



City of Elkhart
Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, July 11, 2023
4:00 p.m.

PRESENT: Dina Harris, Alex Holtz, Gerry Roberts, Sandi Schreiber, Wes Steffen, Dorisanne Nielsen, Gary Boyn, Adam Fann, Mary Kaczka, Mike Huber, Jacob Wolgamood, Jamie Arce, Sherry Weber (Recording Secretary), Jason Selmer (Baker Tilly), Greg Balsano (Baker Tilly), Brad Hunsberger (Lacasa), Thomas Kulesia II, and Nakeisha Alayna Alexis

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 4:01 pm.

AMENDMENT OF JULY 11, 2023 AGENDA

Mrs. Schreiber asked for a motion to amend the July 11, 2023 Agenda. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

APPROVAL OF JUNE 13, 2023 REGULAR MEETING MINUTES

Mrs. Schreiber asked for a motion to approve the June 13, 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. ANNUAL TIF REPORT

Mr. Mike Huber addressed the commission, explained the annual TIF report, how it will be used and answered questions. Jason Selmer and Greg Balsano from Baker Tilly presented the 2022 Annual TIF Report to the Redevelopment Commission and answered their questions.

C. NELSON LAW GROUP INVOICE #23088

Mr. Gary Boyn addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the Nelson Law Group invoice #23088 for \$3303.50 for services on 1101 E. Beardsley (Conn-Selmer) through May 2023 and appropriate this amount from the Downtown Allocation Area No. 1 Special Fund to pay this invoice. Moved by Mr. Holtz. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

D. ICE MILLER INVOICE #01-2210660

Mr. Gary Boyn addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the Ice Miller invoice #01-2210660 for \$315.00 for services on G&W Industries VRP Closure through May 2023 and appropriate this amount from the Consolidated South Elkhart Economic Development/Redevelopment TIF Allocation Area Special Fund to pay this invoice. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

E. TRANSFER OF 535 WEST LEXINGTON TO BOARD OF WORKS

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion authorizing the transfer of real property to the City of Elkhart Board of Public Works. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

F. ACCEPTANCE OF 511 DIVISION FROM BOARD OF WORKS

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the acceptance of real property from the City of Elkhart Board of Public Works. Moved by Mr. Holtz. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

G. PARKWAY DECLATORY RESOLUTION

Mr. Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the resolution declaring Parkway at 17 Economic Development Area, approve the Economic Development Area Plan and establish an allocation area for the purpose of tax increment financing. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

H. RAILROAD CORRIDOR IMPROVEMENTS

Mr. Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the railroad corridor improvements project, request that the Board of Works handle all contracts, and supervise all work. Appropriate \$228,000 from Allocation Area No. 1 and \$429,000 from TECH Park Tax Allocation Area to cover the costs with any unused funds to be returned to the appropriate account, and authorizing officers to do all things desirable in furtherance of this resolution. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

I. RIVER DISTRICT DEVELOPMENT AGREEMENT EXTENSION

Mr. Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to grant EOZ's request to submit a revised Development Plan and propose amendments to the agreement by September 30, 2023 for consideration by the Commission. Moved by Mr. Roberts.

Seconded by Mr. Holtz. Mr. Steffen recused himself from the conversation, as he is an adjacent property owner. Voice vote, all in favor, one recused. Motion approved.

J. LACASA INC SUBRECIPIENT AGREEMENT FOR REHAB OF 209 N SECOND STREET

Ms. Mary Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the Lacasa sub recipient agreement submitted to the commission for rehabilitation funds for 209 North Second Street. Moved by Mr. Holtz. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

K. 511 DIVISION LACASA ADDITIONAL APPROPRIATION

Mr. Adam Fann addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the resolution appropriating funds to pay for infrastructure improvements for the 511 Division project. Moved by Mr. Roberts. Seconded by Ms. Harris. Mr. Brad Hunsberger from Lacasa answered additional questions. Voice vote, all in favor, motion approved.

L. SUBORDINATION OF THE CITY LEIN TO IHEDA (CDBG/LACASA) - 146 State Street

Ms. Mary Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approving the execution of subordinating the City lein and consenting to the IHEDA loan which will have priority. Moved by Mr. Holtz. Seconded by Mr. Steffen. Mr. Roberts recused himself from the conversation, as he is an adjoining property owner. Voice vote, all in favor, one recused. motion approved.

STAFF UPDATES

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

- 1000 Block of South Main – Asbestos removal almost complete.
- 1101 Beardsley – Fire Department is currently doing some training on property and will be out there for the next couple of days. Still waiting on SWPP. Once we receive SWPP results, will begin demolition.
- 1045 South Main – POSI work is wrapped up. They did find some left over petroleum. Brownfield asked for more excavation. We should have a clear closure letter soon.
- State Road 19 Improvements – We have been getting many questions and hope to have a competitive bid for the Board of Works meeting on the 18th.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$12,647.85. Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$12,647.85. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

TIF Report was reviewed by the Commission

PUBLIC COMMENT

Nekeisha Alayna Alexis addressed the Commission and asked about the structural study done on the Kelby Love mural building. Ms. Alexis thanked Alex Holtz for joining the Benham West screenings on Juneteenth. Adam Fann answered questions about the Kelby Love mural building. A structural analysis has been completed and is turned over to the administration. The City has

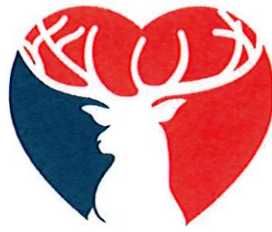
contracted to have high-resolution images taken of the Kelby Love mural, which have been turned over to the administration. The City does not have control over the use of the images, that control lies with the family. Whatever happens with the images has to have the consent of Kelby Love's family.

Thomas Kulesia II addressed the Commission. Mr. Kulesia asked questions about the Elkhart community, how to hold developers to a minimum standard, and how to guarantee investments generate the best outcome for the City.

ADJOURNMENT

There being no further discussion, Mrs. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Holtz. Voice vote, all in favor, motion approved. The meeting adjourned at 5:18 p.m. Next meeting is on Tuesday, August 8, 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 July 7, 2023

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

PRESENT BY WEBEX: Gerry Roberts, Chris Pottratz and Jamie Arce

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 July 11, 2023.