



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, and Glenda Love

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 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 Beardsley** – 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

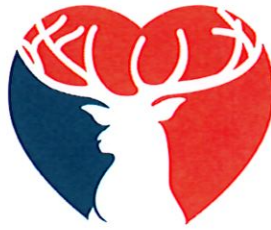
more in taxes. Additionally the Redevelopment Commission is liberally interpreting that code when it states it does not have to tell the citizens what the average of the two appraisals are. The code states that the appraisals are not open for public inspection. That doesn't mean they need to share what 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



City of Elkhart
Redevelopment Commission

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For June 7, 2024

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

PRESENT BY WEBEX: Chris Pottratz, Willie L. Brown, Dina Harris

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 June 11, 2024.