Sandi Schreiber
President
Appointed by Mayor
Jan. 1, 2024, to Dec. 31, 2027

Luke Lefever
Member
Appointed by Mayor
Feb. 6, 2025 to Jan. 1, 2027

Willie L. Brown
Secretary
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

City of Elkhart
Redevelopment Commission

Dina Harris
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

Cindy Ostrom
Member
Appointed by Council
Feb. 1, 2026 to Dec. 31, 2027

Dorisanne Nielsen
Non-Voting School
Board Advisor
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, June 9, 2026
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Willie Brown, Luke Lefever, Cindy Ostrom, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Thalia Mora, Jamison Czarnecki, Maggie Marnocha, Greg Balsano (Baker Tilly)

PRESENT BY TEAMS: Chris Pottratz, Kara Kelly, and Ashley Spencer

Call to Order
This meeting was held in-person, telephonically, and virtually through Teams. The meeting was called to order at 4:00 p.m. by Ms. Schreiber, President.

AMEND AGENDA
Ms. Schreiber asked for a motion to amend the June 9, 2026, Regular Meeting Agenda. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

APPROVAL OF MEETING MINUTES
Ms. Schreiber asked for a motion to approve the May 12, 2026, Regular Meeting Minutes. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

NEW BUSINESS
A. Opening of Bids

Mr. Adam Fann addressed the commission stating there are no bids to open.

B. Baker Tilly Annual TIF Presentation

Mr. Greg Balsano from Baker Tilly presented the Annual TIF Report to the commission and answered questions.

C. 2027 Budget Year Determination for TIF Revenues

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to adopt the resolution presented which finds that all the potential captured assessment with respect to budget 2027 will be captured assessment is defined in 50A8110 finding that there is no excess assessed value to be allocated to other taxing units and that the notifications should be made to the auditor and all other taxing entities pursuant to the statute. Moved by Mr. Brown. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

D. Baker Tilly Engagement Letter

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Baker Tilly to provide the services described in the agreement, approving the agreement as attached to the resolution and approving the fee arrangements specified in the agreement and authorizing execution of the resolution. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

E. Item Removed from Agenda

F. RFP for Courthouse Redevelopment

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion declaring that the highest and best use for the real estate to be residential development, limited retail office uses and public parking, approving the offering sheet and the offering price set forth therein, authorizing the issuance of public notice designating a time and place for opening, considering any offers and development proposals submitted and authorizing the officers to take any action necessary to prepare and execute all documents. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

G. Labour Pump Allocation

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to allocate the sum of $50,000 from the Consolidated TIF (4453-5-000-4310400) to apply to the current existing expert witness fees and future ones as billed. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

H. 3500-3502 South Main Offering

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve offering the parcels for sale to the public and determining the highest and best use is residential use, approving the offering sheet and the price designated for offering the property, approving publication of the notice of the offering and authorizing officers to take any and all action they deem necessary to carry out the resolution. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

I. RFP for Furnishing City Office at Woodland Crossing

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the issuance of the RFP for furniture, fixtures and equipment for the city office space at Woodland Crossing with costs to be allocated from the 2026 Consolidated South TIF budget. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

J. Premium Concrete Change Order No. 1 for Services at Park 131

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the change order issued by Premium Concrete Services which would increase the contract price for their work to $256,677 and allocate the sum of $6,827 from the Downtown Allocation Area Number 1 Special Fund account (4445-5-000-4430100). Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

K. Pedestrian and Lighting Improvements for East Windsor and Cassopolis

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the form in terms of the request for bids which is attached to the resolution and the form of agreement which is attached and authorizing the issuance of those and causing notice to be published of the request for bids in the local newspaper which calls for opening and considering written proposals for the work on July 14th, 2026 and authorizing officers to execute and deliver all documents do all acts necessary to carry out the resolution. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

L. CDBG Ullery Park Enhancement Project

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to adopt the resolution presented approving the project and use of CDBG funds to help pay the cost of the improvements and allocating HUD Community Development Block Grant fund from Plan Year 2025, grant B25MC180015 in the amount of $6,122 and Plan Year 2026, grant B26MC180015 in the amount of $38,878, all of which will be assigned to the general account (2226-5-631-4314340) for public facilities and improvements and authorizing officers to do all acts necessary and appropriate to carry out the resolution. Moved by Mr. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

M. Woodland Crossing Budget Adjustment

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to allocate the sum of $36,654.32 from account 2560-5-000-4310400 to pay the broker's commission to Marketplace Realty, Inc. and authorize officers to do all acts necessary in furtherance of the resolution. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

N. Woodland Crossing Food Truck Event Agreement

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the request for access to the Woodland Crossing Shopping Center parking area as designated in the agreement, approving the form of agreement, authorizing its execution and authorizing officers to do all acts they deem necessary and appropriate to carry out the terms of the resolution. Moved by Ms. Ostrom. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

O. 1639 Huron St. Subordination Agreement with Union Home Mortgage Corporation
Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve subordinating the outstanding obligation owed for the CDBG loan to the Union Home Mortgage new refinancing on the property at 1639 Huron Street. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, four in favor, Mr. Lefever abstained. Motion approved.

STAFF UPDATES

Mr. Adam Fann addressed the commission with updates on projects around the city

- **1101 Beardsley** – EPA is roughly 50% done with their work and we did release bids last month for the work we will then pick after the EPA leaves. Those bids came back at $1.5 million, which was below the cost of what we thought it was going to be. South Main will be shut down from the railroad crossing to Prairie Street.
- **South Main Construction** – Pre-construction meeting last week and they plan on starting the week after the Fourth of July. They do have a completion timeline for December of this year.
- **Park 131** – Should see concrete poured for that park project starting next week so the site will be usable for Jazz Festival.
- **Woodland Crossing** – RFP for furniture is underway and we are doing a walk-through next week to start creating a punch list of items in our space and should be wrapping up fairly quickly.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice for the sum of $16,631.10. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

The commissioners have the TIF Report.

PUBLIC COMMENT

No public was present to address the commission.

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved. The meeting adjourned at 5:02 p.m.

Sandra Schreiber, President

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For June 5, 2026

PRESENT: Dina Harris, Willie Brown, Cindy Ostrom, Gary Boyn, Mike Huber, Sherry Weber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Drew Wynes and Thalia Mora

PRESENT BY WEBEX: Chris Pottratz

The Commission reviewed each agenda item, staff explained the status of each matter to date and the need for and purpose of the proposed resolution to be acted upon at the upcoming Elkhart Redevelopment Commission meeting on June 9, 2026.