

City of Elkhart

Redevelopment Commission

REGULAR MEETING MINUTES

ELKHART REDEVELOPMENT COMMISSION

LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS

Tuesday, December 12, 2023

4:00 p.m.

PRESENT: Alex Holtz, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Dorisanne Nielsen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Drew Wynes, and Sherry Weber (Recording Secretary), Dave Osborne, Janis Logsdon (ECCVB), Jon Hunsberger (ECCVB), James Randolph (HP Crossroads, LLC), and Bil Murray (EFI)

PRESENT BY WEBEX: Chris Pottratz, Kevin Bullard and 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 4:00 pm.

Amend Agenda

Mrs. Schreiber asked for a motion to amend the December 12, 2023 Redevelopment Agenda. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor, minutes approved.

New Business

A. Open Offers

Adam Fann addressed the commission stating there are no bids to open.

B. Parkway 17-HP Crossroads, LLC Economic Development Agreement

Mr. Mike Huber, James Randolph from (Holladay Properties) HP Crossroads 41, LLC addressed the commission and answered questions regarding the Economic Development Agreement with HP Crossroads 41, LLC (Holladay) and the City of Elkhart. Ms. Schreiber asked for a motion to approve the Economic Development Agreement with HP Crossroads 41, LLC and the City of Elkhart Indiana. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice Vote, all in favor, motion approved.

C. Freight Street Offer to Purchase and Phase 1 Environmental Appropriation

Mr. Mike Huber addressed the Commission and answered questions. Mrs. Schreiber asked for a motion to authorize an offering to purchase Freight Street lot, negotiate a purchase agreement. Ms. Harris made a motion to amend the motion to include hiring Heron Environmental as the Phase 1 contractor and appropriate \$3,000 from Downtown Allocation Area No. 1 Special Fund. Seconded by Mr. Roberts. Voice Vote, all in favor, motion approved.

D. Elkhart County Convention and Visitors Bureau (ECCVB) – Gateway Mile

Mr. Adam Fann addressed the Commission and answered questions. Mrs. Schreiber asked for a motion to approve the strategy and terms of the ECCVB agreement, authorize the expenditure of Downtown Allocation Area No. 1 funds for ECCVB Gateway Mile/Do Downtown Elkhart and appropriate \$60,000 from Downtown Allocation Area No. 1 Special Fund for implementation in 2024. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

E. Elkhart County Convention and Visitors Bureau – Cassopolis Street Corridor

Mr. Adam Fann addressed the Commission and answered questions. Mrs. Schreiber asked for a motion to approve the strategy and terms of the ECCVB agreement, authorize the expenditure of Cassopolis Street Corridor Allocation Area funds for ECCVB Cassopolis Street Corridor Premier Exit Study implementation and appropriate \$160,000 from Cassopolis Street Corridor Allocation Area Special Fund for implementation in 2024. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

F. CDBG Technical Assistance Contract – Aaron Sorrell Professional Services

Ms. Mary Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the employment of Community Planning Insights (CPI) for CDBG consulting services, approve the CPI Professional Services Contract and appropriate \$25,000 from the Community Development Block Grant (CDBG) Program Special Fund. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

G. LaCasa Inc. Housing Rehabilitation Inspection Services

Ms. Mary Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the LaCasa contract for Owner Occupied Home Inspection Services for a period of two years and appropriate \$20,000 from Community Development Block Grant Rehab Program funds. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved.

H. Downtown After Dark light project update

Bil Murray gave an update on the progress and success of the Downtown After Dark program in Elkhart.

I. Public Hearing to approve creation of Downtown Elkhart Allocation Area No. 4, the Downtown Elkhart Area No. 5 and the Downtown Elkhart Single Family Housing Allocation Area No. 6

Mr. Mike Huber discussed the creation of Downtown Elkhart Allocation Area No. 4, the Downtown Elkhart Area No. 5 and the Downtown Elkhart Single Family Housing Allocation Area No. 6, and

answered questions. Ms. Schreiber opened the Public Hearing and asked for any public comment. There was no public comment. Ms. Schreiber asked for a motion to continue the public hearing until the December 19, 2023 at 4:00 p.m. in the Council Chambers at the Redevelopment Commission Special Meeting. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor, motion approved. Public Hearing continued until the December 12, 2023 at 4:00 p.m. Special Redevelopment Commission Meeting.

Staff Updates

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

- **1101 Beardsley** – Contract is completing final grading and seeding of property and is a fence around what used to be the basement. We decided not to fill this hole in as we will be doing excavating and remediation.
- **1918 Markel** – Have been in contact with a representative from Milmark who is interested in purchasing this property. We did receive a “No further action” letter from Indiana Brownfields and IDEM after the removal of the underground storage tank that was on site. Milmark would like to have an updated Phase 1 since the one we did before we offered the property for sale is over a year old. We will come to the Commission for an appropriation for that in January. Once we have updated Phase 1, Milmark is comfortable moving into closing.
- **1000 Block of South Main** – Demo will begin on January 2nd. Corinne is putting something together to sending out to the community about the demo and the mural.
- **The City has received two LITEK Grants** – Sterling property was awarded through Advantex and the Hug and East Street was awarded through Real America. We are currently working with both organizations to determine what our next steps are.
- **Roundhouse** – Additional testing done through EPA for asbestos. There was some transite that was found on the surface of the property. The EPA has asked us to stop all mowing and movement of soil on this property until we can get full results back and remediate those.
- **Draft of Benham Neighborhood Plan** – from Notre Dame and the Chamber anticipated to be available by the end of the year.
- **Mike Huber reflected on results of hard work of the Redevelopment Commission-** the Holladay/River District project is creating 400 units of new market rate housing, Litek project is creating 100 new housing units. This is just the start of all of the hard work we have been doing over the last year.

Other Business

Mr. Gary Boyn stated the current work amount on the Warrick and Boyn invoice is for \$27,653.29.

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$27,653.29.

Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

Public Comment

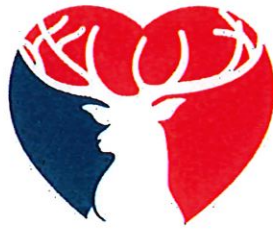
Kevin Bullard asked questions about the Holladay project and carving out the TIF. Mr. Mike Huber answered Mr. Bullard's questions.

Lewis Anne Deputy asked questions about the Warrick and Boyn invoice reference to the Chase Building. Mr. Mike Huber answered Ms. Deputy's questions.

Adjournment

There being no further discussion, Mrs. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved. The meeting adjourned at 4:55 p.m. Next meeting is on Tuesday, January 9, 2024 at 4:00 p.m. in Council Chambers.


Sandra Schreiber, President



City of Elkhart
Redevelopment Commission

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For December 8, 2023

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, 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 December 12, 2023.