



# City of Elkhart

## *Redevelopment Commission*

REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday, March 12, 2024  
4:00 p.m.

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PRESENT: Willie L. Brown, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Drew Wynes, Sherry Weber (Recording Secretary), Alex Holtz, Lewis Anne Deputy, James Randolph (Holladay Properties) & Paul Phair (Holladay Properties)

PRESENT BY WEBEX: Chris Pottratz, Corinne Straight, Ambrose Kama, ML, T

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### CALL TO ORDER

This meeting was held in-person, telephonically, and virtually through WEBEX. The meeting was called to order at 4:01 p.m. by Ms. Schreiber, President.

### MEMBERS SWORN IN

The Honorable, Judge Charles Grodnik swore in the following individuals who are elected to serve as directors of the Elkhart Redevelopment Commission until December 31, 2024 or until their successors are duly elected and qualified:

Sandra Schreiber  
Wes Steffen  
Willie L. Brown

Gerry Roberts  
Dina Harris

President Sandi Schreiber extended condolences to Steve Eldridge family and friends. Steve served as president of the redevelopment commission and made significant contributions to the community.

### APPROVAL OF FEBRUARY 13, 2024 REGULAR MEETING MINUTES, FEBRUARY 21, 2024 EXECUTIVE SESSION SUMMARY, & FEBRUARY 27, 2024 SPECIAL MEETING

Ms. Schreiber asked for a motion to approve the February 13, 2024 Regular Meeting Minutes, February 21, 2024 Executive Session Summary, and the February 27, 2024 Special Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, minutes approved.

## NEW BUSINESS

### A. OPEN BIDS FOR WOODLAND CROSSING MASTER DEVELOPER AND REAL ESTATE OFFER

- No bids were submitted

### B. RFP FOR 1000 BLOCK SOUTH MAIN STREET PROPERTIES

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the request for proposal as submitted, authorize the issuance and approve the offering of real estate and all parts listed there at the gross price of \$300,000. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved. Lewis Anne Deputy addressed the commission and asked to adjust the price reflected by \$30,000 for the additional expense of hiring different contractor for demo.

### C. REDEVELOPMENT ENCUMBRANCES FROM 2023 TO 2024 FUND SUMMARY

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the encumbrance of funds from the 2023 budget to the 2024 fund as set forth on the list of encumbrances presented to the commission by the controller's office dated February 20, 2024. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

### D. CONN OVRAGE - METRIC ENVIRONMENTAL INVOICE

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the additional services of Metric Environmental, LLC, approve their invoice in the amount of \$2,157.34 and appropriate \$162,480 from Brownfield Accounts Special Fund. Moved by Mr. Roberts. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

### E. CONCORD MALL PARKING LOT LEASE

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the form and term to the addendum number 1 to the lease agreement subject to final approval by the Elkhart Common Council for the Concord Mall parking lot. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

### F. PRAIRIE STREET APPRAISAL

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of independent appraisers to be selected by staff to provide appraisals on the real estate adjacent to the 1000 block of South Main and appropriate \$1,500 from Downtown Tax Allocation Area Number 1 Special Fund. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

### G. PARKWAY AT 17 PROJECT

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the pledge of TIF revenues from the project area to the payment of principle interest on the bonds for a term or years ending not earlier that upon the final payment of the bonds or 25 years from the date issuance of the bond as set forth in the resolution submitted to the

commission today. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved

#### H. APPRAISALS APPROPRIATION

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of independent appraisers to be selected by the staff to provide appraisals on the real estate for a not to exceed cost of \$3,000 and appropriate that sum from the Downtown Tax Allocation Area Number 1 Special Fund. Moved by Mr. Roberts. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

#### STAFF UPDATES

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

- State Road 19 – The stonework in the linear park should be starting next week. Excavating of node number one will be starting as well.
- South Main Demo – We held an event on Monday (3/11/24) with Kelby's mom. We were able to remove Kelby's signature from the mural and present it to Ms. Love. The event was well attended by those who came say their last farewell to the mural. Once the building comes down, we will make the bricks available to the public.

#### OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$27,210.13.

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$27,210.13.

Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, invoice approved.

The commissioners have the current TIF Reports for January 2024.

#### PUBLIC COMMENT

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

#### ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. It was moved by Mr. Roberts. Seconded by Mr. Brown. Voice vote. All in favor, motion approved. The meeting adjourned at 4:32 p.m. Next meeting is on Tuesday, April 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 March 8, 2024

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**PRESENT:** Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Sherry Weber, Corinne Straight, Mary Kaczka, Drew Wynes and Ambrose Kamy.

**PRESENT BY WEBEX:** Chris Pottratz and Gerry Roberts

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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 March 12, 2024.