



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, JULY 9, 2024 at 4:00 P.M.

THIS MEETING WILL BE HELD IN-PERSON & ELECTRONICALLY VIA WEBEX

To join, go

<https://coei.webex.com/coei/j.php?MTID=mf3112a2827295f44c894fb2ec7be377c>
enter **2304 593 2561** as the event number and **RDC7** as the event password.

To join by phone, call **1-415-655-0001**, enter **2304 593 2561##**

*Press * 6 to unmute telephone*

Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to adam.fann@coei.org prior to the meeting.

1. **Call to Order**
2. **Approval of Minutes**
 - June 11, 2024 Regular Meeting Minutes
3. **New Business**
 - a) Open Bids
 - b) Acceptance of RFP Responses
 - c) Vacant Lot Appraisals
 - d) Downtown After Dark
 - e) Lease Modification for Bill's BBQ
4. **Staff Updates**
5. **Other Business**

a) Warrick and Boyn Invoice

b) TIF Report

9. Public Comment

10. Adjournment



City of Elkhart
Redevelopment Commission

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, June 11, 2024
4:00 p.m.

PRESENT: Willie Brown, Dina Harris, Dorisanne Nielsen, Wes Steffen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Corinne Straight, Sherry Weber (Recording Secretary), Alex Holtz, Dave Weaver, Mayor Roberson, Dave Nufer, Steve Scott (Garrison Frazier), Ramone Morrison (Garrison Frazier), Levon Johnson, Kelby Love's mom and another family member

PRESENT BY WEBEX: Chris Pottratz, Cooper Moody, Lewis Anne Deputy, Danielle Neal, Bradley Tracy, ML

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 Mr. Steffen, Vice-President.

AMENDMENT OF JUNE 11, 2024 AGENDA

Mr. Steffen asked for a motion to amend the June 11, 2024 Agenda. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

APPROVAL OF MAY 14, 2024 REGULAR MEETING MINUTES

Mr. Steffen asked for a motion to approve the May 14, 2024 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, minutes approved.

NEW BUSINESS

A. OPENING OF BIDS

No bids were submitted

B. 1000 BLOCK MAIN STREET DEVELOPMENT

Mr. Mike Huber and Ramone Morrison from Garrison Frazier presented on plans for the 1000 block of South Main Street Development. They addressed the commission and answered any questions.

Mr. Steffen asked for a motion to accept the proposal and approve the Garrison Frazier

development agreement and authorize redevelopment staff to enter into negotiations with the developer. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

C. RIVER DISTRICT ZONES 2 AND 3

Mr. Mike Huber and Dave Weaver presented on the River District Zones 2 and 3. Mr. Huber addressed the commission and answered their questions. Mr. Steffen asked for a motion to formally accept the proposal from EOZ (We Impact) and allow us to continue moving forward with the development agreement. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

D. 930 SOUTH MAIN ACCESS AGREEMENT

Mr. Jacob Wolgamood addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the access agreement as presented and authorize the staff to sign it. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

E. 2101-2111 SOUTH MAIN PURCHASE AGREEMENT

Mr. Adam Fann addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the sale on the terms set forth in the attached purchase agreement and approve the terms and conditions set forth in that agreement and authorize the president to approve any non material revisions she deems appropriate. Moved by Mr. Brown. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

F. FREIGHT STREET RFP RELEASE

Mr. Mike Huber addressed the commission and answered their questions. Mr. Steffen asked for a motion to authorize the real estate for sale in accordance with the RFP and the attached offering price is set forth in that RFP and to cause the notice to be published in the Truth of the offering. Moved by Mr. Brown. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

G. SOUTH MAIN DEMO – CROSS EXCAVATING

Mr. Jacob Wolgamood addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the employment of Cross Excavating and Demolition for additional services, approving the change order as presented and appropriate the sum of \$9,020.37 from the Downtown Allocation area Number ONE Special Fund to pay for those additional services. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

H. 142 STATE STREET

Ms. Mary Kaczka addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve employment of Iverson Grove to appraise real estate and appropriate \$900 from the CDBG Grant 2023 Program funds to cover the cost of the appraisals. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote. All in favor, motion approved.

Ms. Mary Kaczka addressed the commission and answered their questions. Mr. Steffen asked for a motion to authorize the offer the real estate for sale for residential use by person's income qualified under the NSP program affordability guidelines, approve the offering sheet attached to the resolution

and the form of public notice also attached and published in the Elkhart Truth. Moved by Mr. Brown. Seconded by Ms. Harris. Voice vote. All in favor, motion approved.

I. 2440 FRANCIS STREET

Ms. Mary Kaczka addressed the commission and answered their questions. Mr. Steffen asked for a motion to approve the revised subordination agreement as presented for 2440 Francis and authorize its execution. Moved by Ms. Harris. 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

- **Roundhouse** – EPA currently working through some documentation and a memo to be on site end of July to start scraping of the property to remove asbestos containing transite that was found. We are still in conversation about going down into the tunnels to do any excavations there.
- **State Road 19** – Currently on schedule, completion end of November this year. The sidewalks and driveways on the north end of the toll road are nearing completion.
- **930 South Main** – The city acquired the property in 2018 in tax sale. The property was demolished in 2008 by a private owner. That owner did apply for some funds through the EPA to have the five underground storage tanks removed. The City had no knowledge that this property used to be a filling station when we took it in tax sale. From our understanding through Indiana Brownfields Program and the IFA is that the previous owner would not allow IFA or Indiana Brownfields on site to do the work so now here we are with having to remediate this site. The City has filled out a POSI application for the clean-up of this property.
- **1101 Beardley** – currently updating documents for the clean-up of this property. Robert's Environmental is our consultant to oversee that remediation program. They are submitting all of the updated documents to IFA in Indiana Brown Fields and awaiting approval.

OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$15,722.14.

Mr. Steffen asked for a motion to approve the Warrick and Boyn invoice in the sum of \$15,722.14.

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

The commissioners have the TIF Reports in their packet.

PUBLIC COMMENT

Ms. Lewis Anne Deputy asked the commission to revise the May 14, 2024 minutes to include her comment regarding the habitual track record of ignoring Indiana Code 37-16-7-14-19 in regards to the prices being offered not exceeding the average of two independent appraisals of fair market value. We have offered more than the average of the two independent appraisals in regard to Freight Street, 1111 Prairie Street and 121 Franklin Street. Ms. Deputy feels this sends the message that the Redevelopment Commission will always pay the seller more than the average of the two independent appraisals and unfortunately this is falsely increasing the assessed values and will impact citizens and businesses because their properties are going to go up and they will be paying

more in taxes. Additionally the Redevelopment Commission is liberally interpreting that code when it states it does not have to tell the citizens what the average of the two appraisals are. The code states that the appraisals are not open for public inspection. That doesn't mean they need to share what the average of those appraisals are to the citizens and doesn't mean we shouldn't be providing that to the citizens for transparency and accountability. Ms. Deputy highly recommends the May 14, 2024 minutes be revised to reflect her comments.

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. Brown. Voice vote. All in favor, motion approved. The meeting adjourned at 4:48 p.m. Next meeting is on Tuesday, April 9, 2024 at 4:00 p.m. in Council Chambers.

Wes Steffen, Vice-President

Memo

To: Redevelopment Commission Member
From: Adam Fann
Date: 7/3/24
Re: Appraisals

Staff is requesting an appropriation to cover appraisal costs associated with vacant lots owned by the Commission that have not been offered for sale as well as parcels that could be included in future strategic acquisitions. Staff is requesting the Commission appropriate \$10,000 from the Downtown TIF and \$10,000 from the Consolidated TIF for a total of \$20,000 to cover these costs.

RESOLUTION NO. 24-R-_____

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE
CITY OF ELKHART, INDIANA, AUTHORIZING APPRAISALS FOR
POTENTIAL SALES AND ACQUISITIONS AND APPROPRIATING FUNDS

Whereas, The Commission desires to appropriate funds to cover the cost of property appraisals for sale and acquisition purposes in both the Downtown and Consolidated TIF Areas; and

Whereas, the staff requests an appropriation of \$20,000 to fund such appraisals as needed.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission hereby authorizes the staff to order appraisals as needed for real estate sale and acquisition purposes in the Downtown Allocation Area No. 1 and the Consolidated South Elkhart Economic Development/Redevelopment Allocation Area.
2. The Commission appropriates \$10,000.00 from the Downtown Allocation Area No. 1 Special Fund and \$10,000.00 from the Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to cover the cost of the appraisals.
3. The Officers of the Commission are authorized to execute and deliver all contracts and do all acts which they deem necessary and desirable to carry out the terms of this Resolution.

ADOPTED BY MAJORITY VOTE AT A MEETING OF THE COMMISSION THIS 9TH
DAY OF JULY 2024.

CITY OF ELKHART, REDEVELOPMENT
COMMISSION

By _____
Sandra Schreiber, President

ATTEST:

By _____
Dina Harris, Secretary

Memo

To: Redevelopment Commission Member
From: Adam Fann
Date: 7/3/24
Re: Down Town After Dark

Staff has been contacted by Bil Murray with a new and exciting addition to the Down Town After Dark program. Please see attached presentation. Staff is requesting the Commission appropriate up to \$50,000 from the Downtown TIF for the continuation and expansion of the program.

Downtown After Dark 2024 – 2025

City of Elkhart RDC Proposal

Slide 1

Last year I came to you with a request to fund an experiment. With a long term plan to make downtown Elkhart and the River District recognized as a “City of Lights,” we wanted to see how people reacted to several installations around Main Street and near NIBCO Park.

The idea was to keep the lights on display for a couple of weeks. If people liked them, we would figure out a way to fund them longer range. If they were not so keen on what we put up, we would take them down and try something new the next year.

The response was so strong our two week experiment was extended to six months!

Slide 2

We lit 50 trees on Main Street.

People loved them. Within days we were told the lights made the city feel welcoming, more friendly and safer.

Slide 3

With the support of NIBCO executives, the company’s engineers designed and built a 10 foot tall sculpture with light and fire features. That top was supposed to be up for two weeks. It was so popular, NIBCO donated the piece and it has been permanently installed at the Ice and Water Park. With roller skating now a part of NIBCO park’s programming, the sculpture will be enjoyed by even more people.

Slide 4

There are two pieces that were initially installed on Civic Plaza. The first is a four foot tall lighted pyramid. This is now in storage and was moved to several locations before it was put away.

The second is still posted on the railing at Civic Plaza. Matt Harrison, a local business man, made and built a small selfie station. Like everything else, it was supposed to come down, but it was kept up, because people have been seen taking pictures with it.

Slide 5

One of the lessons we learned is that more lights in a single location draw greater attraction. We provided the City with 20+ stands of light. We need to make them more prominently displayed.

One big learning is that bigger, bolder and brighter is better. 1,500 lights on each of 50 trees is a lot more impactful than 150 lights on a railing near Civic Plaza.

Slide 6

Since we started “Downtown After Dark” we learned about a State of Indiana program called “CreatINg Places.” The state is working with an organization called Patronicity, who specializes in crowdfunding to raise funds to match a state grant. The range of projects runs from \$10,000 to \$100,000. Our aim is to secure, in addition to what the RDC can provide, the full \$100,000.

In doing so, we will be able to do more things:

- Set up more permanent displays
- Continue to try new and different things
- Help support the installation of more public art in downtown and the River District

The Patronicity/State of Indiana initiative is intended to fund four key things:

Slide 7

1. Making Civic Plaza the cities premier example of the attraction and impact of lights

Slide 8

2. To commission the design and build of a 15 foot tall custom made lighted elk sculpture

Slide 9

3. To install three different projection mapping features downtown

Slide 10

4. To light Centennial Bridge from Sycamore Street to Island Park

This funding, in addition to what the RDC can do, will have both near term and long term effects on areas of importance to the City of Elkhart:

- They will strengthen the perception that downtown Elkhart is safe after dark
- They will attract residents and visitors
- They will encourage them to walk around the city and explore
- They will get people to be more likely to enjoy our restaurants, bars and entertainment venues
- They will get people talking about downtown Elkhart and the River District as a place to go.

Slide 11

As of right now, here are how we propose to use the funds from Elkhart’s RDC:

- Lighting on Jackson Street Meridian
- Riverwalk Sculpture Installations
- More Projection Mapping Installations (Civic Plaza?)
- Update Art Alley
- Host and Event
- If needed, we will adjust to pay for Main St. trees

Slide 12

Here are a couple of examples of commercially available sculptures. It would be these, or some very similar, that we would want to install.

Slide 13

As you can see, we are thinking big and our plans are ambitious. As I said, we have learned that Bigger, Bolder and Brighter is Better. We strongly believe that we can pull this off. However, your support, financial and otherwise is essential.

Slide 14

Our aim is clear: We want to make Elkhart shine.

That is why we are asking again for \$50,000.

Thank you.

2024 - 2025

present

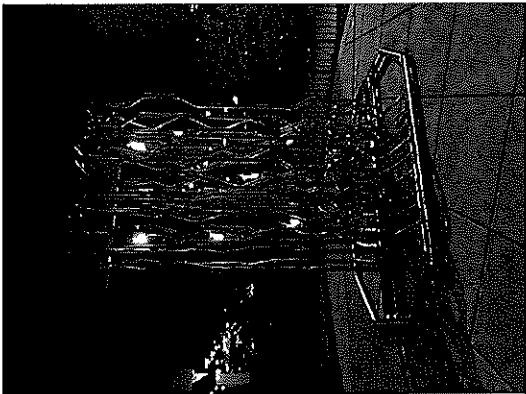
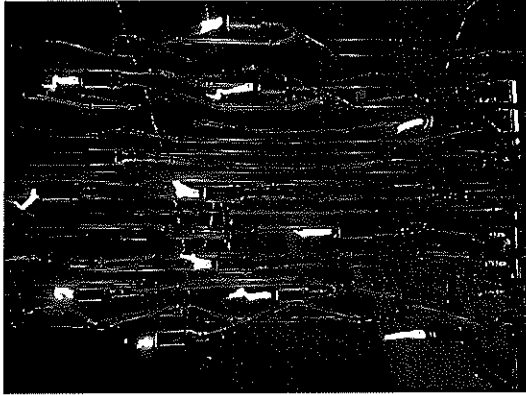
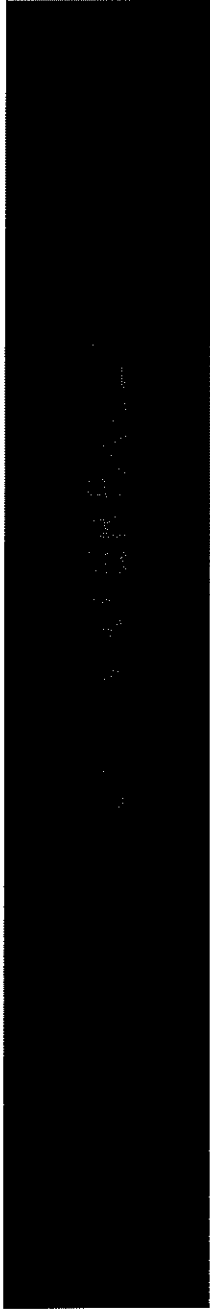
**DOWNTOWN
AFTER DARK**

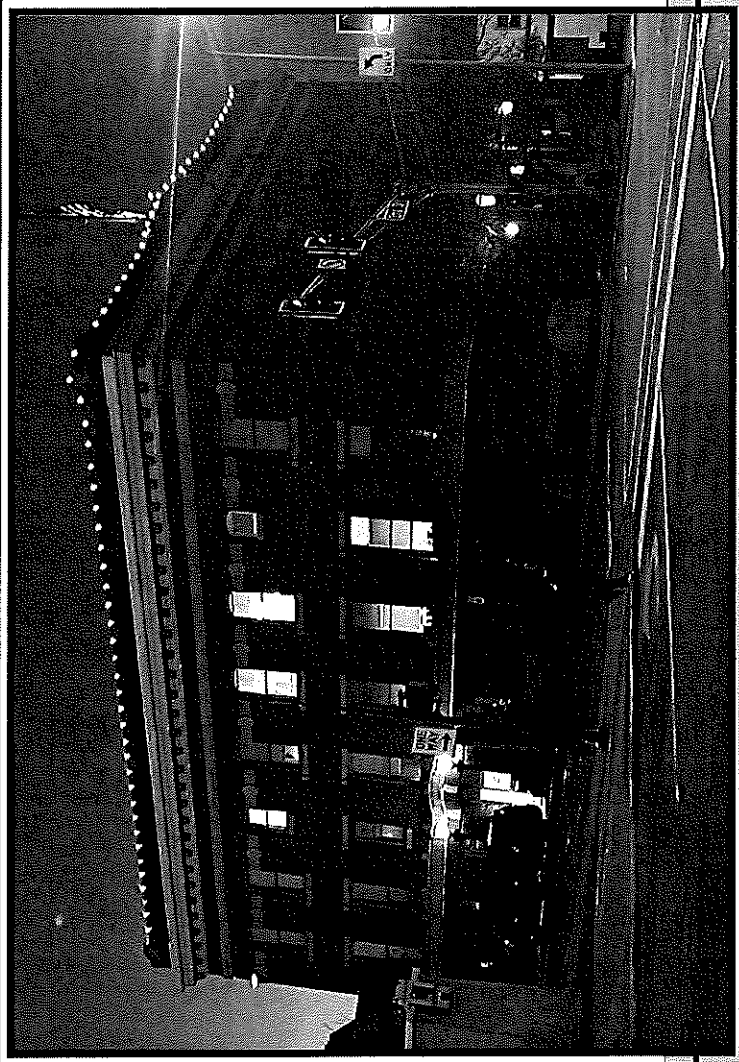
September 15 - 22

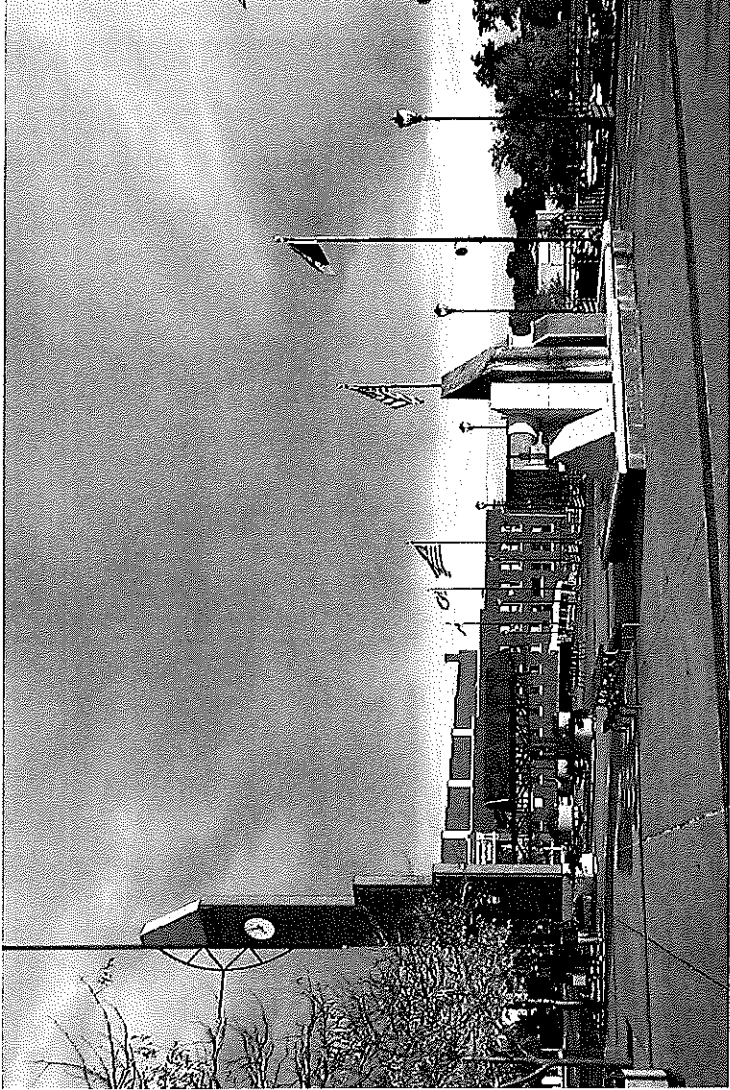
DOWNTOWN

FEATURING
LIGHT · LIVE · DANCE
DISPLAYS · MUSIC · PARTY

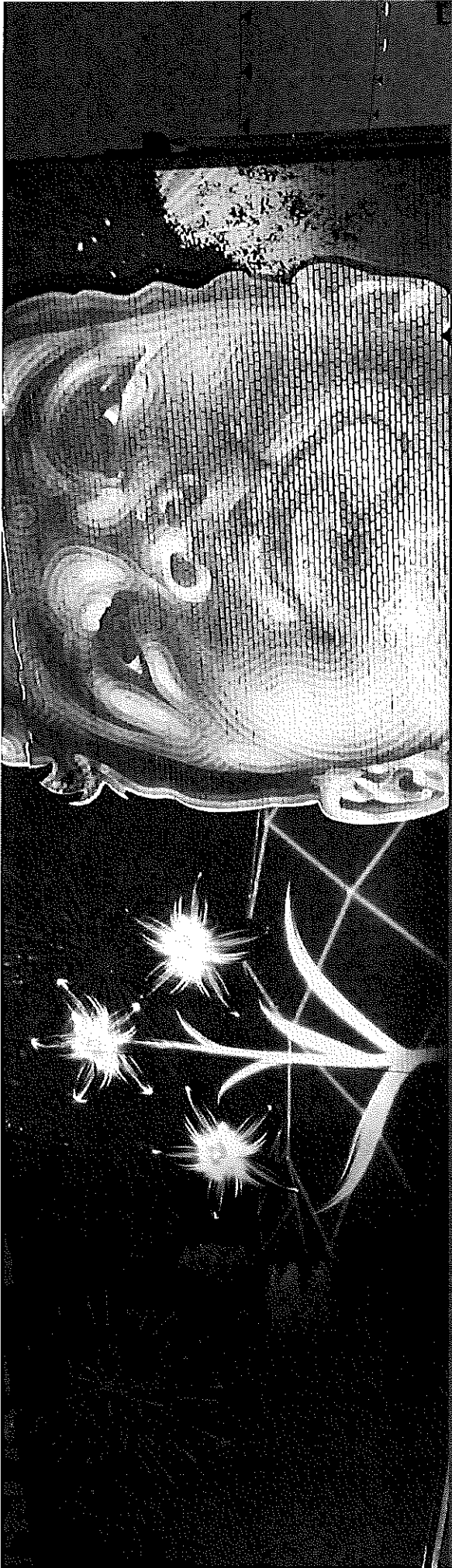
The poster features a black background with a white starry night sky. At the top left, there are logos for 'DOWNTOWN DISTRICT' and 'present'. The main title 'DOWNTOWN AFTER DARK' is in large, bold, white, block letters. Below it, the dates 'September 15 - 22' are written in a white script font. The word 'DOWNTOWN' is written in a large, white, stylized font that resembles a city skyline. At the bottom, the word 'FEATURING' is followed by a list of activities: 'LIGHT · LIVE · DANCE' and 'DISPLAYS · MUSIC · PARTY'.







CIVIC
PLAZA



PROJECTION MAPPING

Target Locations: Elkhart Public Library, The Lerner Theatre, The Art Museum

2024-2025 RDC PRIORITIES

- Lighting on Jackson Street Meridian
- Riverwalk Installations
- More Projection Mapping Installations
- Update Art Alley
- Event
- If needed, we will adjust to pay for Main St. trees

DOWNTOWN AFTER DARK

Bigger

Bolder

Brighter

RESOLUTION NO. 24-R-_____

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF ELKHART, INDIANA,
APPROPRIATING FUNDING FOR DOWNTOWN AFTER DARK

Whereas, The Commission has received the attached request to provide funding for the Downtown After Dark project (the "Project"); and

Whereas, the Commission believes it is in the best interest of the City, the Area, and the inhabitants to approve and provide the funding for the Project.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission approves funding for the Project in the amount of \$50,000.
2. The Commission appropriates the not-to-exceed sum of \$50,000.00 from the Downtown Allocation Area No. 1 Special Fund to help cover the cost of the Project, with any unused funds to be returned to the appropriate account.
3. The Officers of the Commission are hereby authorized to execute all agreements and do all acts which they deem necessary and desirable in furtherance of this Resolution.

ADOPTED BY MAJORITY VOTE THIS 9TH DAY OF JULY 2024.

CITY OF ELKHART, REDEVELOPMENT
COMMISSION

By _____
Sandra Schreiber, President

ATTEST:

By _____
Dina Harris, Secretary

RESOLUTION NO. 24-R-_____

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF
ELKHART, INDIANA, APPROVING LEASE EXTENSION AGREEMENT

Whereas, Bill's BBQ lease at Woodland Crossing is expiring and the tenant has requested the lease be extended subject to five (5) one year renewal options to be exercised at the option of Tenant; and

Whereas, the Commission has reviewed the attached Lease Extension Agreement attached hereto (the "Agreement") and finds the same acceptable and should be approved.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission hereby approves the form and terms of the attached Agreement.
2. The Officers of the Commission are hereby authorized to execute and deliver the Agreement and do all acts which they deem necessary and desirable in furtherance of this Resolution.

ADOPTED BY MAJORITY VOTE AT A MEETING OF THE COMMISSION THIS 9th
DAY OF JULY 2024.

CITY OF ELKHART, REDEVELOPMENT
COMMISSION

By _____
Sandra Schreiber, President

ATTEST:

By _____
Dina Harris, Secretary

Rod Roberson
Mayor

Michael Huber
Director of Development Services



Development Services
Community Development
Economic Development
Planning Services
Redevelopment
229 S. Second St.
Elkhart, IN 46516
574.294.5471
Fax: 574.295.7501

Warrick & Boyn

June 2024

Invoice

Total Current

Work

\$8,132.31