



NAPPANEE REDEVELOPMENT COMMISSION MEETING MINUTES

Date, Time & Location:

Tuesday, March 10th, 2026 — 7:00 P.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, Heath Yoder, and Nate Bate
 - b. **Absent:** Christine Eshleman
 - c. **Also Present:** Jackson Beck (Legal Counsel), Mark Collins (Director of Development), Todd Nunemaker (City Planner)
3. **Approve Financials**
 - a. No Report
4. **Approval of the Minutes**
 - a. No Report
5. **Petitions and Comments by Citizens**
6. **Unfinished Business**
7. **New Business**
 - a. Receive and Approval of RDC Home Demolitions RFP
 - i. Bids were opened for demolition of properties on Clark Street and Lincoln Street. Submitted bids included:
 1. Jerry Reed Construction
 - a. Base bid: \$85,500
 - b. Alternate 152 S Madison: \$25,000
 - c. Alternate 206 W Lincoln: \$25,000
 2. John Mast Construction
 - a. Base bid: \$94,000
 - b. Pool Addendum: \$8,000
 - c. Alternate 152 S Madison: \$39,000
 - d. Alternate 206 W Lincoln: \$39,000
 3. Beer & Slabaugh

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

- a. Base bid: \$98,900
 - b. Alternate 152 S Madison: \$24,900
 - c. Alternate 206 W Lincoln: \$26,300
 - ii. Following review, staff confirmed bids were substantially compliant with specifications.
 - iii. **Motion:** A motion was made to award the demolition contract for the four (4) base properties to **Jerry Reed Construction** in the amount of **\$85,500**, with alternates to be considered at a later date as change orders.
 - iv. **Action:** Jane Leavitt moved, Heath Yoder seconded, and approved unanimously.
- b. Approval of Purchase offer for 152 S Madison St**
- i. The Commission reviewed the proposed acquisition of 152 S. Madison Street based on two appraisals averaging \$217,500. Concerns were raised regarding the accuracy of one appraisal, including incorrect property imagery and classification.
 - ii. **Motion:** A motion was made to **table the purchase** until the March 24, 2026 meeting pending clarification of appraisal details.
 - iii. **Action:** Jane Leavitt moved, Nate Bate seconded, and approved unanimously.
- c. Approval of Shoe Alley Project**
- i. The Commission reviewed a proposed public art and placemaking project (“Shoe Alley”) with an estimated budget of **\$125,000**, including murals, fixtures, lighting, and installation.
 - ii. Discussion focused on operational safety and the need to restrict vehicular traffic within the alley.
 - iii. **Next Step:** Request was made for approval by the Board of Public Works on March 23rd to close the alley to vehicular traffic before making the investment..
- d. Review of LOI Heritage Hospitality Group - Dietrich Building**
- i. The Commission reviewed the proposed Letter of Intent (LOI) framework for a public-private partnership with Heritage Hospitality Group for redevelopment of the Dietrich Building.
 - ii. Key components include:
 - 1. RDC commitment of approximately **\$2,000,000** for exterior shell restoration
 - 2. Developer responsibility for interior buildout and operations
 - 3. Coordination of architectural design to ensure compatibility
 - iii. **Motion:**A motion was made to approve the general framework of the Letter of Intent and authorize continued development of terms.
 - iv. **Action:** Heath Yoder moved, Jane Leavitt seconded, and approved unanimously.

e. **Approval of Dietrich Building architecture RFP - KIL Architecture**

- i. The Commission reviewed a Request for Proposals (RFP) for architectural services related to the Dietrich Building project.
- ii. The RFP includes:
 - 1. Preparation of construction documents
 - 2. Bidding and construction administration
 - 3. Coordination of interior and exterior design
- iii. Modifications were discussed and incorporated, including:
 - 1. Budget control and cost analysis requirements
 - 2. Pre-qualification language for bidders to ensure responsible and experienced contractors
- iv. **Motion:**A motion was made to approve the RFP with stated modifications.
- v. **Action:** Heath Yoder moved, Nancy Nelson seconded, and approved unanimously.

8. Other Business

- a. Pathway, Parking, and Easement Considerations
 - i. Discussion included ongoing planning for pathway and parking improvements. The Commission noted that public investment in private property requires appropriate ownership interest or easement rights.
- b. **Madison Street Development (Millers Property)**
 - i. An update was provided regarding potential residential development on Madison Street, including:
 - 1. Lot reconfiguration through acquisition of adjacent land
 - 2. Potential RDC involvement in alley improvements or gap financing
 - 3. Exploration of pre-approved residential plan sets to guide development
 - ii. No formal action was taken

9. Adjournment

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

Brad Sechrist, President

Jane Leavitt, Secretary