



City of Elkhart
Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, March 14, 2023
4:00 p.m.

PRESENT: Dina Harris, Alex Holtz, Gerry Roberts, Sandi Shreiber, Wes Steffen, Gary Boyn, Adam Fann, Mary Kaczka, Mike Huber, and Sherry Weber (Recording Secretary)

PRESENT BY WEBEX: Chris Pottratz

CALL TO ORDER

This meeting was held in-person, telephonically and virtually through WEBEX. Mrs. Schreiber called the meeting to order at 4:02 pm. Roll call was taken at the beginning of the meeting.

AMENDMENT OF FEBRUARY 14, 2023 AGENDA

Mrs. Schreiber asked for a motion to amend the March 14, 2023 Agenda by adding American Structurepoint to the agenda. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

APPROVAL OF FEBRUARY 14, 2023 REGULAR MEETING MINUTES

Mrs. Schreiber asked for a motion to approve the February 14, 2023 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Holtz. Voice vote. All in favor, minutes approved.

NEW BUSINESS

A. OPEN OFFERS

Mr. Adam Fann addressed the commission stating there are no bids to open.

B. AMEND ELECTRONIC MEETING RESOLUTION

Mr. Boyn addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to amend the current electronic meeting resolution. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote. All in favor. Motion approved.

C. 1524 FRANCES SALES AGREEMENT

Mr. Adam Fann addressed the commission and answered any of their questions. Mrs. Schreiber asked for a motion to approve the purchase and development agreement for 1524 Frances Avenue for \$45,000. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

D. SOUTH MAIN LOTS – PREMIER ARTS

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the purchase agreement for Premier Art's vacant lot in the 400 block of South Main Street and appropriate \$200,000 from the Downtown Allocation Area No. 1 Special Fund to cover the costs of acquisition, any inspections, environmental review, property surveys and closing costs. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote. One abstention, four in favor, motion approved.

E. 1000 BLOCK OF SOUTH MAIN ASBESTOS

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the employment of A&G Environmental Solutions, LLC to perform asbestos surveys in the 1000 block of South Main and appropriate \$4,350 from the Allocation Area No. 1 Special Fund to cover those costs. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved.

F. ENVIRONMENTAL RESTRICTIVE COVENANT FOR 511 DIVISION STREET

Mr. Gary Boyn addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the statue letter and the environmental restrictive covenant as presented by IDEM and authorize the execution delivery of the covenant by the president and directing the staff to record the covenant and all exhibits there too in the office of the recorder of Elkhart Indiana and provide a copy to IDEM. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

G. 1560 ½ SOUTH MAIN STREET OFFERING

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to determine that the assessed value of the property is less than \$6,000 in the highest and the best use is sale to abutting land owner under IC 361.422 and authorizing the offering price of \$1000 and authorizing the publication and service on all the abutting land owners of the offering as required under the statute and authorizing staff and officers to negotiate the terms of sale subject to final approval by the commission. Moved by Mr. Roberts. Seconded by Mr. Holtz. Voice vote. All in favor, motion approved.

H. BAKER TILLEY CONTRACT

Mr. Mike Huber, Director of Development Services, addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the employment of Baker Tilley Municipal Advisors as needed and as requested to perform the services outlined in the proposal on an hourly rate basis set forth there in and on those terms and approve the employment of Baker Tilley specifically to perform the A1 and A2 items for 2023 and appropriate \$25,000 to be charged equally

to and paid from each of the City's Tax Allocation Area Special Funds. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

I. REDEVELOPMENT COMMISSION 2022 ANNUAL REPORT

Mrs. Schreiber asked for a motion to approve the 2022 Redevelopment Commission Annual Report and authorize its issuance. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

J. AMERICAN STRUCTUREPOINT PROFESSIONAL SERVICES

Mike Huber addressed the Commission and answered their questions. Mrs. Schreiber asked for a motion to approve the employment of American Structurepoint Professional Services, Inc. to perform the services outlined in the proposal and appropriate \$40,000 from Downtown Allocation Area No. 1 Special Fund to cover these services and authorizing execution of said agreements that may be necessary and appropriate in further the resolution. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

STAFF UPDATES

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

- **State Road 19 improvements** has been advertised. We should be opening the bids at the March 21st Board of Works meeting. We should be seeing an appropriation for that in April.
- **Next Level Trail Grant** -The work we have done has won the Partners for Clean Air Award from MACOG.
- **South Main** – We just had a preconstruction meeting for South Main stuff that should start in April. We had a conversation with Indiana Brownfield on several lots we own and different mitigation processes we can do and possibly get the restrictive covenant removed.
- **Kelby Love Mural** – Meeting scheduled with a mason and the Notre Dame School of Architecture to see what can be done for preservation or partial preservation of the Kelby Love mural. Looking at all option.

Mary Kaczka addressed the Commission with an update on the Woodland Crossing Mall.

- **Woodland Crossing Mall**-Mary Kaczka handed out a timeline for the Woodland Crossing Mall and answered any questions the commission had.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$16,688.92.

Mr. Holtz asked for a motion to approve the Warrick and Boyn invoice in the sum of \$16,688.92.

Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

The commissioners reviewed the January 2023 TIF Report.

PUBLIC COMMENT

No public was present to address the Commission

ADJOURNMENT

There being no further discussion, Mrs. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:36 p.m. Next meeting is on Tuesday, April 11, 2023 at 4:00 p.m. in Council Chambers.


SANDRA SCHREIBER, PRESIDENT



Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For March 10, 2023

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Jerry Kearns, Adam Fann, Mike Huber, Mary Kaczka and Sherry Weber (Recording Secretary)

PRESENT BY WEBEX: Chris Pottratz, Gerry Roberts and Bradley Tracy

The Commission reviewed each agenda item and staff explained the status of each matter to date and the need for and purpose of the proposed Resolution to be acted upon at the upcoming Elkhart Redevelopment Commission meeting on March 14, 2023.