropriating \$30,000 from Downtown Allocation Area No. 1 Special Fund to cover the cost of additional services by Nelson Law Group outlined and appropriating \$320,000 from the Brownfield Settlement Special Fund to cover the cost of hourly rate services that have been performed to date with any unused funds being returned to the appropriate accounts. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, motion approved.

E. APPROVAL OF NELSON LAW GROUP STAR TIRE BILL AND APPROPRIATION

Ms. Schreiber asked for a motion to approve Nelson Law Group invoice #22186 for \$4125.30 and appropriate that amount from Downtown Allocation Area No. 1 Special Fund to pay that invoice. Moved by Mr. Roberts. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved.

F. 1524 FRANCES APPRAISALS

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to authorize the offering of the real estate 1524 Francis in the sum of \$79,650. Moved by Mr. Roberts. Seconded by Mr. Steffen. Roll call vote. All in favor, motion approved.

G. APPROVAL OF LAURA MILLER CONTRACT AND APPROPRIATION

The Commission did not act on this agenda item.

H. APPROVAL OF PLEWS AND SHADLEY INVOICE FOR LABOUR PUMP MEDIATION SERVICES AND APPROPRIATING FUNDS

Mr. Boyn addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the Plews and Shadley invoice #267623 for \$704.00 for Labour Pump mediator services and appropriate \$704.00 from the Consolidated South Elkhart TIF Special Fund to pay that invoice. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, motion approved.

STAFF UPDATES

Mr. Adam Fann addressed the commission with updates on projects around the city

- 1045 South Main – On site beginning POSI tank removal
- 1918 Market – Access agreement signed for POSI to access 1918 Market
- Roundhouse – About half way done clearing. Finding a lot of things
- 700 Blocks of South Main – Have some interest. Hoping to come back in February with an offering.

- Nelson Law Group – Waiting for last bit of information we need for the loan for 1101 Beardsley.
- Precon South Main Phase 3 – Meeting scheduled on 1-11-23 for 700 South Main Phase 3.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$10,724.32.

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$10,724.32. Moved by Mr. Steffen. Seconded by Mr. Holtz. Roll call vote. All in favor, invoice approved.

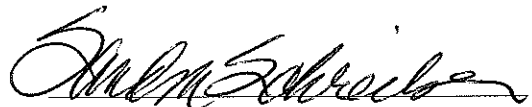
The commissioners have the current TIF Reports for October, November and December 2022.

PUBLIC COMMENT

No one from the public was there at address the Commission.

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. It was moved by Mr. Steffen. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved. The meeting adjourned at 4:25p.m. Next meeting is on Tuesday, February 14, 2023 at 4:00 p.m. in Council Chambers.


~~ALEX HOLTZ, SECRETARY~~
Sandra Schreiber
President