

City of Elkhart  
*Redevelopment Commission*

REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday, April 11, 2023  
4:00 p.m.

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

**PRESENT BY WEBEX:** Chris Pottratz

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**CALL TO ORDER**

This meeting was held in-person, telephonically and virtually through WEBEX. Mrs. Schreiber called the meeting to order at 4:00 pm.

**AMENDMENT OF APRIL 11, 2023 AGENDA**

Mrs. Schreiber asked for a motion to amend the April 11, 2023 Agenda by removing item F, CDBG Fair Housing Contract-Kemple Fair Housing Consulting Services, LLC from the agenda. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved.

**APPROVAL OF MARCH 14, 2023 REGULAR MEETING MINUTES**

Mrs. Schreiber asked for a motion to approve the March 14, 2023 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Steffen. 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. SOUTH MAIN PARCEL OFFERING**

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to authorize the offer of real estate for sale under 36-7-14-22 address/offering price for 729 South Main /\$1000, 733 South Main / \$1000, 739 South Main / \$2000 and a parcel on St. Joe with no address / \$1000. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor. Motion approved.

### **C. RIVER DISTRICT PLANS FOR ZONE 1**

Mr. Mike Huber addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the amendment to the EOZ Business, LLC Development Agreement to extend the current agreement to July 31, 2023 to submit a revised development plan and any proposed amendments to the development agreement that are in order. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

### **D. ART WALK**

Mr. Mike Huber addressed the commission, gave an overview of Premier Arts request for 2023 Art Walk and introduced Craig Gibson from Premier Arts. Mr. Gibson addressed the commission, gave an overview of their plan for 2023 and answered questions. Michelle Frank from the Lerner Theatre addressed the commission, answered questions and presented on the Lerner's participation in 2023 Art Walk. Ms. Stephanie Kroll from SKPR Media addressed the commission on plans for the 2023 Art Walk and answered questions. Mr. Steffen made a motion to approve \$28,000 for the 2023 Art Walk. Seconded by Ms. Harris. Mr. Roberts suggested that the commission consider funding the full request of \$50,000. Mr. Steffen made a motion to amend the previous motion and approve \$50,000 for 2023 Art Walk. Seconded by Mr. Holtz. Roll call vote, 2 in favor, 3 opposed. Motion failed. Mr. Roberts made a motion to approve \$44,000 for Art Walk 2023. Mr. Steffen amended with \$6000 for the Merchants Programing Support returned to the Redevelopment Commission if not used. Motion was moved by Mr. Roberts. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

### **E. CDBG PY2023 DRAFT ANNUAL PLAN – PUBLIC COMMENT**

Ms. Mary Kaczka addressed the commission and answered their questions. Ms. Schreiber asked for public comment. Mr. Thomas Kulesia II attended for public comment on the CDBG PY2023 Draft Annual Plan. Mr. Kulesia presented several ideas (below) on how he would like CDBG funds to be used to reach more households.

- Create a paint voucher program where CDBG could collaborate with a paint corporation to provide a voucher for \$10 off per gallon for quality paint the homeowners could use to paint their house and improve the beauty of neighborhoods.
- Invest in small startup businesses involving young professionals/college students. Provide guidance to start a small business to service the community through the needs we have. An example Mr. Kulesia gave was a startup business for power washing business awnings in downtown Elkhart.
- Work with Parks Department and the City Nursery to create community vegetable gardens in neighborhoods, provide access to budget start seedlings, landscaping plants, trees, and shrubs individuals can plant to beautify the neighborhood and create a buffer between neighboring houses.

Commissioner Roberts thanked Mr. Kulesia for coming and presenting his ideas. Commissioner Harris suggested Mr. Kulesia connect with Mary Kaczka, Assistant Director of Economic Development, and share a written proposal of his ideas.

Mr. Mike Huber, Director of Development Services, also thanked Mr. Kulesia for his feedback. Mike reminded everyone that we are currently finishing the third year of the five year consolidated CDBG Action Plan. The consolidated plan sets the overall priorities and goals for all five years. We do have to follow the criteria laid out by the CDBG on how these funds can be used. We have a housing shortage in the community and the CDBG has used these funds to help families stay in their homes by replacing roofs, installing new furnaces, fixing crumbling foundations, installing new windows etc.

### **STAFF UPDATES**

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

- **1918 Markle** – Tank is in the process of being removed.
- **1045 South Main** – Kerimeda has been out doing some borings.
- **State Road 19 improvements** - We should be seeing an appropriation in May.

### **OTHER BUSINESS**

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$30,602.60.

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$30,602.60. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

Adam will email the commissioners the February 2023 TIF Report.

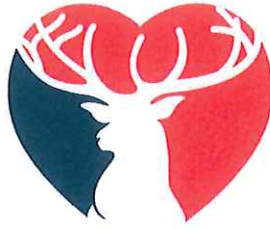
### **PUBLIC COMMENT**

No public was present to address the Commission for public comment.

### **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 5:12 p.m. Next meeting is on Tuesday, May 9, 2023 at 4:00 p.m. in Council Chambers.

  
SANDRA SCHREIBER, PRESIDENT



**City of Elkhart**  
*Redevelopment Commission*

**Elkhart Redevelopment Commission  
Pre-Agenda Meeting Summary  
For April 6, 2023**

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**PRESENT:** Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Alex Holtz,  
and Sherry Weber (Recording Secretary)

**PRESENT BY WEBEX:** Adam Fann and Dana Donald

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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 April 11, 2023.