



REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, December 10, 2024
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Willie Brown, Gerry Roberts, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Mary Kaczka, Griffin Eaton (Juke), Jon Hunsberger (ECCVB) and Diana Lawson (Lerner)

PRESENT BY WEBEX: Chris Pottratz and Mary Lou Timmons

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 December 10, 2024. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the November 12, 2024 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the November 20, 2024 Special Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

Mr. Adam Fann addressed the commission stating we did not receive any bids.

B. RFP FOR CITY OWNED PROPERTY MAINTENANCE

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to grant permission to release the RFP to local businesses for maintenance of City owned properties. Warrick & Boyn posted in the Elkhart Truth. Moved by Ms. Harris. Seconded by Ms. Steffen. Voice vote, all in favor. Motion approved.

C. JUKE

Mr. Mike Huber and Griffin Eaton from Juke addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Juke Technologies, Inc. at a fee not to exceed \$125,000 to be allocated among various TIF allocations area and appropriated there from as indicated in the resolution and approve the form of collaboration agreement attached. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

D. WOODLAND CROSSING LEASE

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the lease form for lots 1, 3, 5 and 6 in Woodland Crossing. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

F. APPLEWHITE UPDATE

Mr. Adam Fann and Mr. Collin Applewhite from Applewhite Construction addressed the commission and answered questions. Ms. Schreiber asked for a motion to authorize an extension of the contract to provide for beginning construction by August 2025 and completion of construction within twelve months of that date with detail to be worked out with staff. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion passed.

E. ELKHART COUNTY & CONVENTION VISITOR'S BUREAU (ECCVB) EXIT 19 STUDY AND DO DOWNTOWN PROMOTION

Mr. Jon Hunsberger from the ECCVB addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Exit 92 strategy, the agreement update and appropriate \$160,000 from Cassopolis Street Corridor Allocation Area fund for implementation in 2025. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

Mr. Jon Hunsberger from the ECCVB addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the strategy for Do Downtown promotions that has been presented and the terms of updating the agreement and appropriating \$85,000 from Downtown Allocation Area No. 1 Special Fund for implementation in 2025 which includes funding for the Lerner 100th Anniversary Celebration. Moved by Ms. Harris. 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

- **Roundhouse –**
Ms. Schreiber asked for a motion to approve stockpiling snow on the Roundhouse site over the winter. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.
- **Clean Soil Storage –**
Ms. Schreiber asked for a motion to authorize Public Works to remove clean soil from construction site and store it on the Sixth and Indiana property that the Commission owns. Public Works will make sure to restore site to original condition. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved
- **Car Wash –**
Ms. Schreiber asked for a motion to authorize a real estate agent to submit an offer of \$271,100 for the car wash property on South Main and to negotiate with the owner, if necessary, and bring back any counter offer if one is made. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved
- **IEDC –** Received a letter through South Bend Regional Partnership staff that the IEDC will be investing in the Benham Plan through the LEI initiative. We will be starting those negotiations on a project by project basis to determine the final amounts of investment in each projects. We are very excited that we were able to be chosen and think the projects are very impactful and prove themselves worthy of IEDC investments.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$20,112.92. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

The commissioners have the TIF Report.

PUBLIC COMMENT

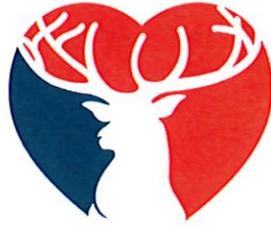
Ms. Diana Lawson from the Lerner 100 Year Anniversary Celebration gave the Commission an update on events happening and thanked them for their support.

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:37 p.m.



Sandra Schreiber, President



City of Elkhart
Redevelopment Commission

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For December 6, 2024

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

PRESENT BY WEBEX: Chris Pottratz and Gerry Roberts

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 December 10, 2024.