

**REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS via WeBex
Tuesday, November 10, 2020
4:00 P.M.**

PRESENT IN-PERSON: SANDI SCHREIBER and DANA DONALD (RECORDING SECRETARY)

PRESENT BY WEBEX: WES STEFFEN, KURT BULLARD, AND ALEX HOLTZ

**ADAM FANN, GARY BOYN, ASHLEY ELSASSER, LAURA MILLER, CHAISE
COPE, ERIC TROTTER, JON HUNSBERGER, JANICE LOGSDON, SHELLEY
MOORE, DAVE WEAVER, STEVE GRUBER, CHRIS CHOCKLEY,**

CALL TO ORDER

This meeting was held in-person, telephonically, and virtually through WEBEX. Due to the nature of the meeting Dana Donald will call roll after the motion.

The meeting was called to order at 4:00 p.m. by Ms. Schreiber, President.

APPROVAL OF SEPTEMBER 29, 2020 and OCTOBER 13, 2020 MEETING MINUTES

Motion made by Mr. Bullard seconded by Mr. Steffen to approve the minutes from both meetings. Dana Donald may a roll call vote. Four were in favor and none were opposed. Vote carried.

NEW BUSINESS

- a) **State Road 19 Corridor – Appropriating Projects Funds:** Mr. Fann stated that this is part of the SR 19 Corridor improvements from Windsor to County Road 4 and the intersection of Cassopolis, the Toll Road, and North Point Boulevard needed some pedestrian improvements and after the project was bid and awarded INDOT came in and wanted us to do some changes. So the extra \$130,052.60 is because of those changes and would be coming out of the Cassopolis TIF.

Motion was made by Mr. Steffen seconded by Mr. Holtz to approve the resolution. Ms. Schreiber asked for questions or comments from the Commission or public. The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz and Ms. Schreiber. Nays: None. The motion carried unanimously 4-0, and the motion passed.

- b) **Approval of Nelson Law Group for Star Tire Services from 7/01/2020 to 10/30/2020:** Mr. Boyn stated that the Commission has reviewed the NLG Invoice No. 20184 covering services rendered from July 1 thru September 30, 2020 in the amount of \$2,527.30 from the Downtown Allocation Area No. 1 Special Fund performed in accordance with the Fee Agreement and believes it is in the best interest of the City and its inhabitants that the billing be approved and the funds appropriated to pay the same.

Motion was made by Mr. Bullard seconded by Mr. Steffen to approve the resolution. Ms. Schreiber asked for questions or comments from the Commission or public. The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz and Ms. Schreiber. Nays: None. The motion carried unanimously 4-0, and the motion passed.

c) **Elkhart Arts Alliance:** Steve Gruber presented on behalf of the Elkhart Arts Alliance and the Artwalk. Motion was made by Mr. Holtz seconded by Mr. Bullard to approve the 2021 Contract for Services and resolution for the Elkhart Arts Alliance in the amount of \$30,000 from the Downtown Allocation Area No. 1 Special Fund. Ms. Schreiber asked for questions or comments from the Commission or public. The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz and Ms. Schreiber. Nays: None. The motion carried unanimously 4-0, and the motion passed.

d) **Exit 92 – Gateway Mile Presentation:** Jon Hunsberger and Janice Logsdon of the Elkhart County Convention and Visitors Bureau- 3421 Cassopolis Street-Elkhart presented on behalf of Exit 92 Campaign.

Motion was made by Mr. Bullard seconded by Mr. Steffen to approve the Exit 92 Study and resolution in the amount of \$100,000 from the Cassopolis Street Corridor Allocation Area Special Fund for 2021. Ms. Schreiber asked for questions or comments from the Commission or public.

Ms. Schreiber asked if the expenditures of 2020 were affected by COVID-19; were they all spent and was anything leftover.

Ms. Logsdon stated yes, all the billboards remained up for 2020 and we continued with printed collateral and the messaging in the Plazas as planned.

Mr. Boyn asked if you are starting anything new in 2021 that you haven't done before.

Ms. Logsdon stated we don't have anything new planned. We are going to keep the creative the same. We started the *Safecation Staycation* in 2020 where we worked with our partner hotels and infused a strong safety measure and that was very successful and we plan to continue that into 2021.

Mr. Steffen asked when you say safety are you talking safety in terms of COVID or a nice quiet little town.

Ms. Logsdon stated I would say both. People are looking for a small town rural experiences now, but we are continuing our COVID messages like wear your mask, social distance, etc.

The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz and Ms. Schreiber. Nays: None. The motion carried unanimously 4-0, and the motion passed.

Jon Hunsberger and Janice Logsdon of the Elkhart County Convention and Visitors Bureau- 3421 Cassopolis Street-Elkhart presented on behalf of Gateway Mile Promotions. Ms. Logsdon made a correction to the motion that it should be \$35,000 from the Redevelopment Commission and \$35,000 matching amount from the Elkhart County Convention & Visitors Bureau.

Motion was made by Mr. Holtz seconded by Mr. Steffen to approve the Gateway Mile Promotions and resolution in the amount of \$35,000 from the Allocation Area 1 Special Fund for 2021. Ms. Schreiber asked for questions or comments from the Commission or public.

Mr. Bullard asked have you given any thought to a common mask insignia for the businesses along the Gateway Mile.

Ms. Logsdon stated we can certainly look into that.

Mr. Steffen stated in your materials you mentioned that you are collaborating with stakeholders. Can you give us an example of those you are collaborating with and what kind of engagement you've actually had over the last year with them?

Ms. Logsdon stated when been meeting with Merchants Alliance monthly over Zoom. We work regularly with Jeanne from The Vine and Danny from Stephenson's.

The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz and Ms. Schreiber. Nays: None. The motion carried unanimously 4-0, and the motion passed.

- e) **Cassopolis Wayfinding Update:** Sara Huss of DLZ-2211 E. Jefferson Boulevard-South Bend updated the Commission on the Cassopolis Wayfinding.

Ms. Schreiber asked for questions or comments from the Commission or public.

Mr. Fann stated that there are a lot of conversations that need to be had with the people in the Cassopolis TIF area. We are not asking for a lot of money at once, we will definitely slow roll this project. We plan on making a big impact, but in small chunks.

- f) **River District Implementation Team Presentation:** Shelley Moore, Chris Chockley, and Dave Weaver updated the Commission of the River District.

STAFF UPDATES

CDBG

Downtown: Mr. Fann stated:

Central Park- Panels are in for the stage and a final walk-through of the park was complete. The fencing should be coming down in the next week or so and the stage is almost complete. We are hoping everything will be done before winter.

Hotel Elkhart - We took a tour of the hotel today and that work is continuing. Furniture was being brought in for the third or fourth floor.

Subway – The owner contacted us regarding lighting and was wondering if the Commission would be interesting in him having a contractor do the work and maybe taking it off the rent or me contacting a contractor and getting quotes for small wall packs around the building and cleaning up around the fence.

Mr. Steffen asked if this was in the alley.

Mr. Fann stated yes in the alley, in the rear of the building, as well as the front. The owner stated that he didn't know if the light bulbs had blown or if their needed to be any repairs done.

Mr. Steffen stated that AEP just put in two brand new street lights in the alley on the electric poles and now it is very well lit. Another thing if there are wall packs and he owned the building, why did he neglect them?

Mr. Fann stated that they do not have wall packs just soffit lights; [the owner] was talking about maybe putting some wall packs on. As for the lighting in the parking lot, there is one overhead fixture in the parking lot that is not currently working.

Ms. Schreiber asked if that needed to be bid out.

Mr. Fann stated no; we can use Swihart for that. If you want me to contact the contractor or have him contact a contractor just let me know.

Ms. Schreiber asked the Commissioners if they'd like Mr. Fann to contact an electrician. They stated yes.

Economic Development Projects

Ms. Elsasser stated that there were no updates other than the RFP she put out for GIS Software.

Cassopolis Street Projects

Mr. Fann stated that you heard about the Wayfinding earlier, just wrapping things up, and the overpass is still in the design phase.

TIF Budgets Summary

Ms. Schreiber stated that she is a little concerned about the Downtown TIF, but there are no projects that we can push the brakes on. It seems a lot of the Downtown TIF is debt service.

OTHER BUSINESS

Approval of Invoice – Warrick & Boyn (October 2020)

Motion made by Mr. Steffen seconded by Mr. Holtz to pay the invoice. The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz and Ms. Schreiber. Nays: None. The motion carried unanimously 4-0, and the motion passed.

CORRESPONDENCE/ANNOUNCEMENTS

PUBLIC COMMENT

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 5:41 p.m.



SANDI SCHREIBER, PRESIDENT