



City of Elkhart  
*Redevelopment Commission*

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, APRIL 11, 2023 at 4:00 P.M.**

**CITY HALL ELEVATOR IS TEMPORARILY OUT OF SERVICE**

The elevator at City Hall 229 S. Second Street, Elkhart Indiana is temporarily out of service beginning Monday, February 6, 2023 until completed while the elevator is under construction to maintain elevator safety and maintenance. During this temporary interruption in service, the City is recommending individuals with disabilities who require the elevator to appear at City Council or other governmental meetings use the option of Webex from their personal phone or computer. Alternatively, the City will provide a Webex opportunity on the first floor of the municipal building for those who choose to appear in person. We apologize for any inconvenience. If you have questions or concerns, please contact the Office of the Mayor at (574) 293-8968.

**THIS MEETING WILL BE HELD IN-PERSON & ELECTRONICALLY VIA WEBEX**

To join, go

<https://coei.webex.com/coei/j.php?MTID=m4db05b6b0e983038745b6adddf184629>

enter **2318 071 3766** as the event number and "RDC4" as the event password.

To join by phone, call **1-415-655-0001**, enter **2318 071 3766##**

*Press \*6 to unmute telephone*

Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to [adam.fann@coei.org](mailto:adam.fann@coei.org) prior to the meeting.

1. Call to Order
2. Approval of Minutes
  - March 14, 2023 Regular Meeting Minutes
3. New Business
  - a) Open Bids
  - b) South Main Parcel Offering
    - Authorizing the offer of real estate for sale under 36-7-14-22 (729, 733 and 739 South Main)

**c) River District Plans for Zone 1**

- Approve amendment to the EOZ Business, LLC Development Agreement

**d) Art Walk**

**e) CDBG PY2023 Draft Annual Plan – Public Comment**

**f) CDBG Fair Housing Contract-Kemple Fair Housing Consulting Services, LLC**

- Approve the employment of Kemple Fair Housing Consulting Services, LLC to provide technical assistance on CDBG Fair Housing Programs and appropriate \$18,000 from Community Development Block Grant Program Special Fund to cover the services.

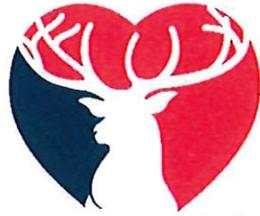
**4. Staff Updates**

**5. Other Business**

- a) Warrick and Boyn Invoice
- b) TIF Report

**9. Public Comment**

**10. Adjournment**



City of Elkhart  
*Redevelopment Commission*

REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday, March 14, 2023  
4:00 p.m.

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**PRESENT:** Dina Harris, Alex Holtz, Gerry Roberts, Sandi Shreiber, Wes Steffen, Gary Boyn, Adam Fann, Mary Kaczka, Mike Huber, and Sherry Weber (Recording Secretary)

**PRESENT BY WEBEX:** Chris Pottratz

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**CALL TO ORDER**

This meeting was held in-person, telephonically and virtually through WEBEX. Mrs. Schreiber called the meeting to order at 4:02 pm. Roll call was taken at the beginning of the meeting.

**AMENDMENT OF FEBRUARY 14, 2023 AGENDA**

Mrs. Schreiber asked for a motion to amend the March 14, 2023 Agenda by adding American Structurepoint to the agenda. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

**APPROVAL OF FEBRUARY 14, 2023 REGULAR MEETING MINUTES**

Mrs. Schreiber asked for a motion to approve the February 14, 2023 Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Holtz. Voice vote. All in favor, minutes approved.

**NEW BUSINESS**

**A. OPEN OFFERS**

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

**B. AMEND ELECTRONIC MEETING RESOLUTION**

Mr. Boyn addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to amend the current electronic meeting resolution. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote. All in favor. Motion approved.

### **C. 1524 FRANCES SALES AGREEMENT**

Mr. Adam Fann addressed the commission and answered any of their questions. Mrs. Schreiber asked for a motion to approve the purchase and development agreement for 1524 Frances Avenue for \$45,000. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

### **D. SOUTH MAIN LOTS – PREMIER ARTS**

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the purchase agreement for Premier Art's vacant lot in the 400 block of South Main Street and appropriate \$200,000 from the Downtown Allocation Area No. 1 Special Fund to cover the costs of acquisition, any inspections, environmental review, property surveys and closing costs. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote. One abstention, four in favor, motion approved.

### **E. 1000 BLOCK OF SOUTH MAIN ASBESTOS**

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the employment of A&G Environmental Solutions, LLC to perform asbestos surveys in the 1000 block of South Main and appropriate \$4,350 from the Allocation Area No. 1 Special Fund to cover those costs. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote. All in favor, motion approved.

### **F. ENVIRONMENTAL RESTRICTIVE COVENANT FOR 511 DIVISION STREET**

Mr. Gary Boyn addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the statue letter and the environmental restrictive covenant as presented by IDEM and authorize the execution delivery of the covenant by the president and directing the staff to record the covenant and all exhibits there too in the office of the recorder of Elkhart Indiana and provide a copy to IDEM. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote. All in favor, motion approved.

### **G. 1560 ½ SOUTH MAIN STREET OFFERING**

Mr. Adam Fann addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to determine that the assessed value of the property is less than \$6,000 in the highest and the best use is sale to abutting land owner under IC 361.422 and authorizing the offering price of \$1000 and authorizing the publication and service on all the abutting land owners of the offering as required under the statute and authorizing staff and officers to negotiate the terms of sale subject to final approval by the commission. Moved by Mr. Roberts. Seconded by Mr. Holtz. Voice vote. All in favor, motion approved.

### **H. BAKER TILLEY CONTRACT**

Mr. Mike Huber, Director of Development Services, addressed the commission and answered their questions. Mrs. Schreiber asked for a motion to approve the employment of Baker Tilley Municipal Advisors as needed and as requested to perform the services outlined in the proposal on an hourly rate basis set forth there in and on those terms and approve the employment of Baker Tilley specifically to perform the A1 and A2 items for 2023 and appropriate \$25,000 to be charged equally

to and paid from each of the City's Tax Allocation Area Special Funds. Moved by Mr. Roberts. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### **I. REDEVELOPMENT COMMISSION 2022 ANNUAL REPORT**

Mrs. Schreiber asked for a motion to approve the 2022 Redevelopment Commission Annual Report and authorize its issuance. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

#### **J. AMERICAN STRUCTUREPOINT PROFESSIONAL SERVICES**

Mike Huber addressed the Commission and answered their questions. Mrs. Schreiber asked for a motion to approve the employment of American Structurepoint Professional Services, Inc. to perform the services outlined in the proposal and appropriate \$40,000 from Downtown Allocation Area No. 1 Special Fund to cover these services and authorizing execution of said agreements that may be necessary and appropriate in further the resolution. Moved by Ms. Harris. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

#### **STAFF UPDATES**

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

- **State Road 19 improvements** has been advertised. We should be opening the bids at the March 21<sup>st</sup> Board of Works meeting. We should be seeing an appropriation for that in April.
- **Next Level Trail Grant** –The work we have done has won the Partners for Clean Air Award from MACOG.
- **South Main** – We just had a preconstruction meeting for South Main stuff that should start in April. We had a conversation with Indiana Brownfield on several lots we own and different mitigation processes we can do and possibly get the restrictive covenant removed.
- **Kelby Love Mural** – Meeting scheduled with a mason and the Notre Dame School of Architecture to see what can be done for preservation or partial preservation of the Kelby Love mural. Looking at all option.

Mary Kaczka addressed the Commission with an update on the Woodland Crossing Mall.

- **Woodland Crossing Mall**-Mary Kaczka handed out a timeline for the Woodland Crossing Mall and answered any questions the commission had.

#### **OTHER BUSINESS**

Mr. Boyn stated the current work amount on the Warrick and Boyn invoice is for \$16,688.92.

Mr. Holtz asked for a motion to approve the Warrick and Boyn invoice in the sum of \$16,688.92. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

The commissioners reviewed the January 2023 TIF Report.

#### **PUBLIC COMMENT**

No public was present to address the Commission

**ADJOURNMENT**

There being no further discussion, Mrs. 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 4:36 p.m. Next meeting is on Tuesday, April 11, 2023 at 4:00 p.m. in Council Chambers.

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**SANDRA SCHREIBER, PRESIDENT**

DRAFT

# Memo

To: Redevelopment Commission Member  
From: Adam Fann  
Date: 3/20/23  
Re: Offering Parcels for Sale

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Staff would like to offer parcels owned by the Commission for sale to the public. Parcel information and offering prices are below.

Parcel Number	Address	Amount
20-06-08-205-016.000-012	None	\$1,000
20-06-08-205-017.000-012	729 S Main St	\$1,000
20-06-08-205-018.000-012	733 S Main St	\$1,000
20-06-08-205-020.000-012	739 S Main St	\$2,000

RESOLUTION NO. 23-R 022

RESOLUTION OF THE REDEVELOPMENT COMMISSION  
OF THE CITY OF ELKHART, INDIANA, AUTHORIZING  
THE OFFERING OF REAL ESTATE FOR SALE UNDER  
36-7-14-22

WHEREAS, the Commission holds title to, or is in the process of acquiring, real estate located in the City of Elkhart, Indiana, generally consisting of those unimproved parcels commonly known as the Lots at 729, 733 and 739 South Main Street, (the "Real Estate") and has determined that the Real Estate shall be offered for sale in furtherance of the economic development plan of the Commission; and

WHEREAS, the Commission has obtained appraisals on the Property and is ready to establish its offering price.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission now determines and declares that the highest and best use for the Real Estate shall be to offer it for sale for mixed use development.
2. The Offering Sheet for the Real Estate attached hereto is approved. The Offering Price for the Real Estate shall be as set forth in the offering sheet.
3. Notice shall be published in accordance with I.C. 5-3-1 which shall contain the information required under IC 36-7-14-22(d), and shall designate the time and place for opening and consideration of all offers submitted.
4. The Commission reserves the right to reject any and all offers submitted, and to make award to the highest and best bidder.
5. The Officers and staff of the Commission are authorized to take all action necessary, and prepare and execute all documents necessary, to carry out the terms of this Resolution.
6. Adopted by unanimous vote on the 11th day of April, 2023.

City of Elkhart, Indiana Redevelopment Commission:

By: \_\_\_\_\_  
Sandra Schreiber, President

Attest:

By: \_\_\_\_\_  
Alex Holtz, Secretary

NOTICE OF PUBLIC MEETING TO OPEN AND  
CONSIDER WRITTEN OFFERS FOR THE  
PURCHASE OF REAL PROPERTY  
UNDER I.C. 36-7-14-22

Notice is hereby given that the Redevelopment Commission of the City of Elkhart, Indiana will on the 9th day of May, 2023, at 4:00 p.m. (EDT), at the Common Council Chambers in the Municipal Building, 229 South Second Street, Elkhart, Indiana, conduct a public meeting to open and consider written offers for the purchase of real estate in the City and County of Elkhart, State of Indiana, as follows:

LEGAL DESCRIPTIONS:

Lots Numbered 1, 2, 3 and 4 as the said Lots are known and designated on the recorded Plat of Clara A. Barnes Subdivision of Lot No. 2, South Elkhart Addition, said Plat being recorded in Plat Book 1, page 79, in the Office of the Recorder of Elkhart County, Indiana.

AND the East ½ of the vacated alley lying West of and adjacent to the above described Lot.

739 S MAIN ST, ELKHART, INDIANA  
Parcel No.: 06-08-205-016, 019, 020 and 021-012

ALSO:

A part of Lot Numbered 1 as the said Lot is known and designated on the recorded Plat of Original Plat of South Elkhart, an Addition to the City of Elkhart, Elkhart County, Indiana; said Plat being recorded in Deed Record 23, page 236, in the Office of the Recorder of Elkhart County, Indiana, being more particularly described as follows:

Beginning at a point on the Northerly line of said Lot which said point is 42 feet Easterly from the Northwestern corner of said Lot; thence in a Southerly direction, parallel with the Westerly line of said Lot, 33 feet; thence Easterly, parallel with the Southerly line of said Lot to the Westerly line of South Main Street; thence in a Northwesternly direction along the Westerly line of South Main Street, to the Northeastly corner of said Lot; thence Westerly along the Northerly line of said Lot, 90.13 feet to the place of beginning.

729 S MAIN ST, ELKHART, INDIANA  
Parcel No.: 06-08-205-017-012

ALSO:

A part of Lot Numbered 1 as the said Lot is known and designated on the recorded Plat of Original Plat of South Elkhart, an Addition to the City of Elkhart, Elkhart County, Indiana; said Plat being recorded in Deed Record 23, page 236, in the

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733 S MAIN ST, ELKHART, INDIANA  
Parcel No.: 06-08-205-018-012

The Commission believes the highest and best use of this property will be a mixed use development consistent with the allowed uses in the Central Business District Zoning Ordinance, to be utilized by an entity that will invest in site improvements to be completed and occupied within two years from date of purchase and demonstrate the ability to provide diversification of the City's economic base and otherwise further the execution of the redevelopment plan and best serve the interest of the community, from the stand point of both human and economic value.

A bid submitted by a trust (as defined in I.C. 30-4-1-1(a)) must identify each (a) beneficiary of the trust; and (b) settlor empowered to revoke or modify the trust.

The Commission may reject any bids and may make award to the highest and best bidder.

The offering sheet, maps and plats are on file and Form for Submission of the bid is available at the Department of Community and Redevelopment, 201 S. Second Street, Elkhart, Indiana and available for inspection during normal office hours and copies thereof may be obtained on request.

The successful bidder will be required to sign a Purchase and Development Agreement in the form customarily used by the Commission, which contains provisions intended to insure the final approval of the Commission of the buyer's plans and specifications for development, fix a time table for commencement and completion of the project, require proof of financing and provide for reversion of title if buyer fails to complete the Project.

REDEVELOPMENT COMMISSION  
CITY OF ELKHART, INDIANA

By: Sandra Schreiber  
President

(TO ELKHART TRUTH: Publish 2 times, 1 week apart.)

**Paxton Media Group**  
201 South 4th Street Paducah, KY 42003

**Warrick & Boyn, LLP**  
861 Parkway Avenue  
Elkhart , IN 46516  
(574)294-7491

*Class Liner Ad #70632898 Summary:*

**Slug Line: Purchase of real property (GB)**  
**Size: 2.00 x 11.58**

Publication Cost    \$113.94  
Adjustments         \$0.00  
Net Cost             \$113.94  
Prepaid Amount     \$0.00  
Amount Due         \$113.94

*Order Detail:*

<b>Publication</b>	<b>Start</b>	<b>Stop</b>	<b>Insertions</b>	<b>Cost</b>	<b>Adjustments</b>	<b>Total</b>
186ETD1 Elkhart Truth	4/14/23	4/21/23	2	113.94	0.00	113.94

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The successful bidder will be required to sign a Purchase and Development Agreement in the form customarily used by the Commission, which contains provisions intended to insure the final approval of the Commission of the buyer's plans and specifications for development, fix a time table for commencement and completion of the project, require proof of financing and provide for reversion of title if buyer fails to complete the Project.

REDEVELOPMENT COMMISSION  
CITY OF ELKHART, INDIANA

By: Sandra Schreiber  
President  
hspaxlp

RESOLUTION NO. 23-R-023

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE  
CITY OF ELKHART, INDIANA, APPROVING AMENDMENT  
TO THE EOZ BUSINESS, LLC DEVELOPMENT AGREEMENT

Whereas, The Commission has entered into a Development Agreement dated September 28, 2020, with EOZ Business, LLC (“EOZ”) as purchaser and developer for construction of office/retail space and residential town homes on the real estate in the 200 block of East Jackson in the City of Elkhart (the “Real Estate”); and

Whereas, EOZ has constructed one office/retail building and has a second building in process, and EOZ has requested additional time to complete and submit a revised development plan to the City for approval, and to negotiate appropriate amendments to the Agreement for commencement and completion of the revised construction plan; and

Whereas, the Commission believes it is in the best interest of the City and its inhabitants that the same be approved.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission hereby grants EOZ’s request to submit a revised development plan for the Project and proposed amendments to the Development Agreement by July 31, 2023, for consideration by the Commission.
2. The Officers and staff of the Commission are hereby authorized to negotiate such revised plans and amendments, and do all acts, which they deem necessary and appropriate in furtherance of this Resolution.

ADOPTED BY MAJORITY VOTE AT A MEETING OF THE COMMISSION THIS 11<sup>TH</sup>  
DAY OF APRIL 2023.

CITY OF ELKHART, REDEVELOPMENT  
COMMISSION

By \_\_\_\_\_  
Sandra Schreiber, President

ATTEST:

By \_\_\_\_\_  
Alex Holtz, Secretary

# premier ARTS

March 1, 2023

To: Redevelopment Commission  
Re: ArtWalk 2023

In 2022 Premier Arts produced the ArtWalk season with 7 separate events averaging 25 artists, 12 merchant partners, and 10 community partners for each event with the assistance of the Redevelopment Commission and other corporate and grant funds. We had growing attendance throughout the season totaling more than 10,000 attendees over the 7 dates. Premier Arts demonstrated success in meeting our goal of engaging a more diverse audience for ArtWalk with a focus on families. In partnership with the Lerner on the Lawn concert series, we were able to extend our reach even further! By creating diverse themes for each ArtWalk that reflected the different cultures and interests of our citizens, the Elkhart community started to see that art is for EVERYONE! The attendees reflected our diverse community in age, in ethnicity, and range of incomes. International dance demonstrations, kid's activities, and the monthly community art project were program highlights and completely new to the ArtWalk concept. We invite you to read our full wrap-up report attached with specific data.

When people are proud of where they live, when they can engage with arts and culture activities, and when families have a safe place to take their kids, placemaking is happening! The city of Elkhart can be very proud of hosting thousands of attendees in our beautiful city while showcasing the talent in our in the park. ArtWalk will prime the pump for the exciting new developments coming to Central Park in the near future! Also, new this year will be a special grant for members of the merchant's alliance to host musicians, art projects, or kid's activities in their stores on ArtWalk nights extending the event more intentionally down Main St. Premier Arts, in partnership with the Lerner Theater, respectfully requests that you renew your funding for the 2023 ArtWalk season in the amount of \$50,000. A budget is attached below.

Thank you for your consideration,  
Craig Gibson  
Premier Arts Executive Director

### 2023 Art Walk Budget

2023 Expenses		2023 Income Streams	
Program Manager	\$25,000 +5000	City of Elkhart Redevelopment Commission (pending)	\$50,000 +22,000
Liability Insurance	\$2,000 ✓	Corporate Support	\$1000 ✓
Office/Storage	In-kind ✓	ECCVB	\$5000 ✓
Design Services	\$2,000 ✓	IN Arts Commission (pending)	\$5000 ✓
Marketing/PR	\$6,000+1000	CEEC (pending)	\$6,000 ✓
Programming	\$10,000 ✓	Approved	
Concerts	\$10,000		
Merchant Programming Support	\$6000 NEW → return if not fully expended		
Professional Fees (legal, acct)	\$1000		
Supplies	\$5000 ✓		
<b>Total</b>	<b>\$67,000</b>	<b>Total</b>	<b>\$67,000</b>

Lerner on  
the Lawn →

Program  
Manager  
Increase  
\$ 5000

+  
Marketing/PR  
\$ 1000

\$ 6000

50,000 - 6000 = \$ 44,000 Approved

# premier ARTS

March 1, 2023

To: Redevelopment Commission  
Re: ArtWalk 2023

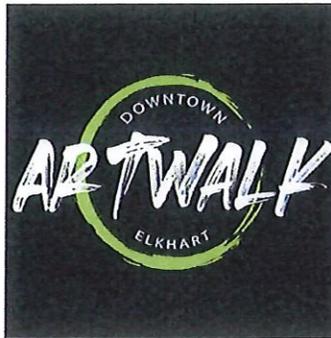
In 2022 Premier Arts produced the ArtWalk season with 7 separate events averaging 25 artists, 12 merchant partners, and 10 community partners for each event with the assistance of the Redevelopment Commission and other corporate and grant funds. We had growing attendance throughout the season totaling more than 10,000 attendees over the 7 dates. Premier Arts demonstrated success in meeting our goal of engaging a more diverse audience for ArtWalk with a focus on families. By creating diverse themes for each ArtWalk that reflected the different cultures and interests of our citizens, the Elkhart community started to see that art is for EVERYONE! The attendees reflected our diverse community in age, in ethnicity, and range of incomes. International dance demonstrations, kid's activities, and the monthly community art project were program highlights and completely new to the ArtWalk concept. We invite you to read our full wrap-up report attached with specific data.

When people are proud of where they live, when they can engage with arts and culture activities, and when families have a safe place to take their kids, placemaking is happening! The city of Elkhart can be very proud of hosting thousands of attendees in our beautiful city while showcasing the talent in our community and region. Premier Arts respectfully requests that you renew your funding for the 2023 ArtWalk season in the amount of \$28,000. A budget is attached below.

Thank you for your consideration,  
Craig Gibson  
Premier Arts Executive Director

## 2023 Art Walk Budget

2023 Expenses		2023 Income Streams	
Program Manager	\$20,000	City of Elkhart Redevelopment Commission (pending)	\$28,000
Liability Insurance	\$2,000	Corporate Support	\$1000
Office/Storage	In-kind	ECCVB	\$5000
Design Services	\$2,000	IN Arts Commission (pending)	\$5000
Marketing/PR	\$5,000	CFEC (pending)	\$6,000
Artist Fees (programming)	\$10,000		
Professional Fees (legal, acct)	\$1000		
Supplies office & programming	\$5000		
<b>Total</b>	<b>\$45,000</b>	<b>Total</b>	<b>\$45,000</b>



### Wrap-Up Report

Date	Theme	Musical Act	Special Entertainment	# of community partners	# of artists	# of merchants participating	Approx. attendance
April 28	<i>Art is my superpower</i>	None	Cosplay Contest/ Batmobile	8	8	15	500
May 26	<i>Play your Part</i>	Hooked like Helen	Non-Profit Volunteer Fair	12	15	12	750
June 30	<i>Elkhart Proud</i>	Sutton Lee Seymore	Ducky Derby	6	22	13	1000
July 28	<i>Around the World</i>	Lalo Cura	International Dance Demos	11	32	13	1000
August 25	<i>Dog Days</i>	Reggie Smith and the After Party	Dog activities	8	36	15	1500
September 29	<i>Harvest Hop</i>	Derek Jones	Line Dancing Harvest Games	9	32	14	1500
October 27	<i>Trick or Treat on Main St.</i>	Larger than Life	Trick or Treating Costume Contest Zombie flashmob	12	40	32	2000

#### Who was served by the project/program?\*

We had more than 10,000 attendees over the 7 ArtWalk dates. The age range was birth to 90 years old. Our focus on families and younger children was realized with a much younger demographic of attendees participating than in previous years. The attendees reflected our diverse community both in ethnicity and range of incomes.

#### How much did you do?\*

How many activities did you provide? How many people participated?

We held 7 ArtWalk dates with an average of 25 artists, 12 merchant partners, and 10 community partners for each event. We had growing attendance at each event totally more than 10,000 attendees over the 7 dates. See the data table attached in the documents below for further detail about each event's activities and numbers of participants.

### How well did you do it?\*

Did the implementation plan go as expected? Did the project hit target levels of participation/completion, etc.?

We expected implementation to go smoothly as we have a great deal of experience in planning, executing, and promoting community-wide events. We are proud to report that the roll-out was smooth and well-received. We hit our target levels of participation from new demographic groups and overall attendance doubling our attendance from April to October and more than tripling total attendance from 2021.

### Is anyone better off?\*

How many (number and %) participants reported or demonstrated improvement? How has the project improved the quality of life in Elkhart County?

Elkhart County is definitely better off after ArtWalk 2022. When people are proud of where they live, when they can engage with arts and culture activities, and when families have a safe place to take their kids, placemaking is happening! The city of Elkhart specifically can be very proud of hosting thousands of attendees in our beautiful city while showcasing the talent in our community and region. See link of thousands of photos from the ArtWalk events.

### Community Partners (non-financial)\*

If the project included other partners, did those partnerships go as planned?

Our partnership with the Lerner was very successful. They hosted the Lerner on the Lawn concert series in conjunction with ArtWalk and the community loved it! Furthermore, for each different ArtWalk theme there was a new list of community partners that participated. For instance Pet Refuge and the Humane Society were front and center on our Dog Days of Summer Theme. We have a volunteer fair with 14 different non-profits during our "Play Your Part" theme. All of the merchant partners, artists, and community partners can be seen in the attached monthly ArtWalk maps!

### Outcomes\*

What were the actual outcomes achieved? If your goals/outcomes were not reached, what barriers prevented you from accomplishing them?

We were pleased with the goals we accomplished. As stated above we wanted to see:

1. a measurable uptick in business for our artists, downtown merchants and restaurants on these 7 dates- We found that the restaurants and artists definitely saw more business on these dates. The artists were very happy with the new format of having them all located in one place on Civic Plaza as they had a lot more exposure to the public as compared to when they used to be located in the merchant locations. As evidenced by the uptick in artists participating throughout the 7 months, word definitely circulated that sales were more consistent than in years past. Restaurants also saw an increase in patrons on these nights. Stores and boutiques didn't see as much of an increase as the family demographic of attendees were less likely to take time to shop in the stores. We accomplished this goal in 2 out of 3 categories.

2. Thousands of people visiting downtown to engage in positive programming that celebrates the arts and our local artists.- Attendance at ArtWalk 2022 grew by 100% over the 7 dates and more than tripled any attendance at the 2021 ArtWalk. We accomplished this goal quite well!

3. Engaging more diverse artists and audiences than ever before. - This goal was definitely realized as we offered dozens of family friendly activities that brought out a younger demographic. We also featured different cultures in our themes resulting in a new cultural demographic as well.

## 2022 Marketing Plan Updates

**Website:** The completely redesigned ElkhartArtWalk.com received 14,700 page visits. See attached monthly maps that illustrate the amazing amount of participants and activities. These were updated for each event and available on our website, social media and via QR code on ArtWalk signs and on merchant windows.

**Social Media:** The Elkhart ArtWalk Facebook page grew by 430 followers and the Instagram page grew by 600+. There were 3023 Page Visits and 49,913 Page reach. Elkhart Community Schools, The Elkhart Merchants Alliance, Premier Arts, The Lerner, and The City of Elkhart all shared ArtWalk posts and promotions.

**E-Blast:** ArtWalk and its sponsors were featured more than 20 times in our e-newsletter with over 11,000 subscribers.

**PR:** ArtWalk was featured on Hometown Living 7 times and WNDU 5 times. We were in the Elkhart Truth 5 times as well.

**Signs:** Alphagraphics printed 50 new a-frame signs (see below) for us that were displayed throughout the event and along main st. All sponsors were included on the signage. We also re-named the Artisan Market the "Well Crafted Artisan Market" to carry the ECCVB branding through the event.

# ELKHART ARTWALK

APRIL 28, 2022  
"ART IS MY SUPERPOWER"



- ART DISPLAY
- MUSIC
- KIDS ACTIVITY
- SALE

**WELL CRAFTED ARTISAN MARKET -- CIVIC PLAZA**  
HERE YOU'LL FIND A DIVERSE MARKET OF LOCAL ARTISTS AND VENDORS SHOWCASING THEIR TALENTS!

**GOSPLAY CONTEST-- CIVIC PLAZA -- 6PM**  
YOUTH CONTEST (12 & UNDER) / ADULT CONTEST (13 & UP)

**STASH BOUTIQUE -- 118 S. MAIN ST.**  
ENJOY 5% OFF YOUR PURCHASE AND WET YOUR WHISTLE WITH SOME WINO

**THE AWAKENING REALMS -- 130 S. MAIN ST.**  
ENTER A RAFFLE TO WIN A FREE A 2 PIECE CANVAS PAINTING AS WELL AS A FREE MONTH'S MEMBERSHIP, FREE PRIVATE YOGA SESSION, A FREE REIKI SESSION! STOP BY FOR A TAROT CARD READING AND OTHER HOLISTIC VENDORS!

**OLD STYLE DELI -- 200 S. MAIN ST.**  
GRAB A BITE TO EAT WHILE BEING SERENADED BY THE MUSICAL TALENTS OF RYAN SINGLETON.

**BETHZA PRO MAKEUP ARTIST STUDIO - 201 S. MAIN ST.**  
QUILLA VIBES BY BETHZA WILL BE FEATURING HER NEW LINE OF HANDPOURED COCONUT-APRICOT WAX BLEND CANDLES. INSPIRED BY THE INCA MOTHER MOON FROM HER DEAR PERU, EVERY CANDLE HAS A UNIQUE STYLE OF CRYSTALS, SHIMMER AND SCENTS. THE STUDIO WILL BE TAKING WALK-INS FOR EYEBROWS SHAPING AS WELL WITH SALE ON NEW SPRING LIP-GLOSSES!

**THE TWISTED STRING - 203 S. MAIN ST.**  
EXTRA 30% OFF OF CLEARANCE, WINE AND A FREE GIFT WITH PURCHASE

**SERVANT'S HEART COMMUNITY CHURCH -- 204 S. MAIN ST.**  
FREE KID'S CRAFT, SUPER HERO CAPES PLUS MUSIC BY SHCC BAND. FREE POPCORN AND WATER.

**8 JUXTAPOSE -- 208 S. MAIN ST.**  
SHOWCASING THE ART OF GOSHEN COLLEGE SCULPTURE STUDENTS

**9 THE TUTU SCHOOL, ELKHART-- 215 S. MAIN ST.**  
WE WILL HAVE DANCERS WEARING TUTUS AND "TWIRLING IS MY SUPERPOWER" TEE SHIRTS HOP, SKIPPING, AND TWIRLING ON THE PLAZA! THEY WILL HAND OUT TWIRLING FAVORS WHILE SUPPLIES LAST! IF IT IS RAINING WE WILL OFFER SUPER HERO DANCE CLASSES AT TUTU SCHOOL!

**10 INTERIOR MOTIVES -- 224 S. MAIN ST.**  
ARTIST SARAH JUNE RILEY WILL BE SHOWING HER ARTWORK

**11 THE VINE -- 214 S. MAIN ST**  
TWO VINES WINES (CABERNET, MERLOT, CHARDONNAY, REISLING) \$5/GLASS, \$14/BOTTLE EVERY ARTWALK!

**12 D&J PYRAMID SHOW - 224 S. MAIN ST. (UPPER FLOOR)**  
EXHIBITING MUSIC & VARIETY EVENTS FROM THE PERFORMERS OF THE D&J NETWORK

**13 MIDWEST MUSEUM OF AMERICAN ART -- 429 S. MAIN ST.**  
OPEN FOR FREE TO THE PUBLIC DURING ARTWALK FROM 5-8PM.

**14 GATEWAY CELLAR WINERY -- 511 S. MAIN ST.**  
FEATURING THE MUSICAL TALENTS OF LEXI ADAMS FROM 6 UNTIL 8

**15 REDEFINE AESTHETICS - 122 W. LEXINGTON AVE.**  
15-40% OFF SELECT CLOTHING

**16 ELKHART PUBLIC LIBRARY -- 300 S. SECOND ST.**  
COMIC BOOKS AND COMIC BOOK ART ON DISPLAY

JACKSON BLVD

MAIN ST

LEXINGTON AVE

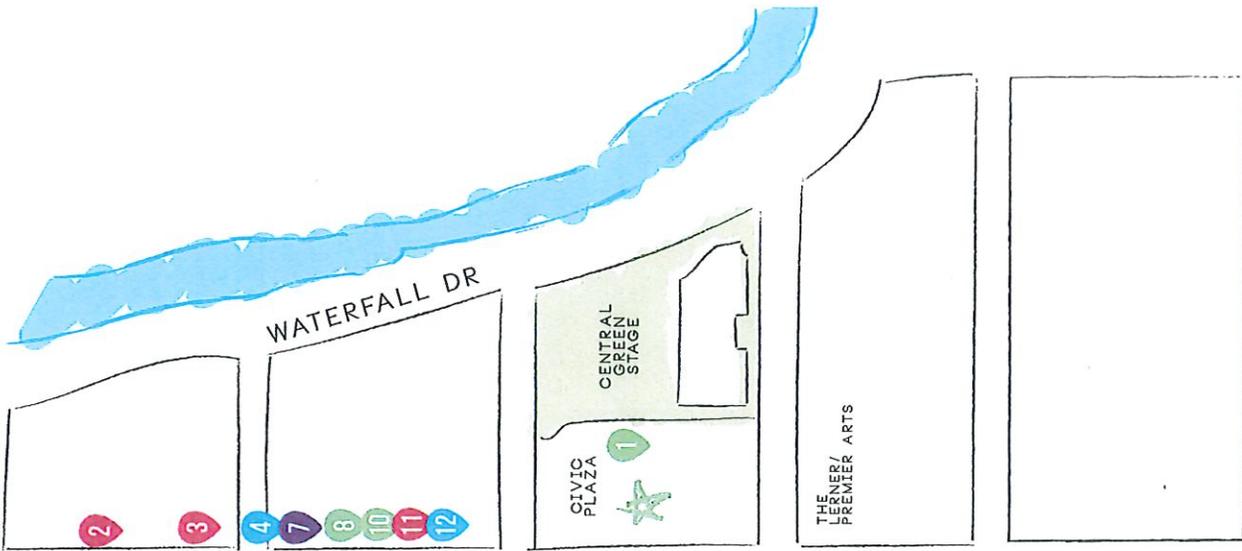
HIGH ST

FRANKLIN ST

MARION ST

SECOND ST

HARRISON ST



# ELKHART ARTWALK

**MAY 26, 2022**  
"PLAY YOUR PART!"

POWERED BY  
**premier**  
ARTS

- ART DISPLAY
- MUSIC
- KIDS ACTIVITY
- SALE

ACTS OF SERVICE

**WELL CRAFTED ARTISAN MARKET -- LERNER LOBBY**  
HERE YOU'LL FIND A DIVERSE MARKET OF LOCAL ARTISTS AND VENDORS SHOWCASING THEIR TALENTS!

**2022 DUCKY DERBY -- POSTPONED TO JUNE 30TH**

**FREE CONCERT "HOOKED LIKE HELEN" -- LERNER THEATRE**  
A FREE CONCERT PRESENTED BY FRIENDS OF THE LERNER AND THE REX & ALICE A. MARTIN FOUNDATION! **CONCERT BEGINS AT 6PM!**

**STASH BOUTIQUE -- 118 S. MAIN ST.**  
ENJOY 5% OFF YOUR PURCHASE AND WET YOUR WHISTLE WITH SOME VINO

**THE AWAKENING REALMS -- 130 S. MAIN ST.**  
ENTER A RAFFLE TO WIN A FREE A 2 PIECE CANVAS PAINTING AS WELL AS A FREE MONTH'S MEMBERSHIP, FREE PRIVATE YOGA SESSION, A FREE REKI SESSION, STOP BY FOR A TAROT CARD READING AND OTHER HOLISTIC VENDORS!

**SERVANT'S HEART COMMUNITY CHURCH -- 204 S. MAIN ST.**  
KIDS WILL DECORATE THEIR OWN "I PLAY MY PART" JAR FILLED WITH SLIPS OF PAPER WITH THINGS TO DO TO MAKE THEIR COMMUNITY A BETTER PLACE. SHCC HOUSE BAND WILL PLAY. FUNDRAISING ITEMS WILL BE FOR SALE.

**THE TWISTED STRING-- 203 S. MAIN ST.**  
WELCOMING THE INCREDIBLE TALENT OF BOTH BOB LIGHTY WHO WILL BE PLAYING GUITAR AND SINGING, AND KIMBERLEY HAWK LIGHTY WHO WILL BE BRINGING SOME OF HER ART THIS THURSDAY FOR ELKHART ARTWALK

**JUXTAPOSE -- 208 S. MAIN STREET**  
FEATURING THE JACQUELINE MARTINEZ - PHOTOGRAPHY

**DAJ PYRAMID SHOW - 224 S. MAIN ST. (UPPER FLOOR)**  
EXHIBITING MUSIC & VARIETY EVENTS FROM THE PERFORMERS OF THE DAJ NETWORK

**THE VINE - 214 S. MAIN ST.**  
TWO WINES (CABERNET, MERLOT, CHARDONNAY, REISLING) \$5/GLASS, \$14/BOTTLE EVERY ARTWALK!

**MIDWEST MUSEUM OF AMERICAN ART - 429 S. MAIN ST.**  
FREE ADMISSION TO THE PUBLIC DURING ARTWALK FROM 5-8PM.

**THE CORNER BAR - HOTEL ELKHART - 502 S. MAIN ST.**  
WE WILL BE GIVING AWAY \$5 BOUNCE-BACK VOUCHERS TO EVERY GUEST WHO DINES AT THE CORNER BAR DURING ARTWALK HOURS! WE'LL ALSO BE FEATURING DRINK SPECIALS INSPIRED BY FAMOUS PAINTINGS!

**RELISH CAFE - HOTEL ELKHART - 504 S. MAIN ST.**  
WE'LL BE GIVING AWAY \$5 BOUNCE-BACK VOUCHERS TO EVERY GUEST WHO DINES AT RELISH CAFE DURING ARTWALK HOURS! WE'RE ALSO HOSTING FAMILY BOARD GAME NIGHT!

**REDEFINE AESTHETICS - 122 W LEXINGTON AVE**  
MARI MACRAME WILL POP IN AS OUR ARTIST AND REDEFINE AESTHETICS HAS 10% OFF JEWELRY.

**ELKHART PUBLIC LIBRARY - 300 2ND ST.**  
CHECK OUT THE WIDE ARRAY OF ART CREATED BY LOCAL STUDENTS OF ALL AGES!





# WELL CRAFTED ARTISAN MARKET

MOVED INTO THE LERNER THEATRE LOBBY DUE TO WEATHER

## ARTISTS

**ALAN FORE:** PENCIL AND ACRYLICS PRINTS

**BRENDAN ADAMS:** DIGITAL ART

**CARLA MORATINGO:** OIL, ACRYLIC, CHARCOAL, GRAPHITE

**DAWN AND RAY BOHM:** LASER ENGRAVING AND WOOD TURNING

**GAGE CRAFT:** PAINTING, ILLUSTRATION, STORYTELLING

**JAMIE TARMAN:** DIGITAL, PHOTOGRAPHY, WATERCOLOR

**LEIGH ROBISON:** CERAMICS

**MICHELLE WANTZ:** ARTIST MARKERS AND ACRYLIC PAINTS

**PRINCESS MCGILLWAIN:** ACRYLIC, MIXED MEDIA, PEN & INK, WATERCOLOR

**PATRICK RANSBERGER:** COMIC ILLUSTRATIONS

**RICHARD HOOTON:** SCULPTURE & PAINTING

**STEPHEN D. LEWIS:** PHOTOGRAPHY

**STEVE TOEPP:** PHOTOGRAPHY

**WAZEIL DESUTTER:** NATURAL PAINT & INK ALCHEMIST

**ZAK NOGOOD:** PAINTING

## COMMUNITY

**VOLUNTEER FAIR:** CONNECT WITH LOCAL NON-PROFITS TO FIND WAYS FOR EVERYONE TO "PLAY YOUR PART!"

**ELKHART ART DEPOT:** JOIN IN A COMMUNITY ART PROJECT EVERY ARTWALK!

**BOYS & GIRLS CLUB OF ELKHART COUNTY**  
**ELKHART COUNTY HEALTH DEPARTMENT**

**ELKHART EDUCATION FOUNDATION**  
**ELKHART PARKS AND RECREATION**  
**FIVE STAR LIFE**

**FRIENDS OF THE LERNER**  
**HABITAT FOR HUMANITY OF ELKHART COUNTY**

**LIFELINE YOUTH MINISTRIES**  
**LOVEWAY**

**RUTHMERE MANSION CAMPUS**  
**THE DW VICTIM ADVOCACY CENTER**

# ELKHART ARTWALK

**JUNE 30, 2022**  
"ELKHART PROUD"



- ART DISPLAY
- MUSIC
- KIDS ACTIVITY
- SALE

**WELL CRAFTED ARTISAN MARKET -- CIVIC PLAZA**  
HERE YOU'LL FIND A DIVERSE MARKET OF LOCAL ARTISTS AND VENDORS SHOWCASING THEIR TALENTS!

**2022 DUCKY DERBY -- ELKHART RIVERWALK**  
CHEER ON YOUR DUCKY WHILE WE DUMP HUNDREDS OF RUBBER DUCKIES INTO THE ELKHART RIVER FOR A RACE TO BE THE QUICKEST QUACKER IN TOWN! **DERBY BEGINS AT 5:30PM**

**FREE CONCERT: LERNER ON THE LAWN**  
**SUTTON LEE SEYMOUR & CACOPHONY DANIELS**  
CENTRAL GREEN STAGE  
GRAB A BLANKET OR A CHAIR AND ENJOY A FREE CONCERT PRESENTED BY FRIENDS OF THE LERNER AND THE REX & ALICE A. MARTIN FOUNDATION! **CONCERT BEGINS AT 6PM**

**STASH BOUTIQUE -- 118 S. MAIN ST.**  
ENJOY 5% OFF YOUR PURCHASE AND WET YOUR WHISTLE WITH SOME VINO

**THE AWAKENING REALMS -- 130 S. MAIN ST.**  
ENTER A RAFFLE TO WIN A FREE 2 PIECE CANVAS PAINTING AS WELL AS A FREE MONTH'S MEMBERSHIP! FREE PRIVATE YOGA SESSION, A FREE REIKI SESSION! STOP BY FOR A TAROT CARD READING AND OTHER HOLISTIC VENDORS!

**THE TWISTED STRING -- 203 S. MAIN ST.**  
WELCOMING THE INCREDIBLE TALENT OF BOTH BOB LIGHTY WHO WILL BE PLAYING GUITAR AND SINGING, AND KIMBERLEY HAWK LIGHTY WHO WILL BE BRINGING SOME OF HER ART FOR ELKHART ARTWALK

**SERVANT'S HEART COMMUNITY CHURCH -- 204 S. MAIN ST.**  
KIDS CRAFT AND SHCC HOUSE BAND WILL PLAY. FUNDRAISING ITEMS WILL BE FOR SALE.

**JUXTAPOSE -- 208 S. MAIN STREET**  
JOEL LARA - SCULPTOR - WILL BE DISPLAYING HIS LATEST WORKS.

**DAJ PYRAMID SHOW - 224 S. MAIN ST. (UPPER FLOOR)**  
EXHIBITING MUSIC & VARIETY EVENTS FROM THE PERFORMERS OF THE DAJ NETWORK

**THE VINE - 214 S. MAIN ST.**  
TWO VINES WINES (CABERNET, MERLOT, CHARDONNAY, REISLING) \$5/GLOSS, \$14/BOTTLE. EVERY ARTWALK!

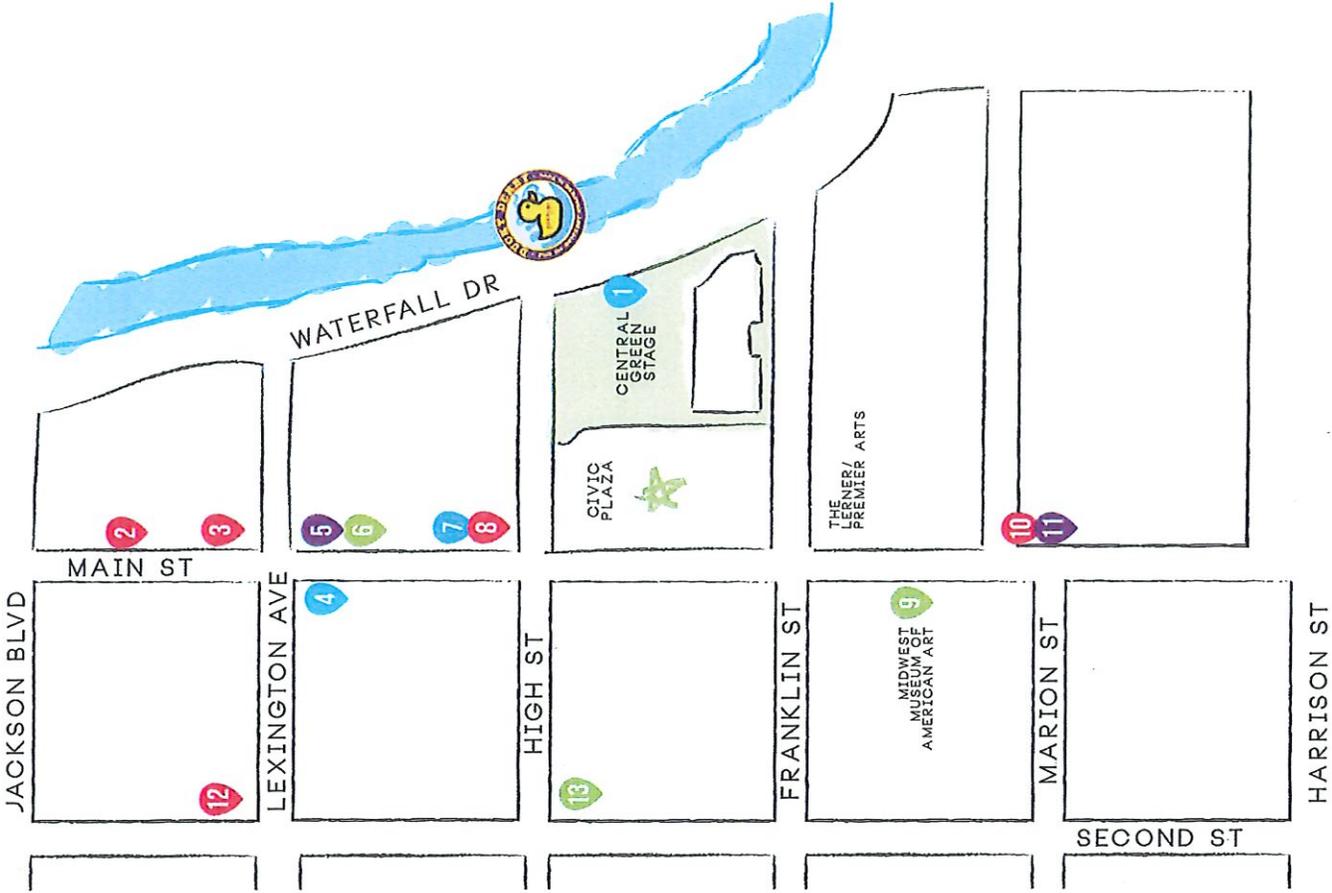
**MIDWEST MUSEUM OF AMERICAN ART - 429 S. MAIN ST.**  
FREE ADMISSION TO THE PUBLIC DURING ARTWALK FROM 5-8PM.

**THE CORNER BAR - HOTEL ELKHART - 502 S. MAIN ST.**  
WE WILL BE GIVING AWAY \$5 BOUNCE-BACK VOUCHERS TO EVERY GUEST WHO DINES AT THE CORNER BAR DURING ARTWALK HOURS! WE'LL ALSO BE FEATURING DRINK SPECIALS INSPIRED BY FAMOUS PAINTINGS!

**RELISH CAFE - HOTEL ELKHART - 504 S. MAIN ST.**  
WE'LL BE GIVING AWAY \$5 BOUNCE-BACK VOUCHERS TO EVERY GUEST WHO DINES AT RELISH CAFE DURING ARTWALK HOURS! WE'RE ALSO HOSTING FAMILY BOARD GAME NIGHT!

**REDEFINE AESTHETICS - 122 W LEXINGTON AVE**  
MARI MACGRAME WILL POP IN AS OUR ARTIST AND REDEFINE AESTHETICS HAS 10% OFF JEWELRY.

**ELKHART PUBLIC LIBRARY - 300 2ND ST.**  
CHECK OUT THE WIDE ARRAY OF ART CREATED BY LOCAL STUDENTS OF ALL AGES!





# WELL CRAFTED ARTISAN MARKET

LOCATED IN THE CIVIC PLAZA

## ARTISTS

- ALECE DOCTOR: PENCIL AND ACRYLICS PRINTS
- BRENDAN ADAMS: DIGITAL ART
- CARLA MORATINO: OIL, ACRYLIC, CHARCOAL, GRAPHITE
- CODEY HOLLIDAY: CERAMICS
- DAWN AND RAY BOHM: LASER ENGRAVING AND WOOD TURNING
- DOROTHY CARTER: MIXED MEDIA AND TEXTILES
- ERICA FLEISCHER: MIXED MEDIA
- GAGE CRAFT: PAINTING, ILLUSTRATION, STORYTELLING
- JAMIE TARMAN: DIGITAL, PHOTOGRAPHY, WATERCOLOR
- JILLIAN ELLIOTT : PAINTING
- JOE MICHALSKI : MIXED MEDIA
- LEIGH ROBISON: CERAMICS
- MADISON BYER: HANDMADE EARRINGS
- MICHELLE WANTZ: ARTIST MARKERS AND ACRYLIC PAINTS
- PRINCESS MCILLWAIN: ACRYLIC, MIXED MEDIA, PEN & INK, WATERCOLOR
- RICHARD HOOTON: SCULPTURE & PAINTING
- STEPHEN D. LEWIS: PHOTOGRAPHY
- STEVE TOEPP: PHOTOGRAPHY
- TORRENCE WATERSON: ACRYLIC PAINTING, WATERCOLOR, AND OIL
- TREVOR DAUGHERTY: CERAMICS
- WAZEIL DESUTTER: NATURAL PAINT & INK ALCHEMIST
- ZAK NOGOOD: PAINTING

MAIN ST

## COMMUNITY

ELKHART ART DEPOT  
JOIN IN A COMMUNITY ART PROJECT EVERY ARTWALK!

### PREMIER ARTS: FREE FACE PAINTING

CHECK OUT ACTIVITIES AND INFORMATION FROM THESE OTHER ORGANIZATIONS  
ELKHART COUNTY HEALTH DEPARTMENT  
ELKHART EDUCATION FOUNDATION  
ELKHART PARKS AND RECREATION  
FRIENDS OF THE LIBRARY  
(SELLING USED BOOKS AT THE LIBRARY)



TO CENTRAL GREEN

FRANKLIN ST

# ELKHART ARTWALK

JULY 28, 2022  
"AROUND THE WORLD"

**WELL CRAFTED ARTISAN MARKET -- CIVIC PLAZA**  
HERE YOU'LL FIND A DIVERSE MARKET OF LOCAL ARTISTS AND VENDORS SHOWCASING THEIR TALENTS!

**FREE CONCERT: LERNER ON THE LAWN**  
**LALO CURA - CENTRAL GREEN STAGE**

GRAB A BLANKET OR A CHAIR AND ENJOY A FREE CONCERT PRESENTED BY FRIENDS OF THE LERNER AND THE REX & ALICE A. MARTIN FOUNDATION! **CONCERT BEGINS AT 6PM**

**STASH BOUTIQUE -- 118 S. MAIN ST.**  
ENJOY 5% OFF YOUR PURCHASE AND WET YOUR WHISTLE WITH SOME VINO

**THE AWAKENING REALMS -- 130 S. MAIN ST.**  
ENTER A RAFFLE TO WIN A FREE A 2 PIECE CANVAS PAINTING AS WELL AS A FREE MONTH'S MEMBERSHIP FREE PRIVATE YOGA SESSION, A FREE REKI SESSION, STOP BY FOR A TAROT CARD READING AND OTHER HOLISTIC VENDORS!

**THE TWISTED STRING-- 203 S. MAIN ST.**  
WELCOMING THE INCREDIBLE TALENT OF BOTH BOB LIGHTY WHO WILL BE PLAYING GUITAR AND SINGING, AND KIMBERLEY HAWK LIGHTY WHO WILL BE BRINGING SOME OF HER ART FOR ELKHART ARTWALK

**SERVANT'S HEART COMMUNITY CHURCH -- 204 S. MAIN ST.**  
KIDS CRAFT AND SHCC HOUSE BAND WILL PLAY. FUNDRAISING ITEMS WILL BE FOR SALE. **FREE POPCORN AND WATER!**

**JUXTAPOSE -- 208 S. MAIN STREET**  
SHOWCASING SOY CANDLES BY ARTIST CANDACE LINN

**DAJ PYRAMID SHOW - 224 S. MAIN ST. (UPPER FLOOR)**  
EXHIBITING MUSIC & VARIETY EVENTS FROM THE PERFORMERS OF THE DAJ NETWORK

-  ART DISPLAY
-  MUSIC
-  KIDS ACTIVITY
-  SALE

JACKSON BLVD

MAIN ST

LEXINGTON AVE

HIGH ST

FRANKLIN ST

MARION ST

HARRISON ST

**8 THE VINE - 214 S. MAIN ST.**  
TWO WINES (CABERNET, MERLOT, CHARDONNAY, REISLING) \$5/GLASS, \$14/BOTTLE EVERY ARTWALK!

**9 ADEC - 317 MAIN ST.**  
SELLING ONE-OF-A-KIND ART PIECES CREATED BY THE INDIVIDUALS THEY SERVE!

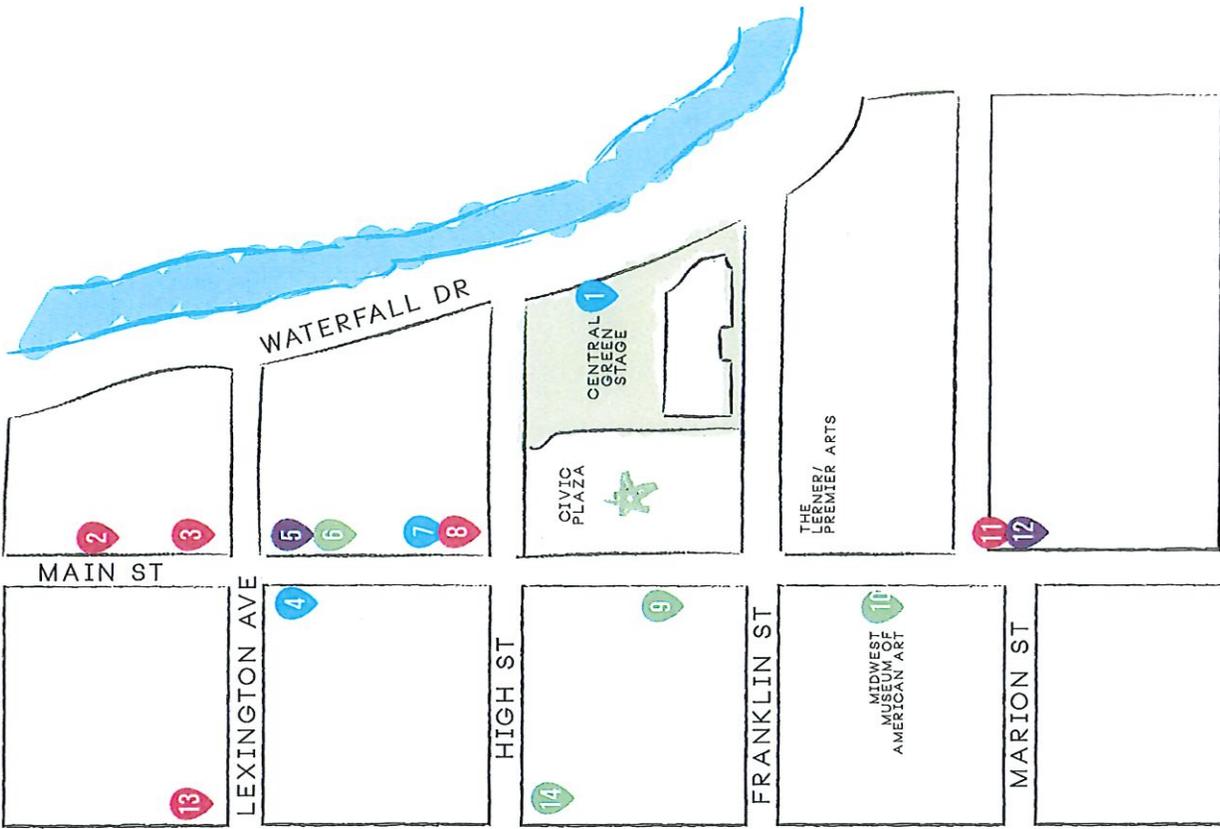
**10 MIDWEST MUSEUM OF AMERICAN ART - 429 S. MAIN ST.**  
FREE ADMISSION TO THE PUBLIC DURING ARTWALK FROM 5-8PM.

**11 THE CORNER BAR - HOTEL ELKHART - 502 S. MAIN ST.**  
WE WILL BE GIVING AWAY \$5 BOUNCE-BACK VOUCHERS TO EVERY GUEST WHO DINES AT THE CORNER BAR DURING ARTWALK HOURS! WE'LL ALSO BE FEATURING DRINK SPECIALS INSPIRED BY FAMOUS PAINTINGS!

**12 RELISH CAFE - HOTEL ELKHART - 504 S. MAIN ST.**  
WE'LL BE GIVING AWAY \$5 BOUNCE-BACK VOUCHERS TO EVERY GUEST WHO DINES AT RELISH CAFE DURING ARTWALK HOURS! WE'RE ALSO HOSTING FAMILY BOARD GAME NIGHT!

**13 REDEFINE AESTHETICS - 122 W LEXINGTON AVE**  
MARI MACRAME WILL POP IN AS OUR ARTIST AND REDEFINE AESTHETICS HAS 10% OFF JEWELRY.

**14 ELKHART PUBLIC LIBRARY - 300 2ND ST.**  
CHECK OUT THE WIDE ARRAY OF ART CREATED BY LOCAL STUDENTS OF ALL AGES! FRIENDS OF THE LIBRARY SELLING USED BOOKS TO SUPPORT THE ELKHART LIBRARY.





# WELL CRAFTED ARTISAN MARKET

LOCATED IN THE CIVIC PLAZA

## ARTISTS

- ALECE DOCTOR: PENCIL AND ACRYLICS PRINTS
- ALEXANDRA HIBSHMAN: WATERCOLOR
- AVA STROHKIRCH: PAINTINGS
- BRENDA MURNANE: ACRYLIC PAINT, RESIN, PAINT POUR JEWELRY
- BRENDAN ADAMS: DIGITAL ART
- CARLA MORATINO: OIL, ACRYLIC, CHARCOAL, GRAPHITE
- DOROTHY CARTER: MIXED MEDIA AND TEXTILES
- EPIPHANY CLARK: BEESWAX CANDLES/VASES
- ERICA FLEISHER: MIXED MEDIA
- GAGE CRAFT: PAINTING, ILLUSTRATION, STORYTELLING
- HALEY HARPER: PAINTING
- JAMIE TARMAN: DIGITAL, PHOTOGRAPHY, WATERCOLOR
- JEREMY PARKER: PAINTING, SCULPTURE, MULTI-MEDIA
- JESSICA RODRIGUEZ: ACRYLIC AND OILS
- JILLIAN ELLIOTT : PAINTING
- JOANNA WHITE : ACRYLIC
- JOE MICHALSKI : MIXED MEDIA
- LASHAYLA JONES: JEWELRY
- LEEAH WORLEY: ACRYLIC, WATERCOLORS, DIGITAL, MIXED MEDIA
- MADISON BYER: HANDMADE EARRINGS
- PRINCESS MCGILLWAIN: ACRYLIC, MIXED MEDIA, PEN & INK, WATERCOLOR
- REGINA SNIDER: POLYMER CLAY AND RESIN
- RICHARD HOOTON: SCULPTURE & PAINTING

- ROBYN LESTER: ACRYLIC AND WATERCOLOR
- STEPHEN D. LEWIS: PHOTOGRAPHY
- STEVE TOEPP: PHOTOGRAPHY
- TIFFANY HUWE: ACRYLIC PAINTING
- TORRENCE WATERSON: ACRYLIC PAINTING, WATERCOLOR, AND OIL
- TREVOR DAUGHERTY: CERAMICS
- VICTORIA FINLAY: ACRYLIC, WATERCOLOR, GRAPHITE, CERAMICS, JEWELRY
- WAZEIL DESUTTER: NATURAL PAINT & INK ALCHEMIST
- ZAK NOGOOD: PAINTING

## COMMUNITY

- ELKHART ART DEPOT
- JOIN IN A COMMUNITY ART PROJECT EVERY ARTWALK!
- RADIO HORIZONTE
- BROADCASTING LIVE AT ARTWALK!
- CHECK OUT ACTIVITIES AND INFORMATION FROM THESE OTHER ORGANIZATIONS
- ELKHART COUNTY HEALTH DEPARTMENT
- ELKHART EDUCATION FOUNDATION
- ELKHART PARKS AND RECREATION
- MINORITY HEALTH COALITION
- NORTHERN INDIANA HISPANIC HEALTH COALITION
- PREMIER ARTS
- RUTHMERE MANSION CAMPUS
- TEACH ELKHART COUNTY, GOSHEN COLLEGE
- TUTU SCHOOL - PERFORMING ON THE PLAZA

MAIN ST

TO CENTRAL GREEN



FRANKLIN ST

# ELKHART ARTWALKS

## AUGUST 25, 2022

### "DOG DAYS OF SUMMER"



- ART DISPLAY
- MUSIC
- KIDS ACTIVITY
- SALE

**WELL CRAFTED ARTISAN MARKET -- CIVIC PLAZA**  
 HERE YOU'LL FIND A DIVERSE MARKET OF LOCAL ARTISTS AND VENDORS SHOWCASING THEIR TALENTS!

**1 FREE CONCERT: LERNER ON THE LAWN**  
 RYE (GRYMER/EDUCATOR) - CENTRAL GREEN STAGE  
 GRAB A BLANKET OR A CHAIR AND ENJOY A FREE CONCERT PRESENTED BY FRIENDS OF THE LERNER AND THE REX & ALICE A. MARTIN FOUNDATION! **CONCERT BEGINS AT 6PM**

**2 STASH BOUTIQUE -- 118 S. MAIN ST.**  
 ENJOY 5% OFF YOUR PURCHASE AND WET YOUR WHISTLE WITH SOME VINO

**3 THE AWAKENING REALMS -- 130 S. MAIN ST.**  
 ENTER A RAFFLE TO WIN A FREE A 2 PIECE CANVAS PAINTING AS WELL AS A FREE MONTH'S MEMBERSHIP FREE PRIVATE YOGA SESSION, A FREE REKI SESSION! STOP BY FOR A TARTOT CARD READING AND OTHER HOLISTIC VENDORS!

**4 THE TWISTED STRING-- 203 S. MAIN ST.**  
 WELCOMING THE INCREDIBLE TALENT OF BOTH BOB LICHTY WHO WILL BE PLAYING GUITAR AND SINGING, AND KIMBERLEY HAWK LICHTY WHO WILL BE BRINGING SOME OF HER ART FOR ELKHART ARTWALK

**5 SERVANT'S HEART COMMUNITY CHURCH -- 204 S. MAIN ST.**  
 KIDS CRAFT AND SHCC HOUSE BAND WILL PLAY. HOMEMADE DOG TREATS FOR SALE. **FREE POPCORN AND WATER!**

**6 JUXTAPOSE -- 208 S. MAIN STREET**  
 SHOWCASING SOY CANDLES BY ARTIST CANDACE LINN

**7 DAJ PYRAMID SHOW - 224 S. MAIN ST. (UPPER FLOOR)**  
 EXHIBITING MUSIC & VARIETY EVENTS FROM THE PERFORMERS OF THE DAJ NETWORK

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 TWO VINES WINES (CABERNET, MERLOT, CHARDONNAY, REISLING) \$5/GLASS, \$14/BOTTLE EVERY ARTWALK!

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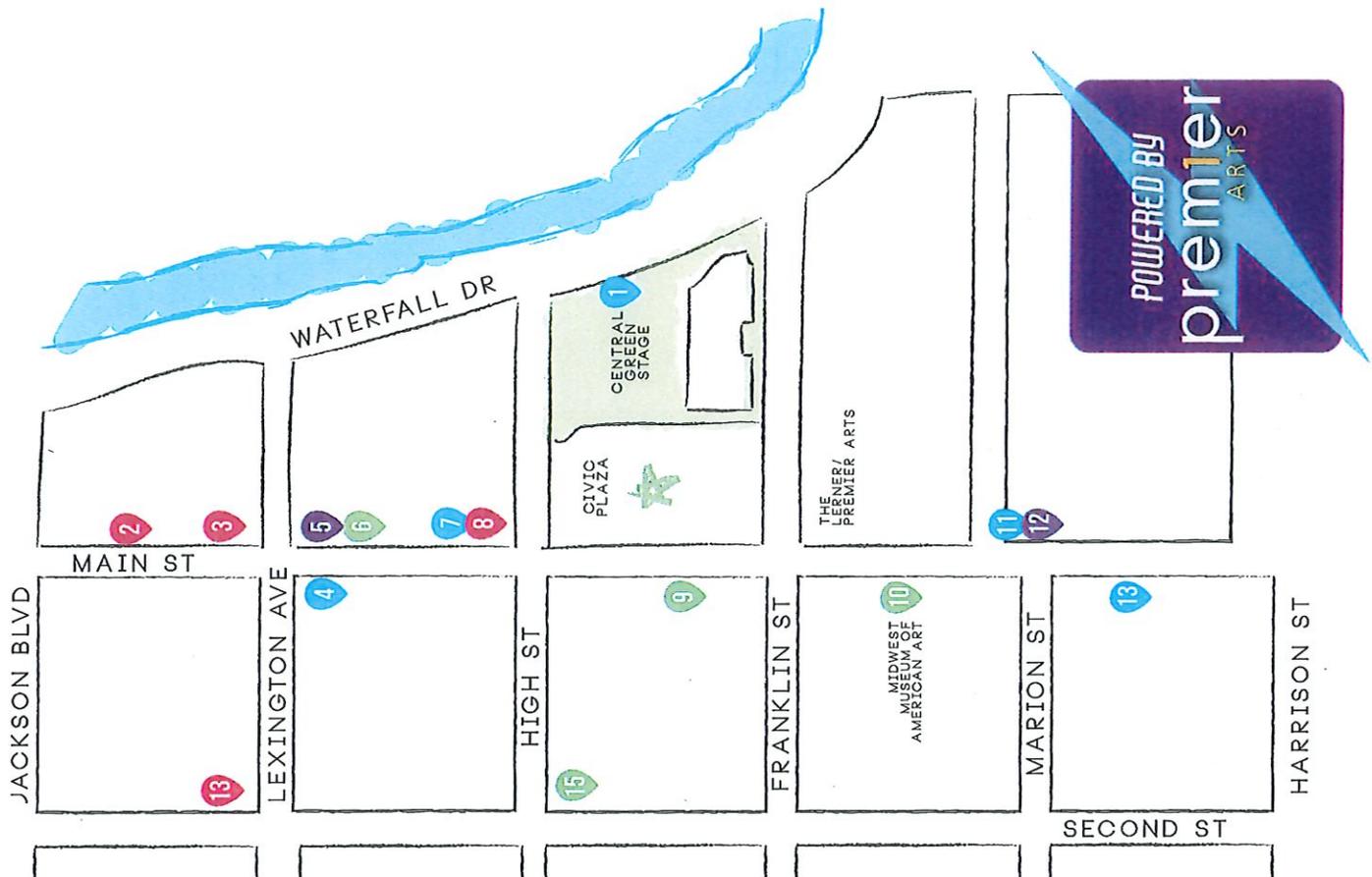
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**14 REDEFINE AESTHETICS - 122 W LEXINGTON AVE**  
 MARIMACRAME WILL POP IN AS OUR ARTIST AND REDEFINE AESTHETICS HAS 10% OFF JEWELRY.

**15 ELKHART PUBLIC LIBRARY - 300 2ND ST.**  
 CHECK OUT THE WIDE ARRAY OF ART CREATED BY LOCAL STUDENTS OF ALL AGES! FRIENDS OF THE LIBRARY SELLING USED BOOKS TO SUPPORT THE ELKHART LIBRARY.





# WELL CRAFTED ARTISAN MARKET

LOCATED IN THE CIVIC PLAZA

MAIN ST

## ARTISTS

- ALAN FORE: POP CULTURE PENCIL AND ACRYLIC
- ALEXANDRA HIBSHMAN: WATERCOLOR
- AVA STROHKIRCH: PAINTINGS
- BRENDAN ADAMS: DIGITAL ART
- CARLA MORATINO: OIL, ACRYLIC, CHARCOAL, GRAPHITE
- CODEY HOLLIDAY: CERAMICS
- DANIELLE KELLER: METALSMITHING
- DAVID TUNSTELL: PAINTING INK PENS, COLORED PENCIL
- DOROTHY CARTER: MIXED MEDIA AND TEXTILES
- EMILY ROBERTS: FIBER
- GAGE CRAFT: PAINTING, ILLUSTRATION, STORYTELLING
- HALEY HARPER: PAINTING
- JAMIE TARMAN: DIGITAL, PHOTOGRAPHY, WATERCOLOR
- JEREMY PARKER: PAINTING, SCULPTURE, MULTI-MEDIA
- JESSICA RODRIGUEZ: ACRYLIC AND OILS
- JILLIAN ELLIOTT : PAINTING
- JOANNA WHITE : ACRYLIC
- JOE MICHALSKI : MIXED MEDIA
- KELSEY BAILEY : ACRYLIC PAINT, FOUND OBJECTS
- LASHAYLA JONES: JEWELRY
- LEEAH WORLEY: ACRYLIC, WATERCOLORS, DIGITAL, MIXED MEDIA
- MACKENZIE DAVIDSON: ACRYLIC PAINT
- NICOLE LANE: ACRYLIC PAINT
- PRINCESS MCGILLWAIN: ACRYLIC, MIXED MEDIA, PEN & INK, WATERCOLOR
- REGINA SNIDER: POLYMER CLAY AND RESIN

- RICHARD HOOTON: SCULPTURE & PAINTING
- ROBYN LESTER: ACRYLIC AND WATERCOLOR
- SANDRA LEWIS: ACRYLIC, GLOSS
- STEPHEN D. LEWIS: PHOTOGRAPHY
- STEVE TOEPP: PHOTOGRAPHY
- SYDNEY JUSTICE: STAINED GLASS
- TIFFANY HUWE: ACRYLIC PAINTING
- TORRENCE WATERSON: ACRYLIC PAINTING, WATERCOLOR, AND OIL
- VICTORIA FINLAY: ACRYLIC, WATERCOLOR, GRAPHITE, CERAMICS, JEWELRY
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## community

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- ELKHART COUNTY HEALTH DEPARTMENT
- ELKHART EDUCATION FOUNDATION
- ELKHART PARKS AND RECREATION
- HUMANE SOCIETY OF ELKHART COUNTY
- PET REFUGE
- PREMIER ARTS
- RUTHMERE MANSION CAMPUS

TO CENTRAL GREEN



FRANKLIN ST

# ELKHART ARTWALK

## SEPTEMBER 29, 2022

### "HARVEST HOP"



- ART DISPLAY
- MUSIC
- KIDS ACTIVITY
- SALE

**WELL CRAFTED ARTISAN MARKET -- CIVIC PLAZA**  
 HERE YOU'LL FIND A DIVERSE MARKET OF LOCAL ARTISTS AND VENDORS SHOWCASING THEIR TALENTS!

**FREE CONCERT: LERNER ON THE LAWN**  
 DEREK JONES- CENTRAL GREEN STAGE  
 GRAB A BLANKET OR A CHAIR AND ENJOY A FREE CONCERT PRESENTED BY FRIENDS OF THE LERNER AND THE REX & ALICE A. MARTIN FOUNDATION. CONCERT BEGINS AT 6PM!

**STASH BOUTIQUE -- 118 S. MAIN ST.**  
 ENJOY 5% OFF YOUR PURCHASE AND WET YOUR WHISTLE WITH SOME VINO

**THE AWAKENING REALMS -- 130 S. MAIN ST.**  
 ENTER A RAFFLE TO WIN A FREE A 2 PIECE CANVAS PAINTING AS WELL AS A FREE MONTH'S MEMBERSHIP. FREE PRIVATE YOGA SESSION. A FREE REIKI SESSION! STOP BY FOR A TAROT CARD READING AND OTHER HOLISTIC VENDORS!

**THE TWISTED STRING-- 203 S. MAIN ST.**  
 WELCOMING THE INCREDIBLE TALENT OF BOTH BOB LIGHTY WHO WILL BE PLAYING GUITAR AND SINGING, AND KIMBERLEY HAWK LIGHTY WHO WILL BE BRINGING SOME OF HER ART FOR ELKHART ARTWALK

**SERVANT'S HEART COMMUNITY CHURCH -- 204 S. MAIN ST.**  
 KIDS CRAFT AND SHOC HOUSE BAND WILL PLAY. HOMEMADE DOG TREATS FOR SALE. FREE POPCORN AND WATER!

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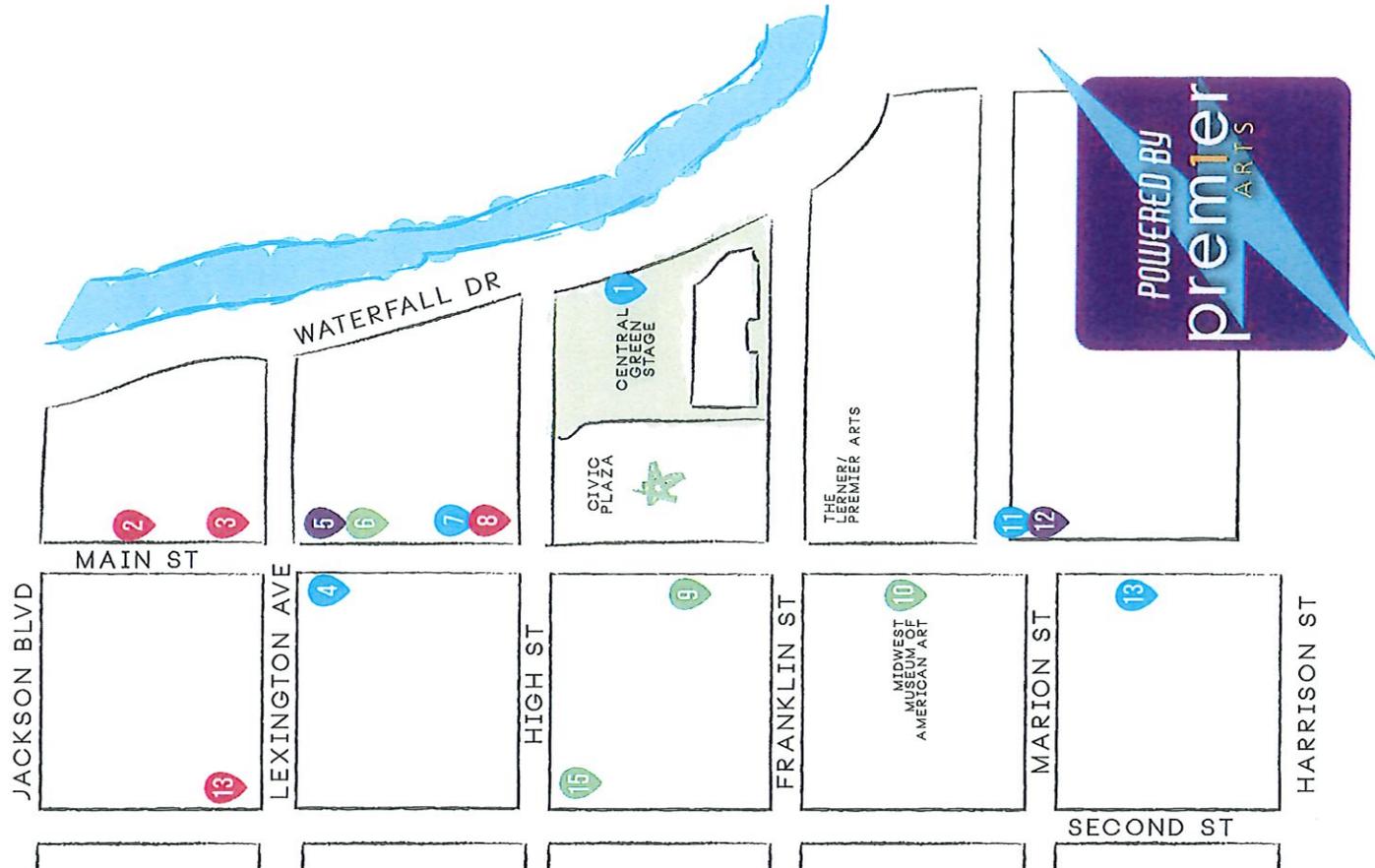
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LOCATED IN THE CIVIC PLAZA

MAIN ST

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- ALEXANDRA HIRSHMAN:** WATERCOLOR
- AVA STROHKIRCH:** PAINTINGS
- BRENDAN ADAMS:** DIGITAL ART
- CARLA MORATINO:** OIL, ACRYLIC, CHARCOAL, GRAPHITE
- CASEY HAIST:** ACRYLIC AND PENCIL ABSTRACT ART
- DANIELLE KELLER:** METALSMITHING
- DAVID TUNSTELL:** PAINTING INK PENS, COLORED PENCIL
- EMILY ROBERTS:** FIBER
- GAGE CRAFT:** PAINTING, ILLUSTRATION, STORYTELLING
- HALEY HARPER:** PAINTING
- JAMIE TARMAN:** DIGITAL, PHOTOGRAPHY, WATERCOLOR
- JESSICA RODRIGUEZ:** ACRYLIC AND OILS
- JOANNA WHITE:** ACRYLICS
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- MARC LISTELLO:** ASTROPHOTOGRAPHY IMAGES ON METAL
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- LOVEWAY
- PREMIER ARTS
- RUTHMERE MANSION CAMPUS
- ROBINS SCHOOL OF DANCE
- TRIKAPPA

TO CENTRAL GREEN



FRANKLIN ST

# ELKHART ARTWALK

OCTOBER 27, 2022  
"TRICK OR TREAT ON MAIN ST."

- ART DISPLAY
- MUSIC
- KIDS ACTIVITY
- SALE



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JACKSON BLVD

MAIN ST

LEXINGTON AVE

HIGH ST

FRANKLIN ST

MARION ST

SECOND ST

HARRISON ST



THE LERNER/ PREMIER ARTS

MIDWEST MUSEUM OF AMERICAN ART





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- BRIANNA HESS: WOOD BURNINGS
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- MARG LISTELLO: ASTROPHOTOGRAPHY IMAGES ON METAL
- PRESTON CLARK: COLLAGE ASSEMBLAGE & SCREEN PRINTING PAINTING
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- REGINA SWIDER: POLYMER CLAY AND RESIN
- RICHARD HOOTON: SCULPTURE & PAINTING
- ROBYN LESTER: ACRYLIC AND WATERCOLOR
- SANDRA LEWIS: ACRYLIC, GLOSS
- SARAH MILLER-CORAL: WATERCOLOR, STICKERS, VINYL BAGS, CROCHET ITEMS, PHOTOGRAPHY
- STEPHEN D. LEWIS: PHOTOGRAPHY
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- ZAK NOGOOD: PAINTING

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- EPIC DANCE STUDIO
- PREMIER ARTS
- RUTHMERE MANSION CAMPUS

TO CENTRAL GREEN



FRANKLIN ST

# ELKHART ARTWALK

PRODUCED BY premier

**OCTOBER 27, 2022**

"TRICK OR TREAT ON MAIN STREET"

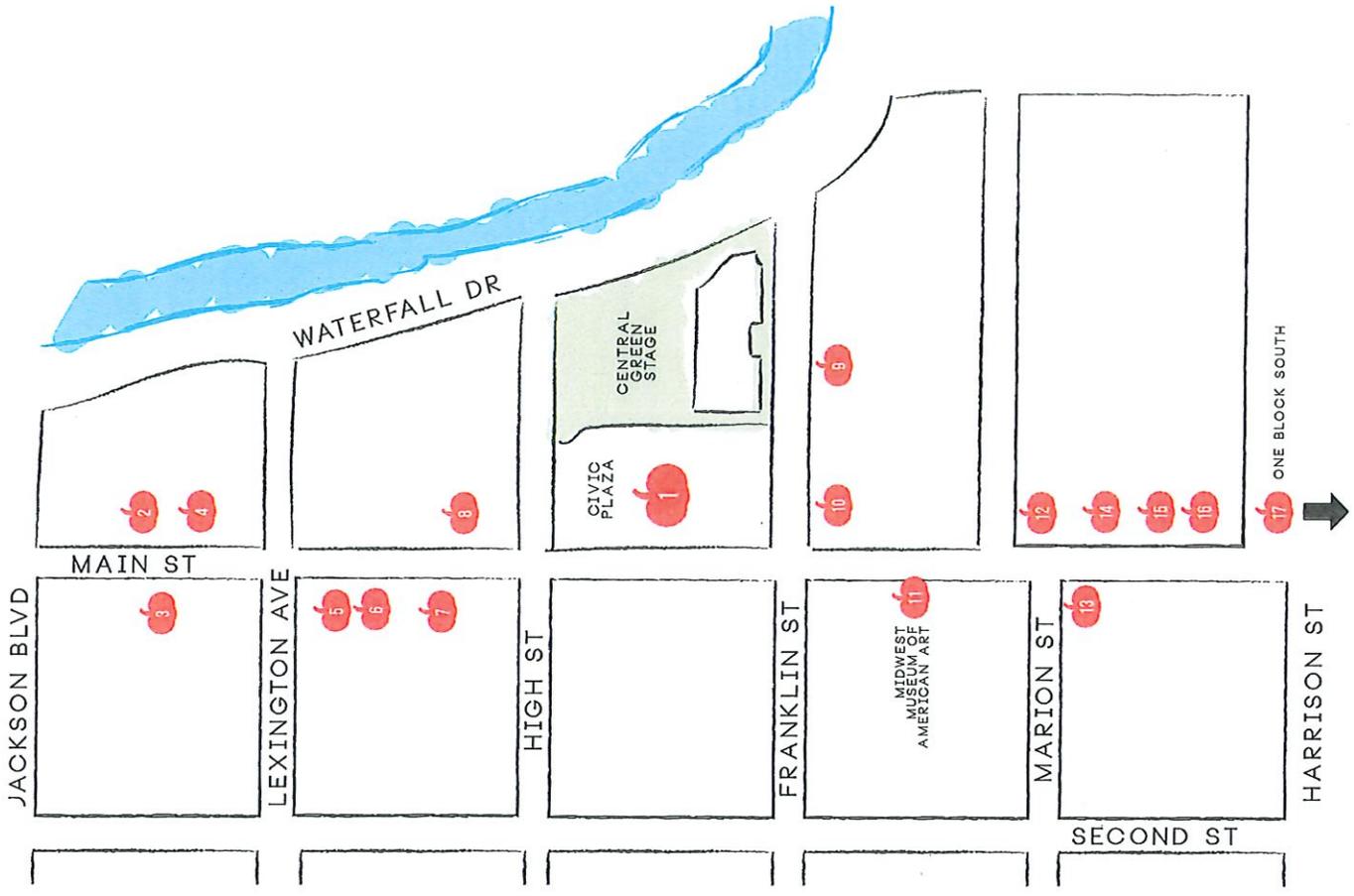
**TRICK OR TREAT LOCATION**

- 1 WELL CRAFTED ARTISAN MARKET -- CIVIC PLAZA
- KC LAYNE LASH STUDIO/LIONESS LAB
- BOLING VISION CENTER
- THE SALVATION ARMY

- 2 STASH BOUTIQUE - 118 S MAIN ST
- 3 HERITAGE ACCEPTANCE - 121 S MAIN ST
- 4 THE BOOKWORM - 128 S MAIN ST
- 5 TWISTED STRING - 203 S MAIN ST
- 6 ELKHART SCHOOL OF MUSIC - 207 S MAIN ST
- 7 SECRET DOOR GAMES - 215 S MAIN ST
- 8 BELLA'S BOUTIQUE - 226 S MAIN ST
- 9 IUSB ELKHART - 125 E FRANKLIN ST
- 10 THE LERNER THEATRE - 410 S MAIN ST
- 11 MIDWEST MUSEUM OF AMERICAN ART - 429 S MAIN ST
- 12 HOTEL ELKHART - 500 S MAIN ST
- 13 MATZKE FLORIST - 501 S MAIN ST
- 14 THE DUTCH KERNEL - 524 S MAIN ST
- 15 FIVE STAR DIVE BAR - 526 S MAIN ST
- 16 ALEXANDER JIU JITSU - 536 S MAIN ST
- 17 DIGITAL MITCHELL PHOTOGRAPHY - 700 S MAIN ST
- 18 GREENSPACE THE PLANT PLACE - 109 E LEXINGTON AVE



**PRESENTED BY**





City of Elkhart

2023  
Annual Action Plan

Public Hearing

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APRIL 4, 2023



# Overview

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- Year four of the 2020-2024 Consolidated Plan
- 2023 CDBG allocation will be \$713,272.00 (slight increase over 2022)
- Total available funds will be \$753,272.00 (\$40,000 PI)
- Fiscal year is from July 1 to June 30 each year
- Action Plan should be submitted by May 15, 2023.



# National Objectives

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- Benefiting low- and moderate-income persons
- Preventing or eliminating slums or blight
- Urgent Need



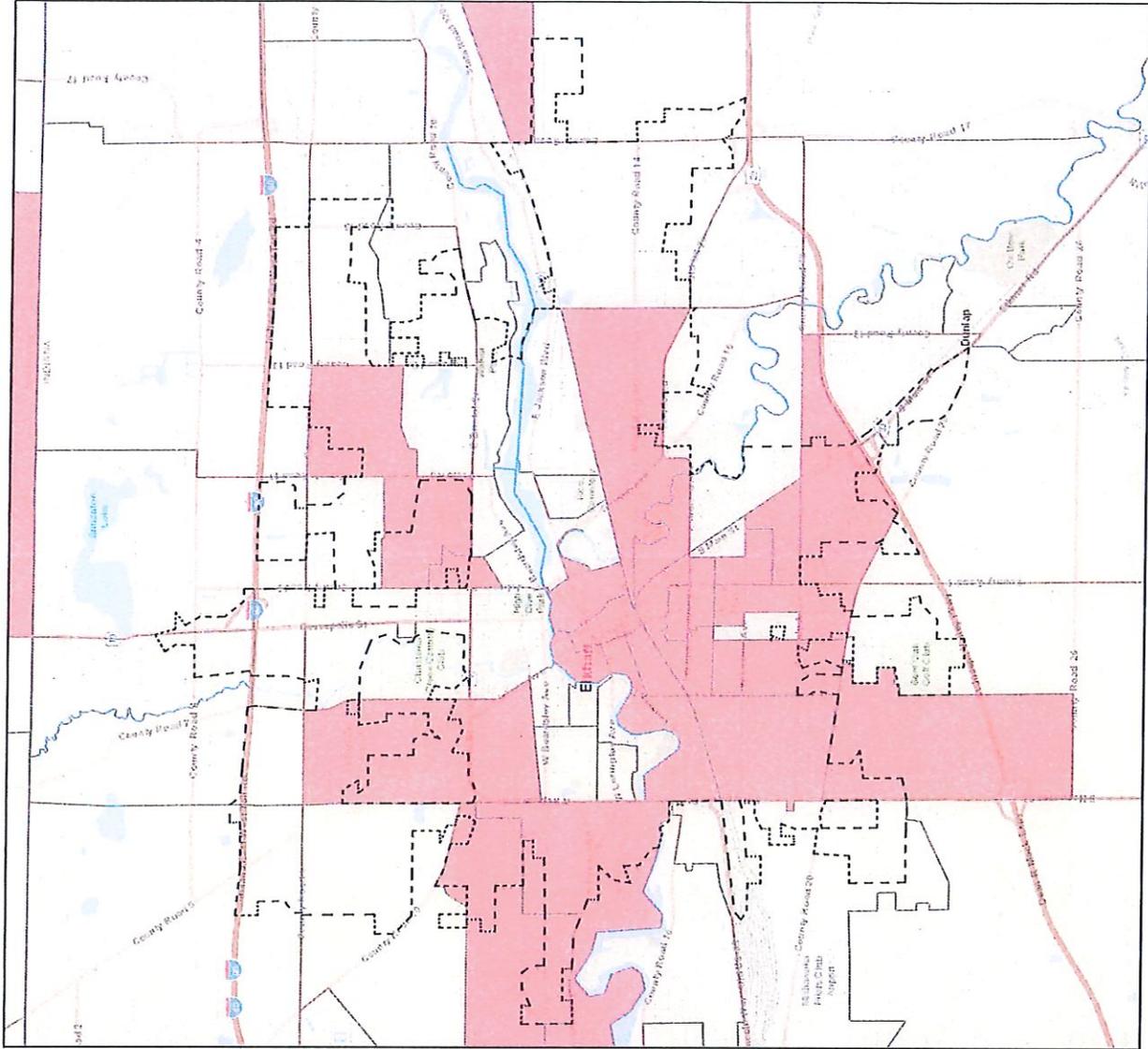
# National Objectives

## Low- and Moderate Income

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- Area Benefit- 51% or of the population in the area are low- and moderate income.
- Limited Clientele- Presumed Beneficiaries, at least 51% of a specific population (e.g. homeless, individuals with Aids, elderly 52+, etc.) must be Low- and Moderate Income. **Non-presumed Beneficiaries**, must meet the 80% AMI or below requirement AND have third party income verification (e.g. W-2s, bank records, etc.).
- Housing- At least 51% of units must be occupied by Low-mod Income household (e.g. rehab of apartment building)

# Low / Mod Income Eligible Areas



Low and Moderate Income Neighborhoods



- Elkhart Boundary
- Not a L/M Income Neighborhood
- L/M Income Neighborhood



0 1 2 Miles

# Consolidated Plan Priorities

---

**Housing Needs:** Increase the supply of quality, affordable housing; Improve the quality of the existing housing stock; Increase the homeownership rate; Reduce environmental hazards such as lead-based paint, mold and asbestos.

**Homeless Needs:** Homeless prevention focuses on the activities and services that address the needs of the homeless population, or those residents at risk of becoming homeless.

**Non-homeless Special Needs:** The key outcome is to serve populations in the community that might have special needs including seniors, persons with mental and/or physical disabilities, and persons with HIV/AIDS persons and their families.

**Economic Development Needs:** The key outcome is to increase the median household income of Elkhart's residents through wealth building activities such as workforce development initiatives, job training, job creation and public infrastructure improvements to support job creation.

**Neighborhood Development Needs:** Improve neighborhood business districts and improve neighborhood infrastructure and facilities.



# CDBG Proposed Projects

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- **Administration and Planning - \$142,654**

Funds will be used to pay for several staff members to administer the CDBG programs and small plans for the NRSA

- **AIDS Ministries/AIDS Assist - Permanent Housing Program - \$10,000**

Funds to support the AM/AA permanent housing program and client services for persons with HIV/AIDS and their families. (125 persons served)

- **Council on Aging – Transportation Program - \$20,000**

The Council on Aging's objective is to use these CDBG funds to increase the access and availability of transportation services for the growing demand of clients living in the City of Elkhart. Funds will be used to provide transportation services to low- and moderate-income seniors. (650 trips)

# CDBG Proposed Projects

---

- **YWCA Safe Haven Shelter - \$20,000**

Funds will support the YWCA Safe Haven Shelter for victims of domestic violence. (550 persons served)

- **Minority Health Co. – Chronic Disease Self-Management Program - \$5,000**

The chronic disease self-management program provides case management and classes to medically-underserved populations to better manage their conditions and prevent consequences resulting from poor health, such as financial instability or loss of housing. (75 persons served)

- **Goodwill Industries – Beating the Odds to Self-Sufficiency (B.O.S.S.) - \$6,300**

Soft and hard skills training for unemployed Elkhart residents to retrain, develop new skills and improve their economic situation. (5 persons served)

# CDBG Proposed Projects

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- **Boys & Girls Club – KidsCare Program - \$13,200**

Funds will be used to expand the number of low and moderate-income children attending the KidsCare before and after-school programs. Members have access to daily enrichment activities, including homework assistance, tutoring sessions to help combat learning loss, and academic enrichment activities. (30 kids served)

- **St. James AME Church – Lords Cupboard Food Pantry - \$10,000**

Funds will be used to offset the cost of food pantry operations. (100 persons served)

- **Fair Housing Education and Outreach - \$22,490**

Funds will provide education and outreach activities, periodic fair housing testing and fair housing enforcement activities. (300 persons served)



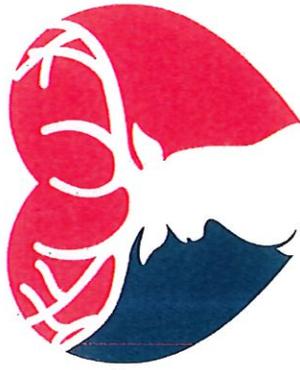
# CDBG Proposed Projects

---

- **Homebuyer Assistance- \$30,000**  
Funds will be used to assist first time homebuyers. (5 homebuyers)
- **Neighborhood Facilities Improvements - \$35,000**  
Funds will be used for public facilities and public infrastructure improvements in the NRSA neighborhood. These improvements may include utility improvements (water, sewer, broadband) sidewalks, streets, and lighting. (100 households served)
- **Housing Development and Redevelopment - \$403,626**  
This project will provide funds to construct or rehabilitate residential units, including but not limited to homeowner repair, rental and for-sale construction or rehabilitation. (10 households served)
- **Blight and Disaster Remediation / Prevention - \$35,000**  
Funds will be used to remove or prevent environmental hazards such as flooding or blighted structures. (5 hazards abated)

Thank you!

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City of Elkhart

**Ms. Mary Kaczka**  
Assistant Director, Community Development  
Mary.Kaczka@coei.org  
574-294-5471, ext. 1061



024

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF ELKHART, INDIANA, APPROVING EMPLOYMENT OF CONSULTANT TO PROVIDE TECHNICAL ASSISTANCE ON CDBG FAIR HOUSING PROGRAMS AND APPROPRIATING FUNDS

Whereas, The Commission has received and reviewed the attached Standard Form of Agreement for Professional Services to be performed by Kemple Fair Housing Consulting Services, LLC ("Kemple") to provide technical assistance and capacity building for the City's CDBG Fair Housing programs as set forth in the Contract (the "Services"); and

Whereas, the Commission believes it is in the best interest of the City and its inhabitants that Kemple be employed to perform the Services and the funds be appropriated to cover the cost.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission hereby approves the employment of Kemple at the hourly rate of \$300.00 at a fee not to exceed \$18,000.00 to perform the Services.
2. The Commission approves the form of Contract for Services attached hereto and authorizes its execution.
3. The Commission appropriates the sum of \$18,000.00 from the Community Development Block Grant Program Special Fund to cover the cost of the Services. Any funds remaining after the end of the contract shall be returned to the appropriate fund.
4. The Officers of the Commission are hereby authorized to do all acts and execute all agreements which they deem necessary and appropriate in furtherance of this Resolution.

ADOPTED BY MAJORITY VOTE AT ITS PUBLIC MEETING THIS 11th DAY OF APRIL 2023.

CITY OF ELKHART, REDEVELOPMENT COMMISSION

By \_\_\_\_\_  
Sandra Schreiber, President

ATTEST:

By \_\_\_\_\_  
Alex Holtz, Secretary



Warrick & Boyn, LLP  
 861 Parkway Avenue  
 Elkhart, Indiana 46516  
 Telephone 574-294-7491  
 Fax 574-294-7284

the firm@warrickandboyn.com

www.warrickandboyn.com

Taxpayer I.D. 35-1036189

Elkhart Redevelopment Commission  
 ATTN: Sherry Weber  
 229 S. Second Street  
 Elkhart IN 46516

Page: 1  
 March 31, 2023  
 Account No: 26399-000M  
 Statement No: 175029

Attn: Sherry Weber

Re: General Services

*Payments received after 03/31/2023 are not included on this statement.*

Previous Balance \$41,112.38

Fees

		Hours	
03/06/2023	GDB		
			Revise and re-send Resolution approving purchase agreement. Revise Purchase and Development Agreement. E-mail for packet. E-mail Adam re: dates needed re: 1524 FRANCES
		1.00	318.75
	GDB		Revise Resolution Approving Purchase Agreement. Print Purchase Agreement and e-mail both to Sherry for packet re: PREMIER ARTS LOT
		0.50	159.38
	GDB		Revise Resolution and re-send for packet re: 1025 - 1045 S. MAIN
		0.20	63.75
	GDB		E-mails with Sherry and Adam re: March Agenda
		0.30	95.63
03/07/2023	GDB		Review e-mails re: developer plans and respond to Mike re: time to discuss re: RIVER DISTRICT ZONES 1 and 2
		0.20	63.75
	GDB		Respond to Mike and Jamie re: time to discuss re: BAKER TILLY CONTRACT
		0.10	31.88
	GDB		Review site status letter, ERC and instructions. Fill in blanks. Draft Resolution approve and provide for March packet re: FEDERAL PRESS
		1.50	478.13
	GDB		Start follow-up "To Do List" for March resolutions
		0.30	95.63
	GDB		Review latest draft of proposal re: BAKER TILLY
		0.30	95.63
03/08/2023	CTP		Research CDBG subrecipient bidding obligations re: CDBG
		0.80	238.00
	GDB		Research re: issue re: public bidding. E-mails with J. Espar. Teleconf with Mary K. re: CDBG/HABITAT
		1.40	446.25
	GDB		Respond to Maggie re: location of closing documents and map of project re: GLC MARTIN'S
		0.30	95.63

Re: General Services

		Hours	
	GDB E-mail Adam and Meridian for City Deed from County and tax identification of lot we own re: 1560 1/2 S. MAIN	0.30	95.63
	GDB Revise and e-mail Development and Purchase Agreement to Adam and Sherry. Attach latest draft to Resolution re: 1524 FRANCES	0.50	159.38
	GDB E-mails with Adam re: procedures and notices required. Draft Resolution and Public Notice. E-mail for Agenda and packet. E-mail Public Notice to Truth. Draft cover memorandum to owners re: 1560 1/2 S. MAIN	3.00	956.25
	GDB Teleconf with Jerry Kearns re: Lake City supervising loans re: AURORA	0.30	95.63
03/09/2023	CTP Begin reviewing due diligence documents re: WOODLAND CROSSING	3.00	892.50
	GDB Review Public Notice and respond to Truth. E-mail Notice and cover letter to abutting owners re: 1560 1/2 S. MAIN	0.40	127.50
	GDB Finalize exhibits to all resolutions. Draft follow-up list and e-mail to Sherry and Adam	0.60	191.25
	GDB Check files for site map to provide Maggie. E-mail the map and Loan Agreement pages on dedications re: GLC/MARTIN'S	0.70	223.13
	GDB Conference with Mike and Jamie re: loan re-structuring options re: LEXINGTON BUSINESS CENTRE	0.30	95.63
	GDB Conference with Mike re: consolidating TIFs re: CASSOPOLIS TIF	0.30	95.63
	GDB Conference with Mike and Jamie refunding sources - allocation among TIFs - work needed now. Draft Resolution re: BAKER TILLY CONTRACT	1.00	318.75
	GDB E-mails with Brent re: approval to hire August Mack re: ICE MILLER/G & W	0.30	95.63
03/10/2023	GDB Attend Pre-Agenda meeting	2.00	637.50
	GDB Revise draft of Resolution re: BAKER TILLY	0.10	31.88
	GDB Review Mary K.'s e-mail re: teleconf with HUD on reimbursement. Conference with Mary re: same re: HABITAT/112 DIVISION	0.30	95.63
	GDB Review Annual Report. Draft Resolution. Review statute. E-mail Sherry, Mike and Adam re: financial information to include re: ANNUAL REPORT	1.00	318.75
	GDB Conference and e-mail with Sherry re: Deed correction needed re: 112 DIVISION	0.30	95.63
	GDB Research two statutes on electronic meetings and e-mail staff and Commissioners on requirement for Redevelopment Commission re: ELECTRONIC MEETINGS	1.00	318.75
	GDB E-mails with Maggie re: real estate transfer status and forward to R. Deahl re: GLC/MARTIN'S	0.30	95.63

Re: General Services

		Hours		
03/13/2023	CTP	Review timeline for Woodland Crossing purchase. Email M. Kaczka re: same. Continue reviewing due diligence re: WOODLAND CROSSING	2.60	773.50
	GDB	E-mail copy of Resolution and signed contract signature page to contractor re: METICULOUS/WOODLAND CROSSING PROJECT	0.20	63.75
	GDB	Research re: creation of North Elkhart Consolidated TIF and Economic Development Area re: AEROPLEX, CASSOPOLIS, TECH PARK	1.30	414.38
	GDB	Review Closing Checklist and respond re: WOODLAND CROSSING	0.30	95.63
03/14/2023	CTP	Review and begin revising Purchase Agreement re: WOODLAND CROSSING	4.00	1,190.00
	CTP	Research consolidation of TIF areas re: AEROPLEX, CASSOPOLIS AND TECH PARK	0.70	208.25
	CTP	Attend Redevelopment Commission meeting	0.60	178.50
	GDB	Review e-mail and respond re: revisions to report. Finalize Resolution approving same re: ANNUAL REPORT	0.60	191.25
	GDB	E-mail Mike for amount to appropriate re: BAKER TILLY	0.40	127.50
	GDB	Review Purchase Agreement re: WOODLAND CROSSING	1.60	510.00
	GDB	Review Mike's e-mail. Revise Resolution draft and e-mail for meeting re: AM. STRUCTURE POINT/CHASE BUILDING	0.40	127.50
	GDB	Review IC \$36-7-14-57 and e-mail Mike re: probable limit of consolidating TIF Areas re: AEROPLEX, CASSOPOLIS and TECH PARK	0.80	255.00
	GDB	Attend monthly Board meeting re: AURORA	0.60	191.25
	GDB	Attend Commission meeting	1.40	446.25
03/15/2023	CTP	Conference re: Woodland Crossing Purchase Agreement. Review draft Agreement and compile list of missing provisions re: WOODLAND CROSSING	2.80	833.00
	GDB	Scan and e-mail Resolution with Purchase Agreement to J. Hughey. Request title commitment and prepare for closing re: 1524 FRANCES	0.40	127.50
	GDB	E-mail Lori Snyder and Sherry re: approval of purchase agreements and to order Phase I and commitment re: PREMIER ARTS LOT	0.30	95.63
	GDB	Scan and e-mail minute entry re: Directors and Officers to Sherry re: AURORA	0.10	31.88
	GDB	Review and discuss issues in purchase agreement re: WOODLAND CROSSING	0.70	223.13
	GDB	Review recording and service requirements and conference re: recording and with ERC re: 511 DIVISION	0.70	223.13
	GDB	Research and e-mail Barnes & Thornburg re: effect of Subsection 57. Conference re: regulations re: CONSOLIDATED TIFs	0.70	223.13
	MRY	Calculate recording fees re: Restrictive		

Re: General Services

			Hours	
		Covenants re: 511 DIVISION STREET	0.30	45.00
03/16/2023	CTP	Research agreements for purchase of malls re: WOODLAND CROSSING	2.20	654.50
	GDB	Review initial Letter of Intent disclosures and e-mail comment. Continued review of purchase agreement and consider title insurance/ALTA survey update, representations and warranties and review site re: WOODLAND LETTER OF INTENT	5.00	1,593.75
	GDB	Finalize review of ERC. Draft cover letter and e-mail recorded copy to IDEM re: FEDERAL PRESS/511 DIVISION	0.50	159.38
	MRY	Travel to/from Elkhart County Recorder's office and record Restrictive Covenants re: 511 DIVISION STREET	1.00	150.00
03/17/2023	GDB	Review GLC loan file and respond to Jamie re: liens and guaranties on Loan 1 re: GLC/MARTIN'S	1.00	318.75
	GDB	Review title commitment and respond re: 1524 FRANCES	0.30	95.63
03/20/2023	CTP	Review and revise Purchase Agreement re: WOODLAND CROSSING	2.70	803.25
	GDB	Review closing documents. E-mails with parties re: same. Print and mark for signature re: 1524 FRANCES	0.80	255.00
	GDB	Review final closing documents and respond to Adam re: 1524 FRANCES	0.30	95.63
03/21/2023	GDB	Respond to Sherry. Conference re: copying direct loan documents for City. Review lists provided re: AURORA	0.40	127.50
03/22/2023	CTP	Review due diligence. Begin drafting summary of due diligence documents re: WOODLAND CROSSING	4.50	1,338.75
	GDB	Review Jamie Arce's update on Loan 1 TIF payment re: GLC/MARTIN'S	0.10	31.88
	GDB	E-mails with City and B. Huber re: contact information on Denny Correll re: ICE/G & W	0.20	63.75
	GDB	Review and revise purchase agreement draft re: WOODLAND CROSSING	3.80	1,211.25
	GDB	Review guidelines and respond to J. Kearns re: name of Aurora Loan Fund re: AURORA	0.30	95.63
03/23/2023	CTP	Research redemption of foreclosure on NSP property. Telephone call with J. Byron re: same. Telephone call with M. Kazcka re: same. Telephone call with M. Redding re: same. Prepare Release of Lien and Restrictive Covenant Agreement re: 1707 ROYS	3.40	1,011.50
03/24/2023	BAS	Search file for and scan loan documents.		

Re: General Services

		Hours	
	E-mail documents to client re: AURORA/PJ LIMES, LLC	0.40	60.00
BAS	Search file for and scan loan documents.		
	E-mail documents to client re: AURORA/AROUND THE ART, LLC	0.40	60.00
BAS	Search file for and scan loan documents.		
	E-mail documents to client re: AURORA/ELKHART FIREFIGHTERS LOCAL 338	0.40	60.00
BAS	Search file for and scan loan documents.		
	E-mail documents to client re: AURORA/THE BOOKWORM ON MAIN, LLC	0.40	60.00
BAS	Search file for and scan loan documents.		
	E-mail documents to client re: AURORA/DAVID SIMS	0.40	60.00
GDB	Begin drafts of Resolution, Offering Sheet and Public Notice. E-mail Meridian for deed and legals. E-mail Adam for location and use re: SOUTH MAIN OFFERING (4 LOTS)	1.10	350.63
03/27/2023	BAS Search file for and scan loan documents.		
	E-mail to client re: AURORA/RHONDA'S CAKE COTTAGE & BAKERY	0.40	60.00
GDB	Draft e-mail to Mike H., et al. re: County's position on real estate taxes for leased property re: WOODLAND CROSSING	0.30	95.63
GDB	Review legals and deeds. E-mail Adam re: four lots we may offer, as well re: SOUTH MAIN LOTS OFFERING	0.40	127.50
GDB	Review GIS and Match lots with tax identification numbers. Respond to Adam re: listing all acquired from County. Prepare legals for Public Notice and Offering Sheet. Review and e-mail for packet re: SOUTH MAIN (4 LOTS)	1.30	414.38
GDB	Review e-mails re: closing and re: which properties LaCasa will buy re: 511 DIVISION	0.40	127.50
GDB	Review B. Huber's e-mail and Adam's response re: status of wells re: ICE/LA BOUR PUMP	0.30	95.63
GDB	Check file re: latest Ice bill. E-mail Sherry re: same re: ICE/G & W	0.30	95.63
GDB	Teleconf and e-mail with Dana Donald re: CDBG contract for Fair Housing Services re: FAIR HOUSING SERVICES/CDBG	0.30	95.63
03/28/2023	CTP Continue reviewing due diligence and drafting summary of same re: WOODLAND CROSSING	3.00	892.50
GDB	Draft Resolution Approving Contract with Kemple. E-mail to Dana and Sherry. Request copy of agreement to attached re: FAIR HOUSING CONTRACT/CDBG	0.50	159.38
GDB	Revise Resolution and e-mail Public Notice to Truth. Review proof copy re: 729 - 739 SOUTH MAIN	0.70	223.13
GDB	Review title commitment. E-mail Resolution approving sale to Meridian re: 511 DIVISION	0.40	127.50

Re: General Services

		Hours	
	GDB Review Loan Servicing Agreement. Revise same re: AURORA re: LAKE CITY BANK	1.00	318.75
03/29/2023	CTP Continue reviewing and summarizing due diligence re: WOODLAND CROSSING	4.00	1,190.00
	GDB Review revised draft re: AURORA re: LAKE CITY BANK	0.30	95.63
	GDB Forward red-lined Servicing Agreement to Jerry and Commissioners with my questions re: specific provisions. Review Lavery's comments and the deleted (iii) provision re: AURORA re: LAKE CITY BANK	1.00	318.75
	GDB Review and revise purchase agreement re: WOODLAND CROSSING	2.50	796.88
03/30/2023	CTP Review due diligence documents. Conference with M. Kaczka, M. Huber, A. Fann re: status of Woodland Crossing. Conference re: Purchase Agreement re: WOODLAND CROSSING	5.20	1,547.00
	GDB Review and revise purchase agreement re: WOODLAND CROSSING	4.00	1,275.00
03/31/2023	BAS Search file for and scan loan documents. E-mail to client re: AURORA/POOL TABLES PLUS For Current Services Rendered	0.40	60.00
		100.40	30,471.45

Expenses

03/20/2023	Mileage to/from Elkhart County Recorder's office on 3/16/23 re: 511 DIVISION STREET	11.39
	Total Expenses	11.39

Advances

03/16/2023	Recording fee paid to Elkhart County Recorder re: Restrictive Covenants re: 511 DIVISION STREET	25.00
03/22/2023	Online legal research - February services: Economic Development facility definitions, etc. EOZ/ZONE 1 and 2 PROJECTS (\$12.88); Executive meeting definitions re: potential CENTRAL PLAZA/PARK (\$12.88); and Open Door/quorum matters re: ELECTRONIC MEETINGS (\$68.99)	94.76
	Total Advances	119.76

**Total Current Work** **30,602.60**

Payments

03/13/2023	Fee Payment - Check No. 307497	-24,184.79
03/13/2023	Expense Payment - Check No. 307497	-146.64
03/13/2023	Advance Payment - Check No. 307497	-92.03
	Total Payments	-24,423.46

Elkhart Redevelopment Commission

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March 31, 2023

Account No: 26399-000M  
Statement No: 175029

Re: General Services

Balance Due						<u>\$47,291.52</u>
		Aged Due Amounts				
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>	
30,602.60	16,688.92	0.00	0.00	0.00	0.00	
Please Remit						<u>\$47,291.52</u>

A finance charge of 18% per annum, or the highest rate permitted by law, whichever is less, will be assessed on all accounts past due 30 days.