

City of Elkhart

Redevelopment Commission

REGULAR MEETING

ELKHART REDEVELOPMENT COMMISSION

LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS

Tuesday, August 13, 2024

4:00 p.m.

PRESENT: Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Dorisanne Nielsen, Gary Boyn, Sherry Weber (Recording Secretary), Adam Fann, Jacob Wolgamood, Corinne Straight, Joshua Hofer, Drew Wynes, Ambrose Kamy, Alex Holtz, Trina Harris, Dave Weaver, and LaTonya King

PRESENT BY WEBEX: Chris Pottratz, Lewis Anne Deputy, ML, Mike Huber, Mary Kaczka, Jim Hines, Jon O

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

Ms. Schreiber asked for a motion to amend the agenda for August 13, 2024. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved

APPROVAL OF JULY 9, 2024 REGULAR MEETING MINUTES

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

NEW BUSINESS

A. OPENING OF BIDS

Mr. Adam Fann addressed the commission. Ms. Schreiber asked for a motion to refer staff to negotiate terms in the final development agreement for the Freight Street District. Moved by Mr. Steffen. Seconded by Mr. Harris. Voice vote, all in favor. Motion approved.

B. 117 FREIGHT STREET EASEMENT

Mr. Adam Fann addressed the commission. Ms. Schreiber asked for a motion to transfer 16 foot of the property described in the resolution to the City of Elkhart as is set forth in the resolution. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

C. 824 REN STREET ADDITIONAL TESTING

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of Environmental Management Consultants to do additional testing at a cost of \$11,937.95 to be appropriated out of the Consolidated South Elkhart TIF Area. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

D. TRANSFER OF REAL ESTATE 2101-2111 SOUTH MAIN & TRACT B

Mr. Adam Fann addressed the commission and answered their questions. Ms. Schreiber asked for a motion to accept the property described on the resolution from the Board of Public Works. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

E. 121 W. FRANKLIN PURCHASE AGREEMENT

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the amendment to the purchase agreement as presented. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

F. WOODLAND CROSSING MASTER PLAN DEVELOPMENT

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of WBK Engineering, LLC at a fee not to exceed \$75,000 to perform services set forth in the attached contract for services and appropriating that sum from Consolidated South Elkhart TIF Area. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the employment of Neighborhood Evolutions, LLC at a fee not to exceed \$258,000 to perform the services set forth in the attached contract for services and approve the use of American Recovery Plan Act funds to cover the cost of for parts one and two and Woodland Crossing Shopping Center revenue to cover the costs of part three services. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

G. G&W VRP RATIFICATION

Mr. Gary Boyn addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the amendment to the voluntary remediation agreement in the form submitted and ratify the present execution of that modified agreement. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

H. LABOUR PUMP LITIGATION COSTS

Mr. Gary Boyn addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the Ice Miller invoice in the amount of \$5,501.44, which is attached to the resolution,

and appropriate that sum from Consolidated South Elkhart TIF to pay this invoice. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

I. 142 STATE STREET PURCHASE & DEVELOPMENT AGREEMENT

Ms. Mary Kaczka addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the purchase and development agreement and all attachments to that agreement. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

J. WOODLAND CROSSING REROOFING BIDS

Ms. Mary Kaczka addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the reroofing project and request funding for the roof work, requesting the Board of Works enter all contracts and take all actions to supervise and complete the project on the Commission's behalf in appropriating \$440,000 from the Consolidated South Elkhart TIF to cover the cost of the project with any unused funds to be returned. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

K. RIVER DISTRICT TIF PLEDGE

Mr. Mike Huber addressed the commission and answered their questions. Ms. Schreiber asked for a motion to approve the pledge of TIF revenues to the project pledging area four TIF revenues to the series A bonds, area five TIF revenues to the series B bonds and area six TIF revenues to the area C bonds, all is more fully set forth in the resolution. Moved by Mr. Roberts. Seconded by Ms. Harris. Mr. Steffen recused himself from the vote as he is an adjacent property owner. Voice vote, three in favor, one abstention. Motion approved.

STAFF UPDATES

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

- 930 South Main – Remediation is done. Five tanks were removed from the property equaling about 13,000 gallons. One tank was still filled with some oil, which was taken care of once the tanks were removed. Between 500-800 tons of impacted soil has been removed from the site and filled in the hole.
- Roundhouse – EPA is currently on site brush hogging large areas. They have air monitoring systems above the property, putting up a fence and have brought in several job site trailers. EPA is planning to be on site for about 2-3 months.
- Walter Piano – Had a meeting with IFA and Indiana Brownfield Program. The remediation plan has been adjusted slightly to do a larger ISCO event injecting more liquid into the ground to see if we can get some better results and we are actually stepping out a little further to the northeast to see if there are any impacts out farther from the plume.
- State Road 19 – Things are on schedule for completion. Stones are currently being placed on one of the bump outs. The linear park should be done about the middle of next month and they will be pulling all of the barricades and traffic closure stuff.
- 1101 Beardsley – Documents have been submitted to IFA and Indiana Brownfields and we are awaiting their approvals. Injections should happen yet this year and we are looking at

potentially bidding the excavations this winter to get on the schedules of contractors for an early spring excavation.

- Benham Plan Initiative – We had a very successful Benham Neighborhood Initiative Open house last week. There was a lot of excitement in the room, really good information shared from the developers for the South Main Street Corridor Projects, who answered a lot of great questions. We are finalizing the application to the Lilly Endowment Blight Elimination Funding Opportunity through IEDC that is part of the READI two part program. There is about \$175,000,000 of new investment total in all of the projects we are applying for. We are looking at a grant request of about \$35,000,000 from Lilly. We are excited about the opportunity to leverage the City's dollars and bring that investment from the state to help us make this transitional program happen.

OTHER BUSINESS

Mr. Gary Boyn stated the current work amount on the Warrick and Boyn invoice is for \$24,528.02. Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$24,528.02. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

The commissioners have the TIF Report.

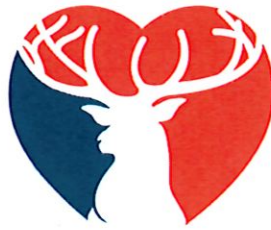
PUBLIC COMMENT

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. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:35 p.m. Next meeting is on Tuesday, September 10, 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 August 9, 2024

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Mike Huber,
Adam Fann, Jacob Wolgamood, Sherry Weber, Corinne Straight,
Alex Holtz, Drew Wynes.

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 August 13, 2024.