



REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, June 13, 2023
4:00 p.m.

PRESENT: Dina Harris, Alex Holtz, Sandi Schreiber, Wes Steffen, Gary Boyn, Adam Fann, Mary Kaczka, Mike Huber, Jacob Wolgamood, Drew Wynes, Chris Pottratz and Sherry Weber (Recording Secretary)

PRESENT BY WEBEX: Gerry Roberts and Bradley Tracy

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 JUNE 13, 2023 AGENDA

Mrs. Schreiber asked for a motion to amend the June 13, 2023 Agenda. Moved by Ms. Harris. Seconded by Mr. Steffen. Roll call vote, all in favor, motion approved.

APPROVAL OF MAY 9, 2023 REGULAR MEETING MINUTES

Mrs. Schreiber asked for a motion to approve the May 9, 2023 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call 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. NELSON LAW GROUP INVOICE #23067

Mrs. Schreiber asked for a motion to approve the Nelson Law Group invoice #23067 for \$370.30 for the former Star Tire/Executive Cleaners litigation and appropriate this amount from the Downtown Allocation Area No. 1 Special Fund to pay this invoice. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

C. NELSON LAW GROUP INVOICE #23068

Mrs. Schreiber asked for a motion to approve the Nelson Law Group invoice #23068 for \$10,899.80 for services on 1101 E. Beardsley litigation and appropriate this amount from the Downtown Allocation Area No. 1 Special Fund to pay this invoice. Moved by Mr. Steffen. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved. Motion amended to appropriate these funds out of the Brownfield Foundry Settlement Fund rather than the Downtown Allocation Area No. 1 Special Fund. Moved by Mr. Steffen. Seconded by Ms. Harris. Roll call vote, all in favor, amended motion approved.

D. 700 WEST BEARDSLEY

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the employment of Weaver Consultants Group, LLC to perform services outlined in the supplemental agreement and appropriate \$35,330 from Technology Park Economic Development Allocation Area Special Fund to cover the cost of this study. Moved by Ms. Harris. Seconded by Mr. Steffen. Roll call vote, all in favor, motion approved.

E. 1025-1045 SOUTH MAIN STREET ASBESTOS SERVICES

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to appropriate \$29,975 in equal shares from Downtown Allocation Area No. 1 Special Fund and Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to pay for asbestos removal services with A&G. Moved by Mr. Steffen. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

F. PHOTOGRAPHIC SERVICES AT 1045 S. MAIN

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the employment of Digital Art to perform photographic services at 1045 S. Main and appropriate \$8,789 from Downtown Allocation Area No. 1 Special Fund to cover the services. Moved by Ms. Harris. Seconded by Mr. Steffen. Roll call vote, all in favor, motion approved.

G. APPROVE INFRASTRUCTURE PROJECT SUPERVISOR EQUIPMENT PURCHASES

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the TIF Infrastructure Project Supervisor equipment purchases and appropriate \$16,000 to be spread equally to and paid from each existing TIF Area Special Funds. Moved by Mr. Holtz. Seconded by Ms. Harris. Roll call vote, all in favor, motion approved.

H. ACCEPT OFFER ON 1560 ½ SOUTH MAIN STREET

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to accept the offer of \$1 on 1560 ½ South Main Street and authorize staff to negotiate an appropriate agreement. Moved by Mr. Holtz. Seconded by Ms. Harris. Roll call vote, all in favor, motion approved.

I. STERLING PARCEL OFFERING OF REAL ESTATE FOR SALE UNDER 36-7-14-22

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the offering of real estate for sale under 36-7-14-22 (parcel north of 1701

Sterling) to the public for the sum of \$35,000. Moved by Ms. Harris. Seconded by Mr. Steffen. Roll call vote, all in favor, motion approved.

J. GLC RIVER DISTRICTS HOLDINGS, LLC

Mr. Gary Boyn addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve to ratify the action that has been taken executing and delivering the partial release of mortgage and partial release of assignment of rents and approving those releases. Moved by Mr. Holtz. Seconded by Mr. Steffen. Roll call vote, all in favor, motion approved.

K. GOODWILL USER AGREEMENT

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the Goodwill use agreement and restrictive use terms. Moved by Mr. Holtz. Seconded by Ms. Harris. Roll call vote, all in favor, motion approved.

L. BAKER TILLY CONTRACT

Mr. Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the employment of Baker Tilly for Amphitheater advisory services at a not to exceed fee of \$50,000 on an hourly rate basis and appropriate that amount from the Cassopolis Corridor Allocation Area Special Fund to cover the cost of these services. Moved by Mr. Steffen. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

M. STONE PLANNING, LLC CONTRACT

Mr. Gary Boyn addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the employment of Stone Planning, LLC for Amphitheater advisory services at a not to exceed fee of \$48,000 on an hourly rate basis and appropriate that amount from the Cassopolis Corridor Allocation Area Special Fund to cover the cost of these services. Moved by Mr. Steffen. Seconded by Mr. Holtz. Roll call 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** - Project has been reopened for bids. Will potentially go to the July 18 Board of Works meeting to open bids.
- **700 Beardsley** - Starting third round of ground injections at the Walter Piano site.
- **Meijer** - Reimbursement check from Meijer for their part of the public improvements on Cassopolis Street is in process of being issued.
- **Tax Reimbursement** check of \$43,000 has been received and is going back into the Downtown TIF.
- **White Bottom Properties** - Would like to thank the Redevelopment Commission for the opportunity and privilege of serving the community. They were able to repair and revitalize the home, located at 1524 Francis Street, in excess of their proposed commitments and stabilize environmental hazards found from a buried fuel oil tank in the back yard. They successfully completed the sale of the home to a first time homebuyer who is a Marine veteran who served in Afghanistan.

- 1101 Beardsley Demolition – Waiting on the SWIPP to be done and then we will give the go ahead to start demolition. Potentially in the next couple of weeks.
- Habitat Groundbreaking for Hope Court – Seven families breaking ground on seven new homes at the same time. Thank you for your participation and contribution to that project.
- Amphitheater Update – Request for Proposal (RFP) on the lease of the property potentially in July. We hope to have a Request for Quote (RFQ) out for garage design consultants and construction consultants in July. Both item will be going through the Board of Works.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$28,369.45.

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$28,369.45. Moved by Mr. Steffen. Seconded by Ms. Harris. Roll call vote, all in favor, motion approved.

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 Mr. Steffen. Seconded by Ms. Harris. Roll call vote, all in favor, motion approved. The meeting adjourned at 4:28 p.m. Next meeting is on Tuesday, July 11, 2023 at 4:00 p.m. in Council Chambers.



SANDRA SCHREIBER, PRESIDENT



Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For June 9, 2023

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Adam Fann,
Jacob Wolgamood, Sherry Weber, Mary Kaczka, and Drew Wynes

PRESENT BY WEBEX: Chris Pottratz 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 June 13, 2023.