

City of Elkhart
Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, August 8, 2023
4:00 p.m.

PRESENT: Dina Harris, Alex Holtz, Gerry Roberts, Sandi Schreiber, Wes Steffen, Dorisanne Nielsen, Gary Boyn, Mary Kaczka, Mike Huber, Drew Wynes (acting Recording Secretary), Bil Murray (Self Vibrant Communities) and Lewis Anne Deputy (citizen)

PRESENT BY WEBEX: Chris Pottratz, Corinne Straight

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 AUGUST 8, 2023 AGENDA

Mrs. Schreiber asked for a motion to amend the August 8, 2023 Agenda. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

APPROVAL OF JULY 11, 2023 REGULAR MEETING MINUTES

Mrs. Schreiber asked for a motion to approve the July 11, 2023 Regular Meeting Minutes. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor, minutes approved.

NEW BUSINESS

A. OPEN OFFERS

Mike Huber addressed the commission stating there are no bids to open.

B. ICE MILLER INVOICE FOR VRP CLOSURE SERVICES

Removed from agenda.

C. NIBLOCK ACCESS AGREEMENT

Mr. Mike Huber addressed the commission and explained the access agreement. Mrs. Schreiber asked for a motion to approve the Access Agreement with Niblock. Moved by Mr. Roberts. Seconded by Mr. Holtz. Voice vote, all in favor, minutes approved.

D. 511 DIVISION ALLEY SALE TO LACASA

Mrs. Schreiber asked for a motion to authorize the publication for the Alley at 511 Division. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

E. STATE ROAD 19 IMPROVEMENTS

Mr. Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the proposed work and appropriate \$8,140,000 from the Cassopolis Economic Development Area Allocation Special Fund to cover the cost with any unused funds to be returned to the appropriate account. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

Mr. Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve hiring Abonmarche for engineering oversight for construction on the Cassopolis Street improvements and appropriate \$300,000 from the Cassopolis Corridor Economic Development Area Allocation. Moved by Mr. Holtz. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

F. APPROVE ROBERT'S ENVIRONMENTAL CONTRACT FOR 1701 STERLING AVENUE ENVIRONMENTAL REMEDIATION

Mr. Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve Robert's Environmental for soil remediation services at 1701 Sterling Avenue and appropriate \$18,700 from the Consolidated South Elkhart Economic Development Area Fund. Moved by Mr. Holtz. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

G. ADVANTIX AGREEMENT FOR 1701 STERLING AVENUE

Mr. Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the terms of the Advantix agreement and to ratify the President's prior execution of the agreement so Advantix can get their grant application in on a timely basis. Moved by Mr. Holtz. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

H. 1101 EAST BEARDSLEY SETTLEMENT AGREEMENTS

Mr. Boyn addressed the commission and answered questions. Camsaw, Inc. settlement presented for \$80,000. All American Group Holdings, LLC / HIG Capital, LLC settlement presented for \$75,000. Mrs. Schreiber asked for a motion to approve the respective terms of settlement outlined in the agreements subject to any final revisions the President might deem necessary or appropriate and authorize legal counsel to take all action including dismissal of the lawsuit required to effectuate the terms of settlement. Moved by Mr. Holtz. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

I. 1101 EAST BEARDSLEY SWPPP INSTALLATION OF THE SWPPP SILT FENCE AND TEMPORARY DRIVE

Mr. Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the employment of Reed's Excavating for installation of silt fence and temporary drive as required under the Storm Water Pollution Protection Plan (SWPPP) approved by IDEM and appropriate \$10,500 from the Foundry Settlement Special Fund to pay for the cost of these services. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

J. LIGHTING DOWNTOWN ELKHART REQUEST

Mr. Huber addressed the commission and answered questions. Mr. Bil Murray addressed the Commission, presented the Downtown After Dark proposal and answered questions. Mrs. Schreiber asked for a motion to approve funding for Downtown After Dark and appropriate \$50,000 from the Downtown Allocation Area No 1 Special Fund. Moved by Mr. Holtz. Seconded by Mr. Steffen. Ms. Harris recused herself from the conversation, as she is related to Bil Murray. Ms. Lewis Anne Deputy addressed the Commission asking if we could create a survey that the merchants could present to their customers asking what effect the lights have pulling on them to downtown Elkhart and the business. Voice vote, all in favor, one recused. Motion approved.

K. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 23 SUBRECIPIENT AGREEMENT

Ms. Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a voice vote (motion) to approve the sub recipient agreements submitted to the commission for Boys and Girls Club of Elkhart, Council on Aging of Elkhart County, Goodwill Industries of Michiana and YWCA North Central Indiana. Voice vote, all in favor, passed unanimously.

L. LEX-MAIN FORGIVABLE LOAN

Ms. Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the assumption agreement for the façade improvement loan from Lex Main, LLC to J. J. Dalton for the \$25,000 five year forgivable loan. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

STAFF UPDATES

Mr. Huber addressed the commission with updates on projects around the city

- **Development plan and proposal on zone 2 and 3 in the River District** – We are currently reviewing the plans. Anticipate we will bring them to the September Redevelopment meeting.
- **Development agreement for Zone 1** – We are currently reviewing the plans. Anticipate we will bring them to the September Redevelopment meeting.
- **Charrette** – Co-sponsored City of Elkhart, Elkhart Chamber, Notre Dame School of Architecture, South Central Elkhart Planning charrette on south side/Benham neighborhood taking place. Listening sessions to gather community input are currently taking place.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$25,300.07. Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$25,300.07. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

PUBLIC COMMENT

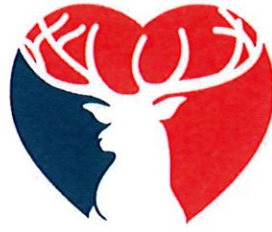
No public was present to address the Commission for public comment.

ADJOURNMENT

There being no further discussion, Mrs. Schreiber asked for a motion to adjourn the meeting. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor, motion approved. The meeting adjourned at 5:18 p.m. Next meeting is on Tuesday, September 12, 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 August 4, 2023

PRESENT: Dina Harris, Wes Steffen, Alex Holtz, Gary Boyn, Chris Pottratz, Mike Huber, Adam Fann, Jacob Wolgamood, Sherry Weber, Mary Kaczka, Kristen Smole, Drew Wynes and Ambrose Kanya

PRESENT BY WEBEX: 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 August 8, 2023.