



City of Elkhart  
*Redevelopment Commission*

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

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PRESENT: Willie Brown, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka

PRESENT BY WEBEX: Chris Pottratz, Corinne Straight, Lewis Anne Deputy, ML, Cooper

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 TO THE AGENDA

Remove item E, lease modification for Bill's BBQ.

APPROVAL OF JUNE 11, 2024 REGULAR MEETING MINUTES

Ms. Schreiber asked for a motion to approve the June 11, 2024 Regular Meeting Minutes. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

Ms. Mary Kaczka addressed the commission. We received one bid for 142 State Street from Bruce Jones with JI Contracting for \$1,000 with commitments to fund lead abatement and remodeling to the amount of \$64,820 and a commitment to rent it out to an income qualified individual at 50% of area median income for the next five years. Ms. Schreiber asked for a motion to refer the proposal to staff and ask them to negotiate a purchase and development agreement back to the commission at the next meeting. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

B. ACCEPTANCE OF RFP RESPONSES

Mr. Mike Huber addressed the commission presenting two proposals for acceptance. The first proposal from Garrison Frazier is for the Freight Street redevelopment RFP. The second proposal from Neighborhood Evolutions is for the Woodland Crossing redevelopment RFP. Ms. Schreiber

asked for a motion to acknowledge receipt of proposals and refer them to staff to circulate and negotiate. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

#### C. VACANT LOT APPRAISALS

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to authorize staff to order appraisals needed for real estate on lots and appropriate \$10,000 from Downtown Allegation Area No. 1 Special Fund and another \$10,000 from Consolidated South Elkhart Allocation Special Fund to cover the cost of appraisal. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### D. DOWNTOWN AFTER DARK

Mr. Bil Murray addressed the commission and presented a slide show on the future plans for Downtown After Dark. Ms. Schreiber asked for a motion to approve funding for the project and appropriate \$50,000 from Downtown Allocation Area No. 1 Special Fund to cover the cost of the project. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, four in favor, one abstention. Motion approved.

#### E. LEASE MODIFICATION FOR BILL'S BBQ

This item was removed from agenda.

#### STAFF UPDATES

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

- **930 South Main** – POSI work to be starting.
- **Roundhouse** – Email into EPA asking when they are going to be out to do asbestos stuff
- **State Road 19** – moving right along
- **Benham Application** submitted to the regional partnership was advanced and we were given the go ahead and apply directly to Lilly.

#### OTHER BUSINESS

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$8,132.31  
Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$8,132.31.  
Moved by Mr. Roberts. Seconded by Steffen. Voice vote, all in favor. Motion approved.

#### 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. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved. The meeting adjourned at 3:25 p.m. Next meeting is on Tuesday, August 13, 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 July 5, 2024

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PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Mike Huber, Jacob Wolgamood, Sherry Weber, Corinne Straight, and Chris Pottratz.

PRESENT BY WEBEX: Gary Boyn, Gerry Roberts, Sherry Weber, Mary Kaczka, ML

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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 July 9, 2024.