



Cold and rainy
MORE WEATHER, PAGE A5.

TUESDAY

DECEMBER 28, 2021

Local
Christmas
photos
from
readers, A5

Kendallville, Indiana

NEWS-SUN.COM

\$1.50

Empty, or full of potential?

Vacant buildings provide challenges, opportunities for downtown

BY STEVE GARBACZ

sgarbacz@kpcmedia.com

KENDALLVILLE — They're known by names of long-gone businesses or described by their prominent features, as some of Kendallville's remaining downtown vacancies are ones that have been empty for quite some time.

It's a challenge to turn over a building that's been out of use for years at a time, but recent revitalization efforts in downtown have introduced a spark that may be turning the tide along Main Street.

With the recent sale of the nearly 20-year-vacant Relaxation Station at 101 N. Main St., city leaders are seeing a bit of light in the otherwise darkened storefront windows downtown.

Kendallville completed its \$1.57 million streetscape project earlier this year and repaved Main Street, meanwhile 50/50 facade grants have been going out in increased numbers to building owners for repairs and renovations and the city won a \$2 million PreservINg Main Street grant to fund several

large-scale facade makeovers downtown in 2022.

That momentum is starting to energize downtown as the city has seen vacancies drop and start getting new interest in places there simply hasn't been in previous years.

"I do think that with the PreservINg Main Street grant, that's been a real great incentive for the people who are interested in making a change to their building," said Kristen Johnson, president of the downtown Experi-

ence the Heart of Kendallville and soon-to-be first full-time Kendallville main street manager come January. "I think that's going to bring in investors."

The change in ownership of the Relaxation Station may be the dam break Kendallville has been looking for, with hopes that it signals the first step in renewed investment in the downtown core.

While none of the other buildings in downtown have been vacant nearly as long as the close to two decades that one sat, there

are multiple properties that have been years without any activity inside of them.

Private investment and real estate transactions aren't something the city has direct influence over, but Kendallville has been trying to set the scene and create the conditions to make downtown a more appetizing opportunity for business.

In the coming year, Johnson said she'd like to have another

SEE VACANCIES, PAGE A2



227 S. Main St.

Owner: Kevin D. and Jenifer Sabrosky (selling on contract to Angel G. Dominguez)
Vacant since: 2021

Last use: Stout Barbell, formerly Antiques and More
Square footage: 7,474 main floor (15,638 total)
Features: Natural brick facade, large first-floor window, recessed arched entry, adjacent to The Alley and The Strand Theatre

The latest: Stout Barbell only moved out this year, but nothing has replaced it yet. Although the building hasn't been vacant for long, it does occupy a prominent place in downtown. Johnson said Dominguez, who owns other buildings, has recently indicated he's not looking to sell it.



103/105 N. Main St.

Owner: Sead Catic
Vacant since: ~3 years
Last use: Rudy's Bar and Grill
Square footage: 3,520 main floor (10,590 total)
Features: Large front windows, second floor brick at 103, part of historic Iddings/Gilbert/Leader at 105
The latest: Renovation work on the former Rudy's had started shortly after the bar closed, but then stopped and was never picked back up. While vacant for a few years now, Carla Lowe, who just purchased the adjacent Relaxation Station, indicated she'd like to own it and connect the three storefronts for a brewpub, so this may turn over sooner than later.



120 N. Main St.

Owner: Gallops Party Store LLC
Vacant since: 2019
Last use: Kendallville Party Store/Scizzor Worx
Square footage: 3,758 main floor (9,114 total)
Features: Divided into two storefronts, ornate second-floor facade, historic Diggins Block
The latest: The Party Store and hair salon closed when Monte Singh purchased the liquor license for the Gallops Party Store as part of his truck stop at S.R. 3 and U.S. 6. Johnson said she's talked with Singh multiple times and he's open to selling the building, that just hasn't happened yet.



133 S. Main St.

Owner: Richard P. and Gail J. Graham
Vacant since: 3+ years
Last use: ???
Square footage: 1,691 main floor (3,971 total)
Features: Natural upper-level brick facade, recessed entryway
The latest: The small storefront has been in a state of repair/renovation for years and hasn't changed much, if any at all, in recent months. There was talk of a small eatery going in, but that's never happened, Johnson said.



214 S. Main St.

Owner: Chef N More LLC (Kevin Walker)
Vacant since: 10+ years (estimated)
Last use: ??? (historically Campbell & Fetter bank)
Square footage: 3,044 main floor (9,132 total)
Features: Ornate, pillared facade; historic bank deposit chute
The latest: Once there was talk about the old bank being turned into an upscale steakhouse, but that plan never materialized, Johnson said. With the Relaxation Station now in the hands of a new owner, this building is the city's new longest-vacant property on Main Street.



213 S. Main St.

Owner: Kevin and Julia Walker
Vacant since: ~5 years (estimated)
Last use: Paul's Pub
Square footage: 3,510 main floor (8,790 total)
Features: Wooden facade, thatched awning, four large first-floor windows
The latest: Not much. There was some activity shortly after it closed, but nothing lately. The second-floor windows are in need of repairs.

BUILDING PHOTOS BY STEVE GARBACZ

Inside

Classified.....B8
Life.....A3
Obituaries.....A4
Opinion.....B4
TV.....B7
Sports.....B1-B3
Weather.....A6

Vol. 112 No. 308



Read online
For breaking news, story updates and more, read online any time at kpcnews.com.

Info

The News Sun
P.O. Box 39, 102 N. Main St.
Kendallville, IN 46755
Telephone: (260) 347-0400
Fax: (260) 347-7281
Classifieds: (toll free) (877) 791-7877
Circulation: (260) 347-0400

Stolen Kendallville vehicle recovered in St. Joseph River

FROM STAFF REPORTS

SPENCERVILLE — A green 2021 Jeep Wrangler, reported stolen by the Kendallville Police Department, was found and recovered in the St. Joseph River near Spencer-ville Friday morning.
At 8:53 a.m. Friday, a DeKalb County Sheriff Deputy responded to a call of a large, square-shaped, suspicious object in the

river, about 100 yards south of the Spencer-ville Covered Bridge, near C.R. 68 and C.R. 57.
Southeast Fire — comprised of the Concord Township and Spencer-ville fire departments — and the Fort Wayne Fire Department were called to assist with removing the vehicle from the river.
The vehicle and the immediate area were

searched but no one was found.
The vehicle was reported stolen in the previous 24 hours by the Kendallville Police Department.
At this time, the sheriff's department has no suspects or persons of interest. The investigation will be turned back over to the Kendallville Police Department.



DEKALB COUNTY SHERIFF'S DEPARTMENT
The roof of a 2021 Jeep Wrangler is visible in the St. Joseph River. The vehicle, reported stolen from Kendallville, was found in the river around 8:30 a.m. Friday about 100 yards south of the Spencer-ville bridge.



YEAR END INVENTORY SALE

13% OFF
Storewide
Plus

15% OFF
Accessories &
Framed Art

Up to
65% OFF
Close-outs!



Shipshewana
SR 5 & US 20
1/4 mile south & 1/4 mile
east of Junction 5 & 20

Monday 12/27 thru
Monday 1/3/22
Store Hours
Mon - Fri 9-5; Sat 9-4
Closed Sunday
260.768.7730

WeaverFurnitureSales.com

Mattresses, Living Room,
Dining Room, Bedroom,
Office, Home Décor
and More!

Special Holiday Hours
New Years Day: 9-3

Noble County Jail Bookings

Several booked into Noble County Jail

ALBION — Several people were booked into the Noble County Jail from Thursday morning through Monday morning, according to jail records.

Danielle N. Murray, 33, of the 200 block of West Rush Street, Kendallville, was arrested at 11:42 p.m. Thursday by Wolcottville police on charges of possession of a legend drug or precursor,

a Level 6 felony; possession of marijuana, hash oil, hashish or salvia, a Class B misdemeanor; and possession of paraphernalia, a Class C misdemeanor. Murray was held on \$2,500 bond.

Kaleb R. Ritchie, 22, of the 600 block of East North Street, Kendallville, was arrested at 12:15 p.m. Thursday by Kendallville police on a charge of criminal trespass, a Class A misdemeanor. Ritchie was released on his own recognizance.

Coletín E. Short, 19, of the 1200 block of South C.R. 650E, Decatur, was arrested at 1:18 p.m. Thursday by Wolcottville police on a warrant charging a Level 6 felony and a warrant charging a Class B misdemeanor. No further charging information provided. Short was held without bond.

Philip E. Chaffins, 28, of the 400 block of Sargent Street, Kendallville, was arrested at 8:42 p.m. Friday by Kendallville police on a charge of operating a vehicle while intoxicated with a prior conviction for that offense, a Level 6 felony. Chaffins was held on \$2,500 bond.

Derek S. Durbin, 47, of the 600 block of Wood Street, Kendallville, was arrested at 4:56 p.m. Friday by Kendallville police on a warrant charging a Class A misdemeanor. No further charging information provided. Durbin

was released on his own recognizance.

Melissa L. Henry, 48, of Kendallville, was arrested at 7:08 p.m. Friday by Kendallville police on a warrant charging failure to appear for court, a Level 6 felony. Henry was held without bond.

Travis M. Francis, 40, of the 8300 block of North C.R. 600W, Ligonier, was arrested at 10:23 p.m. Sunday by Noble County police on charges of possession of methamphetamine, a Level 5 felony; possession of marijuana, hash oil, hashish or salvia, a Class B misdemeanor; and possession of paraphernalia, a Class B misdemeanor. Francis was held without bond.

Nathan J. Healey, 44, of the 100 block of Veterans Way, Kendallville, was arrested at 7:57 p.m. Sunday by Kendallville police on a charge of public intoxication, a Class B misdemeanor. Healey was released on his own recognizance.

Kevin R. Slone, 37, of the 300 block of East Lisle Street, Kendallville, was arrested at 11:20 a.m. Sunday by Noble County police on two warrants charging a Level 6 felony, no further charging information provided; and a warrant charging failure to appear for court, a Class A misdemeanor. Slone was held without bond.

Meetings

Avilla Town Council holding special meeting

The Avilla Town Council will be holding a special meeting on Thursday, Dec. 30 at 6 p.m. at Avilla Town Hall. The agenda is an ordinance to annex a parcel of land at 717 E

Albion Street in Avilla for Hollingshead Materials Co.

Kendallville Board of Works to meet

The Kendallville Board of Works will hold its final meeting of the year today at 8:30 a.m. at City Hall.



PATRICK REDMOND

A foggy start to the week

A buggy rolls into Emma Monday morning surrounded by fog. A heavy blanket of fog covered northern Indiana Monday. A dense fog advisory was in effect throughout most of the day. After originally set to expire around 5 p.m., the National Weather Service extended the advisory through 8 p.m. when conditions had not cleared.



STEVE GARBACZ

Framed by fog

The steel frame of the Kendallville shell building at the corner of Ohio Street and Weston Avenue sits in the Monday fog.

VACANCIES: Revitalization effort boosts prospects

FROM PAGE A1

study done that could guide the city in what type of businesses are needed or would be well-suited to Main Street — the last was conducted in 2011 in a very different environment both economically and in downtown’s character — and then actively pursue those types of businesses.

“I’d like to really put a committee together to

actively recruit the types of businesses that we want downtown,” Johnson said.

It’s possible the Kendallville Redevelopment Commission could even step in to purchase and stabilize buildings as it seeks new owners, Johnson said, although that board has not indicated whether it would want to utilize its tax dollars in that manner.

Still, the RDC did create

a new marketing program that offers up to \$500 to help new businesses get the word out, so new companies starting can get help to get off the ground.

Johnson said Kendallville did also seek funds as part of northeast Indiana READI grant to help establish more second-floor housing in downtown, with the city on a “short list” for consideration for that project.

E & S SALES

1265 North SR 5, Shipshewana, IN 46565

SPECIALS FOR DECEMBER 27, 2021-JANUARY 8, 2022

COOLER/FREEZER DEPT.

1 lb Famous Brand Original Ground Sausage **99¢**
27 oz (6 ct) Individually Wrapped Chocolate Chip Muffins **\$1.99**
24 ct Banana Nut Muffins **\$2.99**
Quart Prairie Farms Sherbet **\$1.69**

GROCERY DEPT.

Bulk Large White or Yellow Popcorn **59¢ lb**
Bulk Brown Rice **79¢ lb**
Bulk Assorted Jelly Beans **\$1.49 lb**
Bulk Pecan Pieces **\$6.49 lb**
7 oz Lays Potato Chips **2/\$5**
32 oz Name Brand Tortilla Chips **2/\$9**
11 oz Peanut Butter Jelly Puffs Cereal, seconds **3/\$1**
11 oz Snickerdoodle Cereal, seconds **3/\$1**
12 oz Apple Dapples Cereal **99¢**
4 lb Creamy Peanut Butter **\$3.99**
2 lb Name Brand Hot Chocolate Mix, seconds **2/\$5**
16 ct Name Brand Fruit & Grain Bars, assorted flavors **2/\$4**
18 pk 16 oz Mixed Flavors Electrolyte Water, seconds **\$3.99**
18 oz Assorted Varieties Name Brand Coffee **\$2.99**
3 oz Bowl Spicy Noodle Soup **3/\$1**
16 oz Sliced Pickled Beets **89¢**
15 oz Original Baked Beans **79¢**
12 pk 300 sheet Toilet Tissue **\$3.99**
8 pk 6 oz Goat's Milk Bar Soap **\$12.99**
13 oz Unkers Salve **\$15.99**
10 ct 4x4 Gauze Pads **89¢**
30 lb Name Brand Chicken & Rice Puppy Food **\$18.99**

PRODUCE DEPT.

50 lb Russet Potatoes **\$8.99**

FRESH MEAT DEPT.

Assorted Bone-In Pork Chops, family pack **\$1.49 lb**

Some supplies on this ad may be limited. We accept EBT/Food Stamps.

Notice: Please give us at least a week's notice for bread orders. Thank you! 260.768.4736

Regular Business Hours: Monday- Friday: 7:30 am- 5 pm
Saturday: 7:30 am – 3:30 pm

Holiday Hours:
New Year's Eve. (Dec. 31, 2021) 7:30 am - 12:00 pm
Jan. 1, 2022: Closed for New Year's Day
Jan 6, 2022: Closed for Epiphany

REAL ESTATE AUCTION

BY 'SILENT BID'

PROPERTY LOCATED: 5 miles east of Topeka, IN on 700S to 075W, south 1 mile

ADDRESS: 5935 S 075 W, Wolcottville, IN

3 PARCELS ZONED B-1

Phone bids accepted until 4:00 PM on Tuesday, January 25, 2022.

PARCEL #1: 0.40 ACRE BARE LAND

This was the former site of the Beauty & Bull Restaurant that burned down

PARCEL #2: 0.17 ACRE BARE LAND

PARCEL #3: 0.43 ACRE BARE LAND

This parcel is in classified wetlands.

Parcels may be purchased separately or as a combination.

COUNTY RD 590 S

COUNTY RD 075 W

PARCEL #1

PARCEL #2

PARCEL #3

No Building, Empty Lot

Public welcome to inspect this property anytime during daylight hours.

Phone bids will be accepted by Chupp Auctions until 4:00 PM on Tuesday, January 25, 2022. Starting bids are as follows:
Parcel #1 is \$20,000, Parcel #2 is \$7,500, Parcel #3 is \$2,000.
For bidding updates or to place a bid, contact Chupp Auctions at 260-499-0216 or 260-499-0093.

TERMS: 10% down (non-refundable) upon accepted offer on January 25, 2022 with balance due at closing. Closing approximately 60 days after the auction with possession given at closing. Taxes to be pro-rated. Sellers have the right to reject any or all bids. Any announcements made by the auctioneers take precedence over printed matter.

Owner: UTOPIAN PROPERTIES, LLC

CHUPP AUCTIONS

CHUPP AUCTIONS & REAL ESTATE LLC

We Specialize In YOUR Auction!

LYLE CHUPP • IN #AU08800826 • (260) 499-0216

DALE CHUPP • IN #AU19800030 • (260) 499-0093