



NAPPANEE REDEVELOPMENT COMMISSION MEETING MINUTES

Date, Time & Location:

Tuesday, January 27, 2026 — 7:00 A.M.
Council Chambers, City Hall, 300 W. Lincoln St.

Board Members:*

Brad Sechrist • Nancy Nelson • Heath Yoder • Jane Leavitt • Nate Bate

Meeting Agenda:

1. Call to Order
2. Roll Call
 - a. **Present:** Brad Sechrist, Heath Yoder, Nancy Nelson, Jane Leavitt and Nate Bate
 - b. **Absent:** Christine Eshleman
 - c. **Also Present:** Jackson Beck (Legal Counsel), Mark Collins (Director of Development), Mayor Phil Jenkins, Todd Nunemaker (City Planner), Dan Slaven (Assistant City Planner), Jeff Knight (Clerk-Treasurer)
3. Approve Financials
 - a. Jeff Knight presented the year-end financial report. The Commission received a \$1.4 million distribution prior to year-end, resulting in approximately \$4.1 million cash on hand. With prior loan forgiveness and anticipated receipts, total available funds are projected between \$5.8 million and \$7 million before planned capital expenditures.
 - b. Substantial projects are planned for 2026; however, cash flow remains sufficient.
 - c. **Motion:** To approve the financial report as presented.
 - d. **Action:** Heath Yoder moved, Jane Leavitt seconded, and approved unanimously.
4. Approval of the Minutes from December 16, 2025
 - a. **Motion:** To approve the minutes of the December 16, 2025, meeting as printed.
 - b. **Action:** Jane Leavitt moved, Heath Yoder seconded, and approved unanimously.
5. Petitions and Comments by Citizens
 - a.
6. Unfinished Business
 - a. **Enliven Lincoln/Coppes Pedestrian Connection**
 - i. Mark Collins presented conceptual plans from JPR for the Enliven Lincoln Street project, including acquisition of 152 S. Madison and development of a 20-space parking lot, pedestrian corridor, playground space, and

*Please visit nappanee.in.gov for board member appointment and term details

future alley connections. Preliminary cost estimates for the city parking component range from \$286,000–\$300,000.

- ii. Discussion included project phasing, stakeholder coordination with CPU and the church, and long-term downtown parking strategy. Heath offered to attend follow-up meetings as Redevelopment’s voting representative

7. New Business

a. Officer Elections

- i. **Motion:** To retain current officers for 2026: Brad Sechrist as President, Heath Yoder as Vice President, and Jane Leavitt as Secretary.
- ii. **Action:** Heath Yoder moved, Jane Leavitt seconded, and approved unanimously.

b. 152 S Madison TIF Area Amendment and Appraisals

- i. Resolution 2026-01 – Amendment to Consolidated TIF Area
 - 1. Jackson presented Resolution 26 to amend the Economic Development Plan and include 152 S. Madison within the consolidated TIF allocation area. The amendment extends existing redevelopment plan provisions for public improvements and land acquisition to the added parcel.
- ii. **Motion:** To approve Resolution 2026-01 amending the Consolidated TIF Area.
- iii. **Action:** Jane Leavitt moved, Heath Yoder seconded, and approved unanimously.

c. 252 W Lincoln St Purchase Offer- Counter Offer

- i. The Commission reviewed a \$250,000 counteroffer from Larry Mullet for 252 W. Lincoln Street, which includes an easement donation along US 6 benefiting the TIF district to the City of Nappanee. Closing will occur in June to accommodate the current tenant.
- ii. **Motion:** To accept the \$250,000 counteroffer for 252 W. Lincoln Street.
- iii. **Action:** Heath Yoder moved, Nancy Nelson seconded, and approved unanimously.

d. RFP Approval of Tree Removal

- i. Discussion was held regarding removal of 13 trees within the redevelopment block to facilitate future demolition and site planning. Concerns were raised regarding removal of mature trees without an arborist report.
- ii. **Motion:** To table tree removal until receipt of an arborist report and Tree Board feedback.
- iii. **Action:** Heath Yoder made, Jane Leavitt seconded, and approved unanimously.

e. Dietrich Building Tenant Eviction Extension

- i. Mark Collins discussed the extension of the eviction notice for the tenant in the upstairs apartment of the Dietrich Building, who has three children and is struggling to find a new affordable location. The tenant reportedly

did not receive the initial eviction notice in October, only a second reminder in December, with the last day of occupancy intended to be January 31st. The possibility of extending the eviction until the end of the school year, potentially mid-June, was discussed due to the sensitivity of the situation, although an end of May extension was suggested as a starting point.

f. Open Dietrich RFP Submittals

- i. The Commission received one proposal for the Dietrich Building from Heritage Hospitality Group outlining a mixed-use concept with boutique lodging and first-floor commercial space. The proposal does not request gap financing but notes reliance on city-led exterior restoration.
- ii. The submission was referred to the Technical Review Committee (TRC) for evaluation and recommendation at a special session scheduled for February 10.
- iii. Discussion was also held regarding extension of the eviction timeline for the current upstairs tenant due to hardship circumstances.

8. Other Business

- a. None.

9. Adjournment

- a. **Motion:** To adjourn the meeting.
- b. **Action:** Jane Leavitt Moved, Nancy Nelson seconded, and approved unanimously.

Brad Sechrist, President

Jane Leavitt, Secretary