



**REGULAR MEETING**  
**ELKHART REDEVELOPMENT COMMISSION**  
**LOCATION: CITY HALL, 2 ND FLOOR, COUNCIL CHAMBERS**  
**Tuesday, November 12, 2024**  
**4:00 p.m.**

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**PRESENT:** Dina Harris, Wes Steffen, Willie Brown, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Joshua Hofer, Drew Wynes, Dwight Fish, Dave Osborn, Andy Jones, Brad Hunsberger, and Alex Holtz

**PRESENT BY WEBEX:** Chris Pottratz, Gerry Roberts, Corinne Straight, Griffin Eaton at Juke Entertainment, Ambrose Kamy and Mary Lou Timmons

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**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 TO THE AGENDA**

Mr. Steffen asked for a motion to amend the agenda for November 12, 2024. Moved by Mr. Brown. Seconded by Ms. Harris. Roll call vote, all in favor. Motion approved

**APPROVAL OF REGULAR MEETING MINUTES**

Mr. Steffen asked for a motion to approve the October 8, 2024 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Brown. Roll call vote, all in favor. Motion approved

**NEW BUSINESS**

**A. OPENING OF BIDS**

Mr. Jacob Wolgamood addressed the commission stating we did receive three bids for the Freight Street demolition project. Pelley Excavation in the amount of \$48,551.00, Jerry Reed Excavating in the amount of \$54,550.00 and Russell Cross in the amount of \$71,223.75. Mr. Steffen asked for a motion to have staff review the bids and report back

once they have confirmed everything is included and are ready to make a recommendation. Moved by Ms. Harris. Seconded by Mr. Brown. Roll call vote, all in favor. Motion approved.

#### **B. 420 SOUTH SECOND STREET LEASE**

Mr. Adam Fann addressed the commission and answered questions. Mr. Steffen asked for a motion to approve the lease agreement of real estate to Addiction Recovery Center (ARC) on the terms set forth in the attached agreement. Moved by Mr. Brown. Seconded by Ms. Harris. Roll call vote, all in favor. Motion approved.

#### **C. LACASA RIVER VISTA PARCELS**

Mr. Adam Fann addressed the commission and answered questions. Mr. Steffen asked for a motion to accept the offer to sell the real estate (River Vista parcels) to the commission for \$67,400, approving the terms and conditions of the purchase agreement and appropriate \$46,800 from Downtown Allocation Area No. 1 Special Fund and \$25,600 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Special Fund. Moved by Ms. Harris. Seconded by Mr. Brown. Roll call vote, all in favor. Motion approved.

#### **D. GROVE COURT PROPERTY**

Mr. Adam Fann addressed the commission and answered questions. Mr. Steffen asked for a motion to accept the offer from Abrams to buy the Grove Court property for \$200 and approve the terms and conditions set forth in the attached purchase agreement. Moved by Ms. Harris. Seconded by Mr. Brown. Roll call vote, all in favor. Motion approved.

#### **E. AIRPORT HANGAR**

Mr. Adam Fann and Mr. Andy Jones (Director of Elkhart Airport) addressed the commission and answered questions. Mr. Steffen asked for a motion finding that the economic development of the Municipal Airport's purpose and project of the commission for which the Aeroplex funds may be spent and appropriate \$275,000 from Aeroplex Allocation Area Special Fund to reimburse the City for expenditures made for this project with any unspent funds being returned to the appropriate account. Moved by Ms. Harris. Seconded by Mr. Brown. Roll call vote, three in favor, one abstained. Motion approved.

#### **F. JUKE PROPOSAL**

Mr. Mike Huber and Griffin Eaton from Juke Entertainment addressed the commission and answered questions. Ms. Harris made a motion to table this agenda item until the December RDC meeting. Seconded by Mr. Brown. Roll call vote, three in favor, one opposed. Motion passes.

#### **G. TIF SPENDING PLANS**

Mr. Mike Huber addressed the commission and answered questions. Mr. Steffen asked for a

motion to open a public meeting and continue it through the special meeting later this month. Moved by Mr. Brown. Seconded by Ms. Harris. Roll call vote, all in favor. Motion approved.

#### **H. AWARD FREIGHT STREET DEMO BID**

Mr. Jacob Wolgamood addressed the commission and recommended awarding the Freight Street Demolition bid to the lowest bid of Pelley Excavating in the amount of \$48,551.00. Mr. Steffen asked for a motion to accept the proposal of Pelley Excavating in the amount of \$48,551.00. Moved by Mr. Brown. Seconded by Ms. Harris. Roll call vote, three in favor, one abstained. Motion approved.

#### **STAFF UPDATES**

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

- **RFI for Windsor sidewalk improvements** - we received two RFI's and are anticipating a couple more.
- **State Road 19** - the section between the Toll Road and County Road 4 should be finished this week. The west side signs should be installed sometime around the week of Thanksgiving.
- **Roundhouse** - removing the stockpile of soil from the site currently. Once complete, they will demobilize and remove the fence. Staff has a walk through with the EPA, Robert's Environmental, the Railroad Museum and Leah from MACOG tomorrow to do some site assessment on the conditions, what was found while EPA was out there and discuss how to move forward with an application for a cleanup grant through the EPA.
- **Conn Site** - monitoring wells and injection wells have been installed and are currently being tested. Injections to start at the beginning of December. While the injections are going on, Robert's Environmental will be writing the excavation documents to go out and bid so we can start excavation in the spring.
- **1000 Block Freight Street** - meeting regularly with the developer. Working through the purchase and development agreement.
- **1701 Sterling** - waiting on the amended ERC from IDEM. Testing came back favorably so it should not be an issue to modify the ERC for residential development and the developer is finalizing some designs for the site.

#### **OTHER BUSINESS**

Mr. Steffen asked for a motion to approve the Warrick and Boyn invoice in the sum of \$25,392.39. Moved by Ms. Harris. Seconded by Mr. Brown. Roll call vote, all in favor. Motion approved.

The commissioners have the TIF Report.

**PUBLIC COMMENT**

No one from the public was there at address the Commission.

**ADJOURNMENT**

There being no further discussion, Mr. Steffen asked for a motion to adjourn the meeting. It was moved by Mr. Brown. Seconded by Ms. Harris. Roll call vote, all in favor. Motion approved. The meeting adjourned at 4:58 p.m. Next meeting is on Tuesday, December 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 November 8, 2024

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PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Adam Fann  
Jacob Wolgamood, Sherry Weber, Mary Kaczka, Corinne Straight,  
Drew Wynes and Joshua Hofer

PRESENT BY WEBEX: Chris Pottratz, Willie L. Brown, and Gerry Roberts

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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 November 12, 2024.