



City of Elkhart
Redevelopment Commission

SPECIAL MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: ANNEX BUILDING CONFERENCE ROOM
201 S SECOND STREET
ELKHART, IN
MONDAY, SEPTEMBER 25, 2023
4:00 p.m.

PRESENT: Alex Holtz, Dina Harris, Gerry Roberts, Sandi Schreiber, Wes Steffen, Dorisanne Nielsen, Gary Boyn, Chris Pottratz, Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Drew Wynes, Sherry Weber (Recording Secretary), and Mayor Roberson

PRESENT BY WEBEX: Lewis Anne Deputy, Kristen Smole, Bradley Tracy, WSBT22, Michael, db and Lori Harris

CALL TO ORDER

This meeting was held in-person, telephonically and virtually through WEBEX. Mrs. Schreiber called the meeting to order at 4:48 pm.

AMENDMENT OF SEPTEMBER 25, 2023 AGENDA

Mrs. Schreiber asked for a motion to amend the September 25, 2023 Agenda by moving item A (Woodland Crossing) to the end and handle items B and C first. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. ICE MILLER LETTER OF ENGAGEMENT

Mike Huber addressed the commission and answered questions. Mrs. Schreiber asked for a motion to approve the letter of Engagement to hire Ice Miller to provide services related to River District Development Agreement. Moved by Mr. Roberts. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

B. RATIFY SETTLEMENT AGREEMENT WITH G&W VRP

Mike Huber and Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the terms of the settlement agreements on G&W property at 2306 S. Main

Street Environmental clean-up. Moved by Mr. Steffen. Seconded by Mr. Roberts. Voice vote, all in favor. Motion approved.

C. WOODLAND CROSSING PROJECT

Mr. Mike Huber addressed the commission and answered questions. Mayor Roberson discussed why we are looking at this timeline and how all of the pieces fit together to create a situation that has brought this to us earlier than what we would like. When a contract is brought to us, we want it to have the details so we can look at it clearly. This one is a little different due to having two other entities involved and contextually together, we provide a transformative piece to the puzzle. We work with them to achieve what we would like to recommend from that area. Three different entities are all trying to make sure they are able to successfully create a project. It is important to capture where Heart City and Goodwill are on their discussions. The City is the piece that has to fall into place in order for the other two entities fall into place. They are dealing with their processes separately than we are dealing with ours. This gives you an idea of why we are looking at this in a somewhat unfinished capacity. Mike Huber stated we have been able to work collectively to negotiate extensions on their purchase agreement up until the end of this week. They have a hard close date of October 6. As we go through this, some conditions of their closing transaction require us to close first. This is why our closing date is accelerated. Mrs. Schreiber asked for a motion to approve the purchase agreement for lots 1, 3, 5 and 6 in Woodland Crossing for the purchase price of \$5,125,000 and appropriate \$3,000,000 from the Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund to cover the cost of acquisition, inspections, environmental reviews, property surveys and closing costs. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, four in favor, one opposed. 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 Mr. Steffen. Seconded by Mr. Roberts. Voice vote, all in favor, motion approved. The meeting adjourned at 5:30 p.m. Next meeting is on Tuesday, October 10, 2023 at 4:00 p.m. in Council Chambers.


SANDRA SCHREIBER, PRESIDENT