



# NAPPANEE REDEVELOPMENT COMMISSION MEETING MINUTES

## Date, Time & Location:

Tuesday, February 24th, 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, Nancy Nelson, Jane Leavitt and Nate Bate
  - b. **Absent:** Christine Eshleman, Heath Yoder
  - 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. No Report
4. **Approval of the Minutes from January 27, 2025**
  - a. **Motion:** To approve the minutes of the December 16, 2025, meeting as printed.
  - b. **Action:** Jane Leavitt moved, Nancy Nelson seconded, and approved unanimously.
5. **Petitions and Comments by Citizens**
  - a.
6. **Unfinished Business**
  - a.
7. **New Business**
  - a. **Dietrich RFP Submittal Acceptance**
    - i. The Commission reviewed the Technical Review Committee (TRC) recommendation to select Heritage Hospitality Group as developer for the Dietrich Building. The proposal includes:
      1. Purchase price of \$448,000
      2. Conversion into a boutique hotel with meeting space, public restrooms, and ground-floor retail
      3. Coordination on exterior improvements

\*Please visit [nappanee.in.gov](http://nappanee.in.gov) for board member appointment and term details

- ii. Discussion included use of a forgivable loan or public easement structure for façade improvements.
  - iii. **Motion:** A motion was made to accept the TRC recommendation and proceed with Heritage Hospitality Group.
  - iv. **Action:** Jane Leavitt moved, Nancy Nelson seconded, and approved unanimously.
  - v. Jane and Heath were designated to assist with financial and project coordination.
- b. Approval of Demo Properties**
- i. The Commission reviewed demolition plans for four (4) properties, with two (2) additional properties listed as voluntary alternates:
    - 1. 152 S Clark St
    - 2. 156 S Clark St
    - 3. 206 W Lincoln St
    - 4. 357 W Lincoln St
    - 5. 252 W. Lincoln St (Alternate)
    - 6. 152 S. Madison St (Alternate)
  - ii. The alternates were designated as voluntary due to timing of acquisition.
  - iii. **Motion:** A motion was made to approve demolition of four (4) base properties with two (2) voluntary alternates, subject to legal review.
  - iv. **Action:** Nancy Nelson moved, Jan Leavitt seconded, and approved unanimously
- c. Approval of Baker Tilly Annual Service Agreement**
- i. The annual agreement with Baker Tilly was presented, including updated pricing and expanded disclosure services.
  - ii. **Motion:** A motion was made to accept the TRC recommendation and proceed with Heritage Hospitality Group.
  - iii. **Action:** Nancy Nelson moved, Jane Leavitt seconded, and approved unanimously
- d. Approval Yoder Ainlay Agreement**
- i. The annual engagement letter for legal services with Yoder Ainlay was reviewed with updated rates.
  - ii. **Motion:** A motion was made to accept the TRC recommendation and proceed with Heritage Hospitality Group.
  - iii. **Action:** Jane Leavitt moved, Nancy Nelson seconded, and approved unanimously
- e. Approval of Purchase 252 W Lincoln St**
- i. The Commission reviewed a purchase agreement for **252 W. Lincoln Street** in the amount of **\$250,000**, exceeding the average of two appraisals. The agreement includes:
    - 1. Easements for future improvements along US 6
    - 2. Seller responsibility for tree removal
  - ii. **Motion:** A motion was made to approve the purchase of 252 W Lincoln St

iii. **Action:** Jane Leavitt moved, Nate Bate seconded, and approved unanimously

f. **Downtown Connection PLACE Path Update (Placemaking Linking Art Culture and Economic vitality Path)**

- i. The Commission discussed a proposed downtown pathway project connecting key assets, with an estimated total cost of **\$4.65 million**.
- ii. Key discussion points included:
  1. Initial phase estimated at \$1.65 million
  2. Grant request submitted to the Community Foundation for \$150,000
  3. Potential additional funding through Lilly Endowment and other sources
  4. Use of alleyways to improve pedestrian connectivity
  5. Traffic flow and safety considerations, particularly during large events
  6. Coordination with partners including the church, Coppas Commons, and surrounding property owners
- iii. Project Planning, Funding, and Acquisition
- iv. Discussion included:
  1. Ongoing appraisals for property acquisition
  2. TIF amendment process and required notices
  3. Coordination with stakeholders regarding parking, access, and design
  4. Phasing and cost-sharing strategies among partners
- v. No formal action was taken.

**8. Other Business**

- a. The Commission agreed to hold a public workshop and executive session on Tuesday, March 10, 2026 at 6:00 PM to discuss:
  - i. Project funding strategies
  - ii. Property acquisition
  - iii. Developer negotiations

**9. Adjournment**

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

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Brad Sechrist, President

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Jane Leavitt, Secretary