



City of Elkhart

Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, February 13, 2024
4:00 p.m.

PRESENT: Dina Harris, Gerry Roberts, Wes Steffen, Alex Holtz, Gary Boyn, Adam Fann, Mike Huber, Sherry Weber (Recording Secretary), Corrine Straight, Drew Wynes, Mary Kaczka, Lewis Anne Deputy, Bob Deputy, Dave Osborne

PRESENT BY WEBEX: Chris Pottratz, Sandi Schreiber, Corrine Straight, Erin Koons, Jamie Arce, Kevin Bullard, Lori Harris, ML, T, Jack

CALL TO ORDER

This meeting was held in-person, telephonically, and virtually through WEBEX. The meeting was called to order at 4:02 p.m. by Mr. Steffen, Vice-President.

AMENDMENT OF FEBRUARY 13, 2024 AGENDA

Mr. Steffen asked for a motion to amend the February 13, 2024 Agenda. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, motion approved.

APPROVAL OF JANUARY 9, 2024 REGULAR MEETING MINUTES

Ms. Schreiber asked for a motion to approve the January 9, 2024 Regular Meeting Minutes. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote, all in favor. Minutes approved.

NEW BUSINES

A. OPENING OF BIDS

No bids were submitted

B. 824 REN STREET

Mr. Adam Fann addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the contract with Environmental Restrictive Covenant (ERC) to perform environmental testing services at 824 Ren Street and appropriating \$35,299.05 from Consolidated South Elkhart Economic Development/Redevelopment Tax Allocation Area Special Fund. Moved by Ms. Harris. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved.

C. 117 FREIGHT STREET AND 214 ST JOSEPH STREET PURCHASE AGREEMENT

Mr. Mike Huber addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the purchase agreement for 117 Freight Street. Moved by Ms. Harris. Seconded by Mr. Roberts. Kevin Bullard, Lewis Anne Deputy, Dave Osborne, Mike Huber and Sandi Schreiber all made comments about this item. Roll call vote. All in favor, motion approved.

D. PROPERTY APPRAISALS FOR FRANKLIN AND 4TH STREET PROPERTY

Mr. Adam Fann addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve employment of Iverson Grove and Steve Sante, independent appraisers, to provide fair market value appraisals for Franklin and 4th Street property and appropriate \$1,800 from Downtown Allocation Area No. 1 Special Fund. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, motion approved

E. ESTABLISH OPERATING ACCOUNT AND SECURITY DEPOSIT ACCOUNT FOR WOODLAND CROSSING

Ms. Mary Kaczka addressed the commission and answered their questions. Mr. Steffen asked for a motion to establish certain operating procedures for lots 1, 2, 5, and 6 in Woodland Crossing. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, motion approved.

F. CDBG YWCA AMENDED AGREEMENT

Ms. Mary Kaczka addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the amendment to the CDBG sub-recipient agreement for the YWCA. Moved by Ms. Harris. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved.

G. WOODLAND CROSSING RFP

Mr. Mike Huber addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the request for proposals for Master Developer for the Woodland Crossing Shopping Center and authorizing its issuance. Moved by Ms. Harris. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved.

H. BOARD OF WORKS CENTRAL PARK OVERSIGHT

Mr. Adam Fann addressed the commission and answered their questions. Mr. Steffen asked for a motion to authorize the Board of Public Works to continue to lease out and manage the site pending final determination of the proposed amphitheater project. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, motion approved.

STAFF UPDATES

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

- SR 19 – moving along INDOT safety meeting scheduled just to make sure everything is all right.
- 1000 block of South Main – Demolition continues
- Roundhouse – Waiting on contractor that IDEM hired to put together a cost estimate for removal of asbestos found on site.

- 1101 Beardsley – We do have a signed PSA and proof of insurance. They are currently going through the IFA documents and signing those in a week or so. We should be able to have a contract to start the remediation process.
- New kiosk on main Street and Marion is installed and operational.
- 1918 Markel – Working with Milmark on closing. Public Works has asked Milmark to do a bit of work with their on-site storm water retention.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$43,517.72. Mr. Steffen asked for a motion to approve the Warrick and Boyn invoice in the sum of \$43,517.72. Moved by Mr. Roberts. Seconded by Ms. Harris. Roll call vote. All in favor, invoice approved.

The commissioners have the current TIF Reports for December 2023.

PUBLIC COMMENT

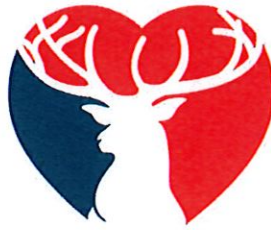
No one from the public was there at address the Commission.

ADJOURNMENT

There being no further discussion, Mr. Steffen asked for a motion to adjourn the meeting. It was moved by Ms. Harris. Seconded by Mr. Roberts. Roll call vote. All in favor, motion approved. The meeting adjourned at 4:42 p.m. Next meeting is on Tuesday, March 12, 2024 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 February 9, 2024

PRESENT: Dina Harris, Wes Steffen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Sherry Weber, Mary Kaczka, Corrine Straight and Drew Wynes.

PRESENT BY WEBEX: Chris Pottratz, Sandi Schreiber and Gerry Roberts

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 February 9, 2024.