



City of Elkhart  
*Redevelopment Commission*

REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday, April 9, 2024  
4:00 p.m.

---

PRESENT: Willie L. Brown, Dina Harris, Dorisanne Nielsen, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Adam Fann, Mary Kaczka, Mike Huber, Sherry Weber (Recording Secretary), Jacob Wolgamood, Drew Wynes, Corinne Straight, Trina Harris, and Alex Holtz

PRESENT BY WEBEX: Chris Pottratz, ML, T.S., and unknown

---

CALL TO ORDER

This meeting was held in-person, telephonically, and virtually through WEBEX. The meeting was called to order at 4:00 p.m. by Ms. Schreiber, President.

AMENDMENT OF APRIL 9, 2024 AGENDA

Ms. Schreiber asked for a motion to amend the April 9, 2024 Agenda. Moved by Mr. Brown. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

APPROVAL OF MARCH 12, 2024 REGULAR MEETING MINUTES

Ms. Schreiber asked for a motion to approve the March 12, 2024 Regular Meeting Minutes. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

No bids were submitted

B. PUBLIC COMMENT ON DRAFT ANNUAL ACTION PLAN FOR CDBG 2024

Ms. Mary Kaczka addressed the commission and answered their questions. Ms. Schreiber opened the meeting for public comment on the draft Annual Action Plan for CDBG 2024. There was no public comment. Ms. Schreiber closed the public comment session.

#### C. 2023 REDEVELOPMENT ANNUAL REPORT

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the 2023 Redevelopment Commission Annual Report. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### D. 1043 SOUTH MAIN STREET

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve and ratify the employment of an independent appraiser selected by staff and appropriate \$400 from Downtown Allocation Area No. 1. Moved by Mr. Harris. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

#### E. PRAIRIE STREET OFFER

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to authorize staff to present an offer to purchase vacant lot (tax #20-06-08-234-033) for \$10,800. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### F. FREIGHT STREET PHASE II

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of Heron Environmental for phase 2 study at Freight and St. Joseph Streets and appropriate \$12,200 from Brownfield Services. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### G. GOODWILL INDUSTRIES USE AGREEMENT

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the Use Agreement with Goodwill at the northeast corner of Indiana and 6<sup>th</sup> Street on June 26, 2024. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

#### H. 3508 SOUTH MAIN STREET USE AGREEMENT

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve granting ICC Group Inc. access to the real estate at 3508 South Main Street. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

#### I. OFFER TO PURCHASE REAL ESTATE - 420 SOUTH SECOND STREET

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to authorize staff to present an offer to purchase the property at 420 South Second Street (tax #20-06-05455005) for \$150,000 contingent upon reaching a final agreement and closing on the property at 121 West Franklin Street and its associated parking lots. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### J. OFFER TO PURCHASE REAL ESTATE - 121 WEST FRANKLIN

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to authorize staff to present an offer to purchase the property at 121 West Franklin Street and its three associated parking lots (tax # 20-06-05455-001-002 and 007 and tax # 20-06-05384-001)



for a total of \$2,250,000 contingent upon financing. Moved by Mr. Roberts. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

#### K. AMPHITHEATER DOCUMENTS

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of Stone Planning LLC for amphitheater advisory services at a not to exceed sum of \$20,000 from the Cassopolis Corridor Allocation Area Special Fund. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### L. AML SUBORDINATION AGREEMENT

Ms. Trina Harris addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the subordination agreement. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### M. RIVER GREENWAY

Mr. Jacob Wolgamood addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the proposed connection of the trail way at the crossing of Blazer Boulevard and Goshen Avenue and authorize the expenditure of \$38,000 from Downtown Allocation Area No. 1 and request the Board of Works enter into appropriate contracts to cause the additional services to be performed. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### N. PEERLESS SETTLEMENT

Mr. Gary Boyn addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the negotiated terms of settlement with Peerless Pump Company in the LaBour Pump case and authorize the present, execute the same subject to final approval of the court. Moved by Mr. Roberts. Seconded by Mr. Steffen. 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 is moving along nicely
- 1000 Block South Main demo will resume this week, believe he has everything down.
- Saturday, April 13 from 1:00-4:00 p.m. we will hold a Kelby Love mural brick pick-up community event.

Ms. Mary Kaczka addressed the commission

- The City of Elkhart has been awarded a Lead Capacity Building Grant from HUD in the amount of \$1,050,000 that will help transform communities by fixing older housing, preserving affordable housing and improving the health of children and families in the community.
- Woodland Crossing Open House will be held tomorrow (4/10/24) at 4:00 pm at the old Sears building.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$18,605.11. Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$18,605.11. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

The commissioners have the revised January 2024 TIF Report.

PUBLIC COMMENT

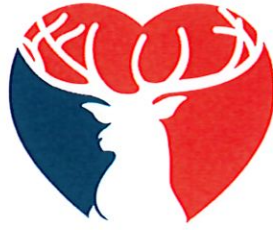
Ms. Mary Kaczka addressed the commission regarding a Goodwill ground breaking ceremony on April 10, 2024 at 4:00 pm on the west side of the building.

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. It was moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:45 p.m. Next meeting is on Tuesday, May 14, 2024 at 4:00 p.m. in Council Chambers.



Sandi Schreiber, President



**City of Elkhart**  
*Redevelopment Commission*

Elkhart Redevelopment Commission  
Pre-Agenda Meeting Summary  
For April 5, 2024

---

**PRESENT:** Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber, Jacob Wolgamood, Sherry Weber, Corinne Straight, Trina Harris, Drew Wynes.

**PRESENT BY WEBEX:** Chris Pottratz, Willie L. Brown, Alex Holtz, Adam Fann

---

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 April 9, 2024.