

City of Elkhart

Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, May 14, 2024
4:00 p.m.

PRESENT: Willie Brown, Dina Harris, Dorisanne Nielsen, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Sherry Weber (Recording Secretary), Mary Kaczka, Bradley Tracy, Alex Holtz, Craig Gibson, Stephanie Kroll, Jim Skillen, and David Nufer

PRESENT BY WEBEX: Chris Pottratz, Mike Huber, Adam Fann, Corinne Straight, Arvis Dawson, Lewis Anne Deputy, ML, and TS

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 MAY 14, 2024 AGENDA

Ms. Schreiber asked for a motion to amend the May 14, 2024 Agenda. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

APPROVAL OF APRIL 9, 2024 REGULAR MEETING MINUTES

Ms. Schreiber asked for a motion to approve the April 9, 2024 Regular Meeting Minutes. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote. All in favor, minutes approved.

NEW BUSINESS

A. OPENING OF BIDS

Staff will open RFP for development of 1000 block of South Main towards the end of the meeting.

B. PHASE 1 PROPOSAL

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the proposal and employment of Heron Environmental to conduct Phase 1 at 121 W. Franklin St., 402 W. Franklin St., 420 S. Second St., and 1111 Prairie St. and appropriate \$4,000 from Brownfield Services. Moved by Mr. Roberts. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

C. 420 S SECOND STREET

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the purchase of 420 South Second Street for the price of \$150,000, approve the purchase agreement terms and conditions and appropriate \$160,000 from Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved.

D. 1000 BLOCK TANK TESTING

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the services of Roberts Environmental UST Soil Test Services at the 1000 block of South Main and appropriate \$6,650 from Downtown Allocation Area No. 1 Special Fund. Moved by Mr. Brown. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved.

E. SOUTH MAIN PARKING LOT DEMOLITION PROJECT

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve change order with Cross Excavation and Demolition, LLC to install a fence around the property and appropriate \$9,000 from Consolidated TIF. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

F. 1111 PRAIRIE STREET

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the purchase of property at 1111 Prairie Street for \$25,000 on the terms set forth in the purchase agreement, approving those terms and appropriate \$30,000 from Downtown Allocation Area No. 1 Special Fund to cover the purchase price and any related closing costs. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved.

G. OSBORNE PURCHASE AGREEMENT

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the terms and conditions of the addendum to purchase agreement for Freight Street/St. Joseph Street properties between the City of Elkhart and David Osborne and authorize the execution of that document. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

H. 2101-2111 PURCHASE OFFER

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the site plan presented and to approve purchase offer of \$10,000 for corner of South Main Street and Lusher Avenue (2101-2111 South Main Street) and request that the staff negotiate with the potential buyer on the terms of a purchase agreement to be brought back for approval by the commission. Moved by Mr. Steffen. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

I. LERNER ON THE LAWN

Mr. Bradley Tracy addressed the commission and answered their questions. Ms. Schreiber asked for a motion to authorize the expenditure for Lerner on the Lawn 2024 Program and appropriate \$10,000 from Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

J. TAX ALLOCATION

Mr. Mike Huber presented on no excess TIF to taxing districts. He addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the resolution for the 2024 budget year determination for TIF revenues and determining that there will be no excess TIF to be shared with overlapping tax districts. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

K. PURCHASE AGREEMENT FOR 121 W FRANKLIN

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to accept the counter offer from Tag Holdings, LLC to sell the real estate to the commission at the pricing on the terms set forth in the purchase agreement and approve the increase of its offer to purchase 121 W. Franklin and related lots for \$3,125,000 and approve the terms and conditions of the purchase agreement as submitted. Moved by Mr. Brown. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

L. ART WALK

Mr. Mike Huber and Mr. Craig Gibson (from Premier Arts) addressed the commission and answered their questions. Ms. Schreiber asked for a motion to authorize the expenditure funds for Art Walk 2024 and appropriate \$23,000 from Allocation Area No. 1 Special Fund for the proposed Art Walk 2024 programs. Moved by Mr. Roberts. Seconded by Mr. Brown. Voice vote. Four in favor, one opposed. Motion carried.

A. OPENING OF BIDS (Revisited)

Staff opened the request for proposal on the development of 1000 block South Main submitted by Garrison Frasier. Staff will review and report back to the commission. This is the only RFP submitted for this project.

STAFF UPDATES

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

- **1101 Beardsley** – Had a meeting with Indiana Finance Authority as well as Indiana Brownfield and finalized documents. All documentation has been signed and sent off to Indiana Finance Authority as well as the Indiana Brownfield program for their files. We will follow through with update to the remedial work plan, establish a repository for all documents and follow up on oversight from EPA. Then we can move forward with the remediation process.
- **Roundhouse** – EPA was on site a couple of weeks ago doing some additional asbestos testing. Test results did come back positive so they are currently working through next steps for remediation. EPA had some ideas on funding sources at their disposal to come in and remove

portions of the site. We are in negotiations on how and what that looks like. They seem to be pretty positive as far as being able to fund portions of the remediation.

- **State Road 19** – Going well. Premium Concrete has supplied drone footage of the area. Adam will send this out to the commissioners.
- **County Tax Sale Deeds** – We are in the process of finalizing deeds on properties the commission will be receiving from the county tax sale.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$15,860.89.

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$15,860.89.

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

The commissioners have TIF Reports

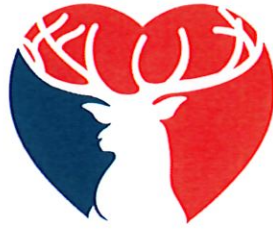
PUBLIC COMMENT

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

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. It was moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved. The meeting adjourned at 5:01 p.m. Next meeting is on Tuesday, June 11, 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 May 10, 2024

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber,
Adam Fann, Sherry Weber, Corinne Straight, Mary Kaczka.

PRESENT BY WEBEX: Chris Pottratz, Gerry Roberts, ML

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 May 14, 2024.