



City of Elkhart

Redevelopment Commission

REGULAR MEETING MINUTES

ELKHART REDEVELOPMENT COMMISSION

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

Tuesday, October 10, 2023

4:00 p.m.

PRESENT: Alex Holtz, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Dorisanne Nielsen, Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Kristen Smole, Sherry Weber (Recording Secretary)

PRESENT BY WEBEX: Chris Pottratz and Lewis Anne Deputy

Call to Order

This meeting was held in-person, telephonically and virtually through WEBEX. Mrs. Schreiber called the meeting to order at 4:00 pm.

Approval of September 12, 2023 Regular Meeting Minutes & September 25, 2023 Special Meeting Minutes

Mrs. Schreiber asked for a motion to approve the September 12, 2023 Regular Meeting Minutes and the September 25, 2023 Special Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, minutes approved.

New Business

A. Open Offers

Adam Fann addressed the commission stating there are no bids to open.

B. Public Hearing on West 78 Business Park Economic Development Area and TIF Allocation Area

Mrs. Schreiber opened the Public Hearing. Mr. Mike Huber discussed the West 78 Business Park Economic Development Area and TIF Allocation Area and answered questions. Mr. Gary Boyn noted the public notice that is required to be filed and printed in the local paper has run. There was no public comment. Ms. Schreiber closed the public hearing.

C. West 78 Confirmatory Resolution

Mrs. Schreiber asked for a motion to approve the confirmatory resolution approving an Economic Development Area, an Economic Plan and establish an Allocation Area for purpose of tax increment financing. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor, minutes approved.

Public Hearing on Parkway at 17 Confirmatory Resolution

Mrs. Schreiber opened the Public Hearing. Mr. Mike Huber presented on the Parkway at 17 confirmatory resolution and answered questions. Mr. Gary Boyn noted the public notice required to be filed and printed in the local paper has run and the Plan Commission and City Council have both adopted the resolutions they had to adopt. There was no public comment. Ms. Schreiber closed the public hearing.

D. Parkway at 17 Confirmatory Resolution

Mrs. Schreiber asked for a motion to approve the confirmatory resolution to designate and declare the Parkway at 17 Economic Development Area Plan and establish an Allocation Area for purposes of tax increment financing. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

E. River District Zone 1 Allocation Areas 4, 5 & 6 Declaratory Resolution

Mr. Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the resolution to amend the declaratory resolution and the redevelopment plan for the Downtown Urban Renewal Area. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

F. RFP for Disposition and Development of new Amphitheater project – Central Green

Mr. Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to authorize issuance of a request for proposal for lease of the Art Pat Decio Central Green space. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

G. Demolition Contract for 1108 Benham

Ms. Mary Kaczka addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the demolition contract for 1108 Benham and appropriate up to \$35,000 from CDBG Special Fund to cover the cost of demolition services. Moved by Mr. Holtz. Seconded by Ms. Harris. Voice vote, all in favor, motion approved.

H. Redevelopment Commission 2024 Meeting Calendar

Mrs. Schreiber asked for a motion to approve the Redevelopment Commission 2024 Meeting Calendar. Moved by Mr. Holtz. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

Staff Updates

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

- **200 Jefferson Street** – Adam spoke with Building Commissioner and the house is a total loss after the latest fire.
- **State Road 19** – The City has received notice to proceed with the project.

- **Roundhouse** – Madam and Jacob met with the state. They are going to do some asbestos surveying, some ground penetrating radar and additional testing from monitoring wells we have installed.
- **1101 Beardsley** – The building is about half way torn down.

Other Business

Mr. Gary Boyn stated the current work amount on the Warrick and Boyn invoice is for \$31,130.52. Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$31,130.52. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor, motion approved.

Public Comment

No public was present to address the Commission for public comment.

Adjournment

There being no further discussion, Mrs. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved. The meeting adjourned at 4:24 p.m. Next meeting is on Tuesday, November 14, 2023 at 4:00 p.m. in Council Chambers.



Wes Steffen, Vice President



2024
REDEVELOPMENT COMMISSION
MEETING DATES

The Redevelopment Commission meets the second Tuesday of each month at 4:00 PM and will broadcast from the 2nd floor, Council Chambers, Municipal Building, 229 S. Second Street, Elkhart, Indiana

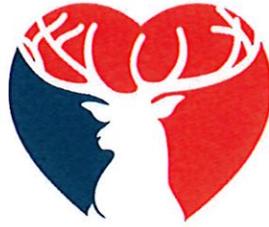
January	9
February	13
March	12
April	9
May	14
June	11
July	9
August	13
September	10
October	8
November	12
December	10



2024
REDEVELOPMENT COMMISSION
PRE-AGENDA MEETING DATES

The Redevelopment Commission Pre-Agenda meetings will broadcast from the Annex Large Conference Room, Annex Building, 201 S. Second Street, Elkhart, Indiana

January	5
February	9
March	8
April	5
May	10
June	7
July	5
August	9
September	6
October	4
November	8
December	6



City of Elkhart
Redevelopment Commission

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For October 6, 2023

PRESENT: Dina Harris, Sandi Schreiber, Alex Holtz, Gary Boyn, Mike Huber, Adam Fann, Jacob Wolgamood, Sherry Weber, Mary Kaczka, and Kristen Smole.

PRESENT BY WEBEX: Chris Pottratz, Ambrose Kamy, MMaday-WNDU

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 October 10, 2023.