

**REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday January 11, 2022  
4:00 p.m.**

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**PRESENT IN-PERSON: SANDI SCHREIBER, ALEX HOLTZ, GERRY ROBERTS, WES STEFFEN,  
DORISANNE NIELSEN, GARY BOYN and DINA HARRIS  
ADAM FANN, KRISTEN SMOLE, DAYNA BENNETT, ERIC TROTTER,  
LASHAWN BROOKS (RECORDING SECRETARY)**

**PRESENT BY WEBEX: CHRIS POTTRATZ, DAVID WEAVER, LAURA MILLER, ARVIS DAWSON**

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**CALL TO ORDER**

This meeting was held in-person, telephonically, and virtually through WEBEX. Due to the nature of the meeting. The meeting was called to order at 4:05 p.m. by Mrs. Schreiber, President.

Minutes from November 9, 2021 and December 114, 2021 Redevelopment was motioned for approval by Mr. Steffen and second by Mr. Roberts. Voice vote carried with all in favor and non-opposed. Minutes approved

Mayor sworn in Dina Harris as new member to the Redevelopment Commission.

**NEW BUSINESS**

- A. ELECTION OF OFFICERS:** Mr. Steffen nominated Mr. Alex Holtz as the Secretary for Redevelopment Commission and Mr. Holtz accepted. Voice vote carried with all in favor and non-opposed.  
Mr. Holtz nominated Mr. Wes Steffen as Vice President of Redevelopment Commission and Mr. Steffen accepted. Voice vote carried with all in favor and non-opposed.  
Mr. Steffen nominated Mrs. Sandra Schreiber as the President for Redevelopment Commission and Mrs. Schreiber accepted. Voice vote carried with all in favor and non-opposed.

- B. APPROVING PURCHASE AGREEMENTS FOR FEMA FLOOD DAMAGED PROPERTIES AND APPROPRIATING FUNDS-173 N. 6<sup>TH</sup> STREET-** Mr. Fann stated this is the last of our acquisitions in the FEMA flood buyout program. He stated the appropriations are for \$30k and not to exceed \$33k; to include the purchase of the building as well as any closing costs. A motion was made by Mr. Roberts and second by Mr. Steffen approving the resolution of purchase agreement for FEMA flood damage properties and appropriating funds.

Mr. Boyn stated the purchase price is \$22k and we are appropriating \$5500.00 from the CDBG funds to apply to the purchase price and \$30k from the CDBG special funds to pay closing and related acquisition and demolition costs, with any excess funds to be returned to appropriate account. Total of \$35,500.00. Mrs. Nielsen stated we had an organization called the Archive Association of River Neighborhoods. She stated the first thing they did was to vote to never call it the "hole" and they discovered that if we took down houses on 6<sup>th</sup> and 3<sup>rd</sup> they could not be rebuilt if that a flood plain. She asked if any idea what they think they are going to do with area?

Mr. Fann stated that the area within the River Vista Neighborhood did a River Vista Plan in 2012 or 2014 and that area was slated for green space. Mrs. Nielsen stated her wishes for a golf-course. Mr. Trotter stated for clarity that these 6 homes that were selected as a part of this FEMA grant, where a result of the floods in 2018. He stated we were awarded this grant with help because we had to have some matching funds and it helped that the City had gone through the trouble and the effort of working on a plan. He stated we were looking into the future about what to do with that particular riverbed neighborhood because it is a flood way and we were not going to support any new redevelopment in that area. Mr. Trotter stated this particular grant was supported by the plan

that had been previously approved. He stated that entire neighborhood is in the flood way and any new construction would have to be approved by the state, which is very unlikely and we, as the staff, and we, as the city do not support additional development in a flood way because its perpetuates problems down. So the goal is to eliminate these structures to provide a spot for the water to overflow it and to do it's naturally.

Voice vote carried with all in favor; resolution approved

- C. AMENDED RESOLUTION 505-507 WEST HIGH STREET-** Mr. Fann stated this is just a clean-up on his end, last month when I asked for the appropriation, I asked for it out of the Downtown TIF and the property is not within the Downtown TIF. He stated we are moving it to account 294 and just wanted to go on record with the correction.

Mr. Boyn stated we are going on record by adopting this resolution and writing that the money is coming out of 294 and not out of Downtown TIF.

Mr. Roberts made motion to approve the changes to resolution and Mr. Steffen second the motion.

Voice vote carried with all in favor and non-opposed. Approved

- D. APPROVING RESOLUTION OFFERING 505-507 WEST HIGH STREET FOR SALE-** Mr. Fann stated a memo was provided in your packets for the offering of this parcel. He stated we have had some interest to the adjoining property from the property owner to the west. He stated staff is asking that the Commissioners offer this parcel for \$4300. Mr. Boyn stated it's a general advertisement for everybody. Mr. Boyn stated we are approving the offering plus the offering sheet and the public notice form.

Mr. Holtz made a motion to the resolution offering for sale of the properties and Mr. Steffen second.

Voice vote carried with all in favor and non-opposed. Approved sale of \$4300.

- E. VETTING PROCESS FOR ZONE 2 AND 3-** Ms. Dana Bennett, Director of Development Services for City of Elkhart stated that a first kind of demonstration of vetting process on a project that is going through the newly described vetting process. So each of you have kind of the scoring for those in the committee that participated in the vetting process, she stated. Ms. Bennett stated the process went over all of the areas that we discussed aesthetics, quality of the proposal, the financing of the proposal, its responsiveness to the proposal and all of those scoring you have the spreadsheet of including some comments made by the different disciplines who reviewed the proposal. She stated members of Development Services, Public Works, construction expert, banking industry and urban planning to review it. She stated that all of those different disciplines participated in commenting on the proposal that is before you and scored and provided a narrative behind their scoring. She stated everybody saw the proposal as favorable, but did have some concerns that they each raised in different areas. Some of it is about design, financing, environmental and each discipline raised their concerns in what they saw as good about the proposal. Ms. Bennett stated that all we are asking for today is the ability to move forward in the consideration of the proposal pending some further negotiation around some of the issues that were made.

Mr. Roberts made motion to authorize the staff to work with offer to work out details and prepare a development agreement to bring back to the Commission for approval; Mr. Holtz second the motion. Voice vote carried with 1 recused and all others in favor and non-opposed. Approved to move forward.

Mr. Steffen stated he would like it to be on record that he is an adjacent property owner and would recuse himself from any conversations in regards to Zone 2 and 3.

Ms. Bennett stated that the developer, Dave Weaver was on the webex if any questions.

### **STAFF UPDATES**

Mr. Fann provided updates on South Main and its opening for the Winter and some street furniture and lighting will be coming in the Spring. He stated the Mejier project is finalizing design and feedback from the city and land owners. He stated the railroad work on South Main is still on going. He stated they have been going through a lot of the documentation that the railroad companies have provided on their ruling on using their horns. Mr. Fann stated we should be going

to bid on work for County Road to Windsor this year close to Spring and the work for the Wayfinding will be coming to the Commission for an ask to continue that process in land acquisition right-away improvements.

**OTHER BUSINESS**

Approval of Invoice – Warrick & Boyn (December 2021) totaling \$11,007 with a credit due to overpayment in November and remaining balance of credit in the amount of \$692.50.

Motion made by Mr. Roberts and second by Mr. Holtz to approve payment of invoice. Mrs. Schreiber asked for any questions or comments from the Commission or public. All were in favor, none opposed. Voice vote carried. Approved.

**ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 4:28 p.m. Next meeting Tuesday, February 8, 2022 at 4:00 pm. In Council Chambers. Executive Session will be held on Friday February 4, 2022 at 10:30 a.m. “discuss strategy with respect to pending litigation pursuant to IC 5-14-1.5-6(b)(2)(B)

  
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**SANDRA SCHREIBER, PRESIDENT**