

City of Elkhart

Redevelopment Commission

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

PRESENT: Alex Holtz, Dina Harris, Wes Steffen, Dorisanne Nielsen, Gary Boyn, Jacob Wolgamood, Mary Kaczka, Kristen Smole, Sherry Weber (Recording Secretary)

PRESENT BY WEBEX: Sandi Schreiber, Mike Huber, Adam Fann, Chris Pottratz, Lewis Anne Deputy

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.

Mr. Steffen amended the agenda removing the Public Meeting as it was held earlier in the day and adding the approval of employment of Enviroforensics for LaBour Pump VRP. Moved by Ms. Harris. Seconded by Mr. Holtz. Motion approved.

Approval of October 14, 2023 Regular Meeting Minutes

Mr. Steffen asked for a motion to approve the October 14, 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. Jacob Wolgamood addressed the commission and opened he four bids received for demolition of 1000 block of South Main. The bids were as follows:

| | |
|------------------------------------|--------------|
| John Ward Concrete | \$243,900.00 |
| Cross Excavating & Demolition, LLC | \$329,034.20 |
| C & E Excavating | \$350,775.00 |
| Richard Brothers | \$504,182.00 |

Mr. Mike Huber indicated zero bids were received for the Central Green Proposal.

B. Public Hearing on West 78 Business Park Economic Development Area and TIF Allocation Area

This item was removed from the agenda as it was held earlier in the day.

C. Nelson Law Group Invoice

Mr. Gary Boyn addressed the Commission and answered questions. Mr. Steffen asked for a motion to approve Nelson Law Group invoice #23143 for Star Tire/Executive Cleaners legal defense in the sum of \$727.70 and appropriate those funds from the Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

D. Local Public Improvement (LPI) at Elkhart Municipal Airport

Mr. Adam Fann and Mr. Gary Boyn addressed the commission and answered questions Mr. Steffen asked for a motion to approve water and electric improvements of the facilities at the Elkhart Municipal Airport and appropriate \$40,000 from the Aeroplex TIF. Moved by Mr. Holtz. Seconded by Ms. Harris. Roll call vote, all in favor, motion approved.

E. Concord Mall Loan Documents

Mr. Mike Huber addressed the commission and answered questions. Mr. Steffen asked for a motion to approve the Concord Mall loan documents form and content subject to developer submission and City review and approval of such financial statements and reports the City deems necessary and appropriate and to any final revisions at the City and Council deem appropriate. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

F. Parkway 17-Holladay Properties Economic Development Agreement

Mr. Mike Huber addressed the commission stating the developer has requested to table this item until our next meeting. Mr. Steffen asked for a motion to table the Parkway 17, Holladay Properties Economic Development Agreement until the December 4, 2023 at 4:00 p.m. during the Redevelopment Special meeting. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

G. Transfer of real estate from Board of Public Works to Redevelopment Commission for the Art and Pat Decio Central Green

Mr. Mike Huber addressed the commission and answered questions. Mrs. Steffen asked for a motion to accept transfer of real estate (Art and Pat Decio Central Green) from the Board of Works in accordance with the various parameters set forth in the proposed resolution. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

H. Homebuyer Assistance Grant for 1639 Huron Street and 919 Hubbard

Ms. Mary Kaczka addressed the commission and answered questions. Mr. Steffen asked for a motion to approve the 1639 Huron Street grant request of Lacasa, Inc. in the amount of \$15,000, approve the 919 Hubbard Avenue grant request of Lacasa, Inc. in the amount of \$15,000 and appropriate \$30,000 from CDBG Grant Year 2022 funds, grant #B22MC180015 as specified in the resolution. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

I. CDBG Program Year 23 Subrecipient Agreement with St. James AME Church.

Ms. Mary Kaczka addressed the commission and answered questions. Mr. Steffen asked for a motion to approve the CDBG Subrecipient Agreement with St. James AME Church for this grant. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

J. Award Demo Bid for 1000 Block of South Main

Mr. Jacob Wolgamood addressed the commission and answered questions. Mr. Steffen asked for a motion to conditionally award the contract to John Ward Concrete for \$243,900 for the demolition of 1000 block of South Main upon them satisfying the requisition for their financial information. Moved by Ms. Harris. Seconded by Mr. Holtz. Mrs. Schreiber moved to amend the motion to conditionally accept the bid from John Ward Concrete contingent upon them providing financial statements within 10 days. Seconded by Ms. Harris. The Commission discussed the option of not accepting this bid as it was not submitted with all the required information. Roll call vote, one opposed, motion passes 3 to 1.

K. Employment of Enviroforensics, LLC regarding LaBour Pump VRP.

Mr. Gary Boyn addressed the commission and answered questions. Mr. Steffen asked for a motion to approve the employment of Enviroforensics, LLC to provide the services for LaBour Pump VRP described in the agreement, approve the form and content of the agreement, and approve the fee specified in the agreement, and appropriate \$15,098 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to pay this fee. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

Staff Updates

- There were no staff updates.

Other Business

Mr. Gary Boyn stated the current work amount on the Warrick and Boyn invoice is for \$47,014.89. Mr. Steffen asked for a motion to approve the Warrick and Boyn invoice in the sum of \$47,014.89. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved.

Public Comment

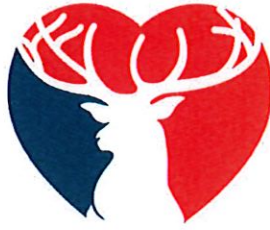
Lewis Anne Deputy addressed the Commission and asked questions about Woodland Crossing Mall. Mike Huber answered Lewis Anne's questions regarding Woodland Crossing Mall.

Adjournment

There being no further discussion, Mr. Steffen asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Holtz. Roll call vote, all in favor, motion approved. The meeting adjourned at 4:43 p.m. Next meeting is on Tuesday, December 12, 2023 at 4:00 p.m. in Council Chambers.



Wes Steffen, Vice President



City of Elkhart
Redevelopment Commission

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

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber,
Adam Fann, Sherry Weber, Mary Kaczka, and Kristen Smole.

PRESENT BY WEBEX: Chris Pottratz

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 November 14, 2023.