



# NAPPANEE REDEVELOPMENT COMMISSION MEETING MINUTES

## Date, Time & Location:

Tuesday, March 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(Virtual), Jane Leavitt, Heath Yoder 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. No Report
4. **Approval of the Minutes from February 24, 2026**
  - a. **Motion:** To approve the minutes of the February 24, 2026, and March 10, 2026, meetings..
  - b. **Action:** Jane Leavitt moved, Nancy Nelson seconded, and approved unanimously.
5. **Petitions and Comments by Citizens**
  - a.
6. **Unfinished Business**
  - a. **Economic Development Area (EDA) Public Hearing: TIF District Expansion**
    - i. The Commission held a public hearing regarding the confirmatory resolution to expand the consolidated TIF district (including 3 to 6 parcels between Cops Commons and West Street).
    - ii. **Public Comment:** None.
    - iii. **Motion:** A motion was made by Jane Leavitt to close the public hearing and approve Resolution 2026-02. Second by Heath Yoder
    - iv. **Action:** Approved via roll call vote.

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1. Heath Yoder- Yes
  2. Jane Leavitt- Yes
  3. Nancy Nelson- Yes
  4. Nathan Bate- Yes
  5. Brad Sechrist- Yes
- v. **Result:** This provides authority to proceed with the Enliven and Lincoln projects.
- b. **152 S. Madison St. Appraisals:** The Commission reviewed appraisals of \$228,000 and \$211,000 for the property.
- i. **Motion:** Heath Yoder motion was made to accept the appraisals and grant authority to negotiate an offer at the average price of \$219,000.  
Second: Jane Leavitt
  - ii. **Action:** Approved via roll call vote.
    1. Heath Yoder- Yes
    2. Jane Leavitt- Yes
    3. Nancy Nelson- Yes
    4. Nathan Bate- Yes
    5. Brad Sechrist- Yes

## 7. New Business

- a. **Shoe Aisle Alley Project Approval**
- i. The Commission reviewed the project for the alley closure approved by the Board of Works.
  - ii. **Motion:** Heath Yoder motion was made to approve the Shoe Aisle project with a budget of \$150,000 for elements, installation, and electrical components (excluding surface improvements). Second: Jane Leavitt
  - iii. **Action:** Approved via roll call vote.
    1. Heath Yoder- Yes
    2. Jane Leavitt- Yes
    3. Nancy Nelson- Yes
    4. Nathan Bate- Yes
    5. Brad Sechrist- Yes
- b. **PLACE Path Update (Placemaking Linking Art Culture and Economic vitality Path)**
- i. **Phasing:** Mark Collins proposed splitting the project into three phases. Phase 1 will focus on the Cops section parking lot and the trail from Clark Street to Madison Street.
  - ii. **Funding:** A grant request will be presented to the Elkhart Community Foundation on April 1st. Total project scope is estimated between \$1 million and \$2.2 million depending on materials (e.g., concrete vs. brick pavers).
  - iii. **Easements:** Discussion held regarding a 30-year permanent public parking easement for the Cops western parking lot to allow for public bidding on enhancements (curbing, landscaping, lighting).

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- iv. **The Commission noted that special meetings may be required to expedite the approval of easement documents once JPR completes the legal descriptions.**
- v. **Motion:** Heath Yoder motion was made to authorize JPR to move forward with construction drawings and right-of-way/easement acquisition for Phase 1. Jane Leavitt seconded the motion.
- vi. **Action:** Approved via roll call vote.
  - 1. Heath Yoder- Yes
  - 2. Jane Leavitt- Yes
  - 3. Nancy Nelson- Yes
  - 4. Nathan Bate- Yes
  - 5. Brad Sechrist- Yes

## 8. Other Business

### a. Project Planning, Funding, and Acquisition

- i. **Dietrich Building:** Discussion of a temporary "uniquely Nappanee" incubator market in the Dietrich building to cover winter utility costs. A license agreement or nonprofit lease structure was suggested for vendors.
- ii. **Church Coordination:** Discussion regarding the funding and public vs. private status of the replacement playground in the church area.

## 9. Adjournment

- a. **Motion:** Jane Leavitt To adjourn the meeting.
- b. **Action:** Approved via roll call vote.
  - i. Heath Yoder- Yes
  - ii. Jane Leavitt- Yes
  - iii. Nancy Nelson- Yes
  - iv. Nathan Bate- Yes
  - v. Brad Sechrist- Yes

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Brad Sechrist, President

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Jane Leavitt, Secretary