

**REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS via WeBex  
Friday, January 29, 2021  
11:30 A.M.**

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**PRESENT IN-PERSON: SANDI SCHREIBER, ALEX HOLTZ, GEORGE BYERS and DANA DONALD  
(RECORDING SECRETARY)**

**PRESENT BY WEBEX: DORIANNE NIELSEN (WEBEX Phone), WES STEFFEN, KURT BULLARD, and  
GERRY ROBERTS, MAYOR ROD ROBERSON, JAMIE ARCE**

**ADAM FANN, GARY BOYN, CHRIS POTTRATZ, ASHLEY ELSASSER, LAURA  
MILLER, CHAISE COPE, KACEY JACKSON, and ERIC TROTTER**

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**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 11:30 a.m. by Ms. Schreiber, President.

**APPROVAL OF AMENDED AGENDA**

Motion made by Mr. Steffen seconded by Mr. Bullard to amend the agenda to add "*CAPER Report*". Five were in favor and none were opposed. Vote carried.

**NEW BUSINESS**

- a) Approval of Crowe Agreement Area 3 Expansion:** Mr. Boyn stated that the Commission has previously contracted with Crowe, LLP to provide financial consulting services on the GLC/Martin's Project and desires to employ Crowe to provide additional services to provide an analysis of the TIF revenue generated from Downtown Allocation Area No. 3 in order to determine if that Allocation Area needs to be expanded onto some or all of the remaining GLC Project Area. The Commission has reviewed the proposed scope and cost of services, and the funds will be appropriated from the Elkhart Capital Outlay Fund at a not to exceed amount of \$10,000.

Ms. Schreiber asked for a motion. Motion was made by Mr. Roberts seconded by Mr. Steffen. Ms. Schreiber asked for questions or comments from the Commissioners.

Mr. Bullard questioned the scope of services, engagement terms, late service fees, and time limit on claims.

Mr. Boyn stated that he would email Crowe with the Commissions concerns.

Mr. Arce stated that no late service fees have ever been paid.

Mr. Nielsen stated that she read everything from Crowe and everything is stated in their favor.

Mr. Boyn stated that the Commission can table this until their questions have been answered.

Ms. Schreiber asked what affect that would have on expansion process.

Mr. Boyn stated about three weeks.

Mr. Bullard stated that we should approve this agreement and make them aware of our concerns for the next time we have an agreement with them.

The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz, Mr. Roberts, and Ms. Schreiber. Nays: None. The motion passed unanimously 5-0.

- b) CDBG-Approval of \$550,000 for NRSA Parks Projects:** George Byers stated that the City and Parks Department have developed a program to upgrade all city parks by adding ADA pathways and ADA accessible playground equipment, installing permanent benches and tables and generally upgrading and beautifying the parks, and have requested approval of \$550,000 of funding for improvements at High Dive, Willowdale, Studebaker, Edgewater and Beardsley Parks using CDBG Funds.

Motion was made by Mr. Holtz seconded by Mr. Roberts to approve the resolution. Ms. Schreiber asked for questions or comments from the Commission or public.

Ms. Nielsen stated that \$50,000 of this is trash cans. I'd like to see the trash cans painted by the students in the Art Department. I feel like if the children are involved they tend to take care of the parks better.

Ms. Elsasser stated that she can be the lead person on that and work with Jamison Czarnecki Superintendent of Parks.

Mr. Byers stated that would be great Ms. Elsasser.

Mr. Steffen stated to Ms. Elsasser that he does know something about paint and is willing to offer his resources to her.

Ms. Schreiber stated thanks Mr. Steffen.

The roll call vote was as follows: Ayes: Mr. Steffen, Mr. Bullard, Mr. Holtz, Mr. Roberts, and Ms. Schreiber. Nays: None. The motion passed unanimously 5-0.

#### **PUBLIC COMMENT**

There was no public comment on WEBEX, FACEBOOK, or In-person.

#### **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 12:10 p.m.

**CAPER Report:** George Byers presented the CAPER Report to the remaining Commissioners after the meeting was adjourned. There was no public comment in-person, on WEBEX, or on FACEBOOK.

  
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**SANDI SCHREIBER, PRESIDENT**