

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



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

Cindy Ostrom  
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Feb. 1, 2026 to Dec. 31, 2027

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

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 8, 2026 at 4:00 P.M.**

THIS MEETING WILL BE HELD IN-PERSON & ELECTRONICALLY VIA TEAMS  
To join, go <https://teams.microsoft.com/meet/296460520648337?p=nnE9G6pYH6Qnq8EiGZ>  
enter **296 460 520 648 337** as the event number and **gZ77Rm3r** as the event password.

Comments and questions may be submitted via the Teams app during the meeting or may be submitted to [Michael.Huber@cityofelkhartin.gov](mailto:Michael.Huber@cityofelkhartin.gov) prior to the meeting.

1. **Call to Order**
2. **Approval of Minutes**
  - August 11, 2026, Regular Meeting Minutes
3. **New Business**
  - a) **Open Bids**
  - b) **CDBG CAPER Public Hearing**
    - Program Year 2025 Consolidated Annual Performance Evaluation Report (CAPER) Public Hearing.
  - c) **State Street Parcels Purchase Agreement**
    - Accept offer on State Street realty and approve purchase agreement.
  - d) **McCarter Letter of Engagement for LaBour Pump**
    - Approve the employment of McCarter & English for LaBour Pump Case
  - e) **Neon Nights Allocation**
    - Approve Neon Nights contract with Bil Murray and allocate \$15,000 from Downtown TIF
  - f) **Selge Construction Company Change Order #1 for S Main Streetscape**
    - Approve Selge Construction change order #1 for services on South Main Street Streetscape Improvements and allocate \$164,000 from the proceeds of the City of Elkhart 2026 Redevelopment District Bond (RIF Loan).

4. Staff Updates
5. Other Business
  - a) Warrick and Boyn Invoice
  - b) TIF Report
9. Public Comment
10. Adjournment



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REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday, August 11, 2026  
4:00 p.m.

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PRESENT: Dina Harris, Sandi Schreiber, Luke Lefever, Cindy Ostrom, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Drew Wynes, Chad Rapp (speaker for Karen Drive), and Perry Germann

PRESENT BY TEAMS: Chris Pottratz, Thalia Mora, Maggie Marnocha, Anthony Elkins

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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 August 11, 2026, Regular Meeting Agenda. Moved by Mr. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the July 14, 2026, Regular Meeting Minutes. Moved by Ms. Harris. Second by Ms. Ostrom. 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. Karen Drive Offer

Mr. Adam Fann addressed the commission to answer questions. Ms. Schreiber asked for a motion to approve accepting the offer at the price of \$14,000 on the terms in the attached purchase agreement reviewed and approved by the seller and allocate \$15,000 from the Cassopolis TIF Area Land Improvements account #4450-5-000-4410000 to fund the price and cover any miscellaneous costs. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

Chad Rapp, resident at 218 Karen Drive, spoke against the city's ongoing actions related to Karen Drive. His statement is attached to the end of these minutes for the record (\*).

C. State Street Offering

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the offering of the two parcels listed on the resolution for sale at a highest and best use of residential, approve the offering sheet that is attached to the resolution, approve the offering price of \$250 that is listed and approve the publishing of public notice, which is attached to the resolution. Moved by Mr. Lefever. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

D. The 131 Use Agreement

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the request for access to The 131 property on the date designated in the agreement and approve the form of agreement authorizing the president to execute the same and deliver the agreement. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

E. 2026 TIF Spending Plan Adjustment

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve amending the 2026 spending plan as it pertains to the Downtown Allocation Area in the amounts as pertains to the accounts set forth in the form of resolution presented and authorize those amendments to be filed with the LGF as required. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

F. Walker Consultants Contract for Parking Analysis

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Walker Consultants at a fee not to exceed \$32,500 to perform the parking analysis, approve the form of contract for services that is attached to the resolution and allocate \$32,500 from Downtown Allocation Area No. 1 Professional Services account 4445-5-000-4310400 to cover the cost of the services. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

G. G&W VRP Closure Engagement Letter

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the engagement letter of McCarter and English to provide the legal services



on the terms that were set forth in the engagement letter and authorize the execution of that letter. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

H. Award Office Furnishings for Offices at Woodland Crossing

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the award of the furniture, furnishings and equipment (FFE) for the offices at Woodland Crossing to Office Interiors in the amount of \$70,428.24, allocate the sum of \$120,000 from the Consolidated TIF Area Buildings and Structures account 4453-5-000-4420400 to pay the cost of FF&E and any other contingencies that may arise in installation of equipment with any unused funds to be returned to the appropriate account and authorize the execution of all contracts that are necessary. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

I. Award Windsor Sidewalk and Cassopolis Lighting Project Proposal

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the award of pedestrian lighting and stormwater improvements along East Windsor Avenue and Cassopolis Street to Rieth Riley Construction Company in the amount of \$513,600 and allocate that sum from the Cassopolis TIF area account 4450-5-000-442000 to pay for the project and authorize execution of all contracts. Moved by Ms. Ostrom. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

J. Lien release for 1420 Maple Row

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to acknowledge the NSP restrictive covenants have been fully complied with and all obligations under the agreement have been fully satisfied and need to be forgiven and approve the execution recording of the releases of lien and restrictive covenant agreement that exists with authorization to execute and record the releases. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

K. Mennonite Thrift Shop Access Agreement

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the request for access for Great Lakes Mennonite Thrifting to space 148-11 at Woodland Crossing for the time period and on the terms stated in the agreement, approve the form of access agreement which is attached and authorize its execution. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

L. Park 131 Equipment Change Order

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the proposed Premium Concrete change order, which would raise the contract price totality to \$290,850 with Premium Concrete Services, allocate \$41,000 from the Downtown Allocation Area No. 1 Improvements account 4445-5-000-4430100 to cover the additional cost with any unused funds to be returned to the appropriate account and authorize the execution delivery of the change order. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

#### M. Neighborhood Evolution Contract

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Neighborhood Evolution, LLC to perform the services set forth in the agreement at a fee not to exceed \$42,500, approve the form of contract that is attached to the resolution, authorize its execution and allocate \$42,500 from the Consolidated TIF Area Special Account 4453-5-000-4310400 to cover the cost of those services. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

#### N. Professional Service Agreement with Public Works and JPR

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve funding request, request Public Works execute and supervise all contracts necessary to perform the work and allocate \$18,700 from Downtown Allocation Area No. 7 Special Fund account 4445-5-000-43104100 to assist in covering the cost of the local public improvements with any unused funds be returned to the appropriate account. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

#### STAFF UPDATES

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

- **Conn** - Roberts Environmental and HIS is on site and will be bringing equipment to start doing excavations next week.
- **Walter Piano** - EPA is back in town next week to do indoor air quality sampling for houses in the Crawford neighborhood.
- **The 131** - Power should be installed in a week or two.

#### OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$14,118.31. Moved by Mr. Lefever. Second by Ms. Ostrom. 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. Lefever. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:43 p.m.

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Sandra Schreiber, President

\*Chad Rapp statement attached



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## Elkhart Redevelopment Commission Pre-Agenda Meeting Summary For August 7, 2026

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PRESENT: Sandi Schreiber, Dina Harris, Cindy Ostrom, Gary Boyn, Mike Huber, Sherry Weber, Adam Fann, Jacob Wolgamood, Mary Kaczka, and Thalia Mora

PRESENT BY WEBEX: Chris Pottratz

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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 August 11, 2026.



8/11/26 RDC meeting Chad Rapp public comment statement regarding Karen Drive. He asked for these document to be included on file.



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## Public Comment Statement

"Good afternoon, members of the Commission. My name is **Chad Rapp**, and I am here today as the elected speaker for the three remaining property owners of Karen Drive who have legally united to form a single, unified front against the city's ongoing wrongful actions.

I am here to place critical facts onto the official record regarding the parcel the city is attempting to purchase today. This specific plot is a fragment of the already approved 16-acre Emerson/Marketplace Planned Unit Development (PUD). The actual physical condition of this land is entirely undeveloped woods and grasses. It completely fails to meet the legal standard or statutory definition of a blighted property or an 'Area Needing Redevelopment' under Indiana law.

Labeling an active, multi-million dollar PUD as 'blighted' simply to push through a land acquisition is a clear legal pretext. We believe the city is executing this maneuver solely to circumvent its previous erroneous actions and civil violations regarding the Karen Drive acquisition. In 2022 and 2023, the city improperly took the first 525 feet of our shared private drive to install a water and sewer loop for the very apartments planned on this 16-acre parcel.

The city cannot claim ignorance of these violations. In the official records of the City Plan Commission and City Council, the city was provided explicit documentation. This includes the 2002 and 2003 City Attorney statements pledging to honor the residents' rights to keep Karen Drive private, alongside paperwork from the original property owner detailing the exact purpose of the easement. Furthermore, I hold an audio recording from an April 2026 meeting where a city attorney explicitly admits she was aware of this history, stating she instructed an assistant plan director to inform us.

This establishes a clear, documented pattern of bad faith by the City of Elkhart. You are now engaging in the exact same unconstitutional processes against the unified property owners of Karen Drive for a secondary right-of-way.

I urge each member of this Commission to understand a critical legal reality: the city attorney sitting in this room represents the City of Elkhart as an entity. They do **not** represent you individually, and they cannot protect you from personal liability. By voting to approve this transaction despite clear evidence of bad faith and constitutional violations, you are actively placing your qualified immunity in jeopardy. If a federal civil rights lawsuit is filed, you can be held personally accountable and assessed individual damages that the city cannot legally pay for you. [1]

On behalf of our unified property owners, I strongly advise this Commission to table this item immediately before you vote yourselves into personal legal liability."

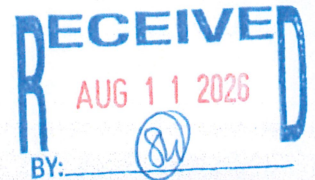
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FROM THE OFFICE OF  
**ELKHART COUNTY SURVEYOR**

WILDEN L. SNYDER - NO. 7370

COURT HOUSE  
GOSHEN, INDIANA



Home Phone: 3-1532  
Office Phone: 3-1632

October 2, 1958

Mr. Jess W. Davis  
1516 Silver Street  
Elkhart, Indiana

Dear Jess:

Several weeks ago I was looking over Karen Drive with you and told you that I would look into the situation and report back to you. Karen Drive is the strip of land running in a westerly direction off of Cassopolis Street to the land of Kenneth Kiefer.

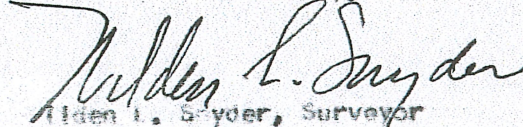
The tracts of land along the north of this road as is being used give only ten (10) feet reserved off of the south end to be used as a private drive. All property owners deeds read the same along the north side of the present drive. To the south a Mr. Ira Miller owns the land and no ground has been dedicated for highway purposes.

Now in order for Mr. Kiefer to dedicate his planned road he will have to have a fifty (50) feet strip dedicated from Cassopolis Street west to his property. As I suggested before you would have to split the distance between the buildings along Cassopolis Street and use that for center line of the road and then go 25' both ways for the right-of-way.

The next thing for the Kiefer's to do is contact all property owners and have them to agree on the establishing of a new right-of-way of fifty (50) feet.

Any further service I remain.

Sincerely,

  
Wilden L. Snyder, Surveyor

cc Kenneth Kiefer





The city with a heart



February 13, 2002

Rand W. Nilsson, Esq.  
Barnes & Thornburg  
121 West Franklin St., Ste 200  
Elkhart, IN 46516

Re: Karen Drive Services

David L. Miller  
Mayor

Vlado Vranjes  
Corporation Counsel

E. Nelson Chipman, Jr.  
City Attorney

John W. Dorbin, Jr.  
Deputy City Attorney

Crystal R. Rogers  
Paralegal

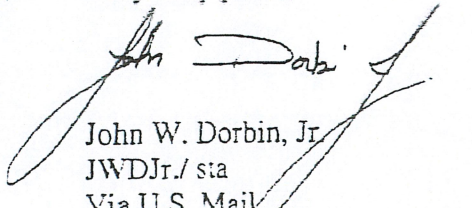
Dear Rand:

Recently, questions arose as to the status of Karen Drive as a dedicated street or a private drive. As you know, I have contacted those persons who live on Karen Drive to ascertain whether or not the residents wished to formally dedicate this drive. You indicated that your firm represents Mr. Beck in this matter and responded on his behalf. Therefore, I am writing to you today. The clear response from my previous correspondence was that residents wished for the drive to remain a private drive.

As I indicated, the City will respect the wishes of Karen Drive residents and the City will not pursue the matter further at this time. Please be aware, however, that since Elkhart considers Karen Drive a private drive, the City cannot provide street-related services such as snow removal, asphalt repair or resurfacing, or signage. I would appreciate it if you would advise your client as to that fact so that he can make any necessary arrangements.

Please give me a call if there are any questions or concerns.

Very truly yours,

  
John W. Dorbin, Jr.  
JWDJr./ sta  
Via U.S. Mail  
cc: Vlado Vranjes, Chad Leiby

Legal Department

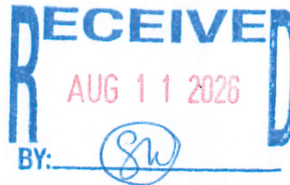
Municipal Building  
229 S. Second Street  
Elkhart, Indiana 46516

Phone 219.294.5471

Fax 219.295.9863



BARNES &amp; THORNBURG



Bank One Building  
Suite 200  
121 West Franklin Street  
Elkhart, Indiana 46516 U.S.A.  
(574) 293-0681  
(800) 821-0861  
Fax (574) 296-2535

www.btlaw.com

May 16, 2002

**By Facsimile Transmission**  
**(219) 294-7277**

Mr. James L. Todd  
Sanders-Pianowski, LLP  
401 West High Street  
Elkhart, Indiana 46516

Re: Affidavit in Aide of Title to Real Estate

Dear Jim:

We are legal counsel for Mobile Structures, Inc., MSI Properties LLC, and Mr. and Mrs. Beck (the "Becks"). As you are certainly aware, the Becks are the owners of the real estate along Karen Drive, from Cassopolis Street back in a westerly direction to the real estate the subject of the enclosed Affidavit in aide of title. We believe that it is very unfortunate to have the Becks learn of this matter through neighbors coming to them indicating that the Becks need not be involved, and the Becks need not be informed, either because it is not their concern, or, they have not been real estate owners for a certain period of time. The Becks in fact have been the owners of the real estate for a number of years greater than that referenced in the Affidavit for certain of the subject parcels of real estate. (In passing, we note a reference to one real estate owner having been such for approximately ten years, and we understand that it is in error). The Becks are disturbed that the purpose of the Affidavit is to take away a portion of their real estate, for which they have invested substantial sums of money, in order to assist a property owner with his commercial business enterprise.

Enclosed is a letter from the City of Elkhart which you certainly have in your files. A neighbor, without consulting the other neighbors, evidently approached the City, and unfortunately caused the Karen Drive issue to result in termination of street improvements and other maintenance. We understand this of course distresses the neighbors. We further understand that the City letter correctly describes the situation. Karen Drive is a private drive for residential purposes, for purposes of ingress and egress to the residences on the real estate the subject of the Affidavit.

A concern of the neighbors and the Becks is the use of the property that may be contemplated by the person initiating the Affidavit. The fear of the Becks and the fear of other

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MAY 16 13:09



Letter to Mr. Todd

Page 2

May 16, 2002

neighbors, as we understand it, is that one particular neighbor has a commercial use in mind, and intends to sell his parcel to a commercial user, with the ultimate potential for not only a direct commercial use on Karen Drive, but also a way of ingress and egress to an adjacent business, and also, the potential for Karen Drive to become a means of access to a much larger commercial development (such as WalMart).

The Becks of course shall vigorously appose the Affidavit, and the proceedings that must be contemplated by the Affidavit. The Becks and their companies have always been a good neighbor, have respected the residential character of the neighborhood to the west of their parcel, and are ready, willing and able to enter into private drive easement agreements mutually acceptable to the Becks and those residential property owners. No one has approached the Becks and asked them to do so.

We are by carbon copy of this letter submitting the Affidavit and our objections thereto to our title insurance company for advise, assistance, and counsel.

We would appreciate discussing this with you at your earliest convenience.

Sincerely yours,

BARNES & THORNBURG

Rand W. Nilsson

C  
O  
P  
Y

RWN/haa

Enclosure

cc: Mr. Ed Hardig, Meridian Title (File No. 3551EO1)  
By Facsimile Transmission  
(574) 674-0074

bcc: MSI  
By Facsimile Transmission  
(574) 264-4399



## Public Notice

### Program Year 2025 Consolidated Annual Performance Evaluation Report (CAPER)

The City of Elkhart, as required by federal law, has prepared the Consolidated Annual Performance Evaluation Report (CAPER) for the expenditure of Community Development Block Grant (CDBG) funds for Program Year 2025, covering the period from July 1, 2025 through June 30, 2026.

The CAPER report contains a summary of programmatic accomplishments including a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, actions taken to affirmatively further Fair Housing, and other actions indicated in the Consolidated and Annual Action Plans.

The CAPER report will be available to the public for examination at the City of Elkhart website ([www.cityofelkhartin.gov](http://www.cityofelkhartin.gov)) under the Community Department page or at the following Elkhart area locations:

City of Elkhart, Community and Redevelopment Department, 201 S. 2<sup>nd</sup> Street-Elkhart, Indiana.

Elkhart Public Library 300 S 2<sup>nd</sup> Street-Elkhart, Indiana

The document will be available for public review and comment from September 3, 2026 through September 21, 2026. A public hearing to review the CAPER during the regularly scheduled meeting of the Elkhart Redevelopment Commission on Tuesday, September 8, 2026 at 4:00pm. The meeting will take place in the Common Council Chambers.

Questions or comments regarding the CAPER should be addressed to Ms. Dana Donald, 229 S. 2<sup>nd</sup> Street or via email to [Dana.Donald@cityofelkhartin.gov](mailto:Dana.Donald@cityofelkhartin.gov). The deadline for comments is Wednesday, September 23<sup>th</sup> at 5:00pm. All written and verbal comments regarding the CAPER will be reviewed and included in the report submitted to the US Department of Housing and Urban Development on or about September 30, 2026.

**CITY OF ELKHART,  
INDIANA**



**PROGRAM YEAR 2025  
CONSOLIDATED ANNUAL  
PERFORMANCE AND  
EVALUATION REPORT**

**SEPTEMBER 2, 2026**

**DRAFT**



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## Table of Contents

|                                                                                |    |
|--------------------------------------------------------------------------------|----|
| CR-05 - Goals and Outcomes                                                     | 1  |
| CR-10 - Racial and Ethnic composition of families assisted                     | 8  |
| CR-15 - Resources and Investments 91.520(a)                                    | 9  |
| CR-20 - Affordable Housing 91.520(b)                                           | 10 |
| CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) | 13 |
| CR-30 - Public Housing 91.220(h); 91.320(j)                                    | 16 |
| CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)                             | 17 |
| CR-40 - Monitoring 91.220 and 91.230                                           | 20 |
| CR-45 - CDBG 91.520(c)                                                         | 22 |
| Appendix                                                                       | 23 |
| 2026 Region 2 Point In Time Results                                            | 24 |
| PR-26 – CDBG Financial Summary Report                                          | 32 |
| PR-26 – CDBG-CV Financial Summary Report                                       | 35 |
| Neighborhood Revitalization Strategy Area (NRSA)                               | 36 |

## CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.  
91.520(a)

The City of Elkhart is a CDBG entitlement community but not a recipient of HOME or HOPWA from the U.S. Department of Housing and Urban Development. The city works with elected officials, appointed committee members, local agencies, neighborhood associations, concerned residents, community leaders, local businesses and other interested parties to achieve a long list of activities designed to improve the lives of low- and moderate-income residents and increase the safety and attractiveness of the City's Neighborhood Revitalization Strategy Area.

The Program Year (P.Y.) 2025 Consolidated Annual Performance Evaluation Report (CAPER) evaluates the first year of the five-year 2025-2029 Consolidated Plan. The community needs that were identified throughout the past processes and validated during the development of this plan can be classified into three focus areas:

- Housing
- People
- Neighborhood Environment

Seven goals were developed through extensive public meetings and discussions with agencies serving the needs of low- and moderate-income clients. During the year 2025 program, the city and its partners have worked on projects identified to address the following goals:

1. **Housing Supply.** Housing Supply focuses on increasing the supply of quality, affordable housing within Elkhart. Increasing the supply of quality affordable housing can be accomplished through the acquisition and renovation of vacant units or new construction. This goal also includes financial assistance to purchase a home.
2. **Housing Quality.** Housing Quality focuses on improving the quality of the existing occupied housing stock through rehabilitation or targeted code enforcement efforts.
3. **Increase Household Income.** This goal focuses on improving the economic lives of Elkhart residents through wealth building activities such as workforce development initiatives, job training, and job creation. This also includes the renovation of commercial buildings and other economic development activities.
4. **Reduce Environmental Hazards.** Reduce Environmental Hazards focusing on the identification and remediation of environmental hazards which may include lead-based paint, mold, asbestos, or brownfields. This goal also includes educating families with young children about the hazards of lead-based paint and the proper cleaning techniques to reduce exposure and potential elevated blood lead levels in children under six years old.
5. **Reduce Insecurities - Homelessness.** This goal focuses on activities and services within Elkhart that address the needs of the homeless population and related sub-populations. These activities and services include shelter operations, food and clothing programs, creating permanent supportive housing units, street outreach and substance abuse counseling.
6. **Reduce Insecurities - Special Needs.** This goal focuses on populations with special needs such as seniors, mentally and physically disabled populations, HIV/AIDs persons and their families. Persons with special needs often require advocacy, individualized training, and skills-building to help them succeed.



7. **Improve Neighborhood Conditions.** The primary goal is to improve the overall neighborhood conditions. This includes elements such as parks, streets and sidewalks (connections), safety (lighting, code enforcement, public safety, blight), and increasing broadband access to low-and moderate-income neighborhoods.

The City of Elkhart's Consolidated Plan identifies strategies for success to provide decent, affordable housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income residents. In addition, the city's updated Neighborhood Revitalization Strategy Area focuses technical and financial resources on activities that empower residents of the city's central-city neighborhoods. These goals and strategies were developed with extensive input from community leaders and genuinely reflect community approaches to addressing the community's priority needs.

The following report describes the amount of CDBG funds spent, total funds spent, and beneficiaries for the activities included in each strategy. Due to the nature of the program year dates (July 1 – June 30), many projects are initiated in one program year and completed in the following. Therefore, the accomplishments for projects undertaken in P.Y. 2025 may not be reported until P.Y. 2026. The P.Y. 2025 outcomes are summarized below (all funds are CDBG unless otherwise noted):

**Housing Supply:**

- \$49,500.00 expended in P.Y. 2025
- Three first-time homebuyers were assisted.

**Housing Quality:**

- \$354,038.47 expended in P.Y. 2025
- 15 owner-occupied units were assisted in P.Y. 2025

**Increase Median Income:**

- \$61,000.00 expended in P.Y. 2025.
- One commercial building was rehabilitated
- One resident completed the Goodwill | Easter Seals BOSS job training program.

**Reduce Environmental Hazards:**

- \$0.00 directly expended in P.Y. 2025.

**Reduce Insecurities - Homelessness.**

- \$35,495.92 expended in P.Y. 2025.
- YWCA assisted 712 individuals.
- Health Plus Indiana's permanent supportive housing and case management programs assisted 40 persons.
- St. James United Methodist Church continued operating a food bank to assist persons struggling with food insecurity. Over 90 families were assisted.

**Reduce Insecurities - Special Needs.**

- \$55,991.08 was expended in P.Y. 2025.
- Maple City Health assisted 334 persons with healthcare needs.
- Council on Aging provided transportation services for 96 individuals.
- The Boys and Girls Club assisted 44 youth.
- Fair Housing outreach programs reached nearly 29,000 persons.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

The City completed most of its identified goals in 2025. The housing projects were completed in a timely manner and there few program delays among the various subrecipients.

The city continues identifying and certifying a Community Based Development Organization (CBDO) in Elkhart. A CBDO is integral to implementing new housing construction projects with the NRSA.



| Goal                         | Category | Source / Amount    | Indicator                                    | Unit of Measure  | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|------------------------------|----------|--------------------|----------------------------------------------|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Housing Supply               | Housing  | CDBG: \$49,500     | Rental units constructed                     | Housing Units    | 12                        | 0                       | 0                | 0                       | 0                     |                  |
|                              |          |                    | Homeowner housing added                      | Housing units    | 25                        | 3                       | 12%              | 5                       | 3                     | 60%              |
|                              |          |                    | Other (lot acquisition)                      | Other            | 10                        | 0                       | 0%               | 0                       | 0                     |                  |
| Housing Quality              | Housing  | CDBG: \$354,038.47 | Homeowner housing rehabilitated              | Housing Units    | 25                        | 15                      | 60%              | 5                       | 15                    | 300%             |
| Increase Household Income    | People   | CDBG: \$1,000.00   | Unemployed / Underemployed residents trained | Persons assisted | 10                        | 1                       | 10%              | 2                       | 1                     | 50%              |
|                              |          |                    | Jobs created / retained                      | Jobs             | 25                        | 0                       | 0%               | 10                      | 0                     | 0%               |
| Reduce Environmental Hazards | Housing  | CDBG: \$0.00       | Create 60 Lead-safe units                    | Units            | 60                        | 0                       | 0%               | 0                       | 0                     |                  |

| Goal                                | Category                 | Source / Amount   | Indicator                                                                                                    | Unit of Measure    | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year         | Percent Complete |
|-------------------------------------|--------------------------|-------------------|--------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|-------------------------|------------------|-------------------------|-------------------------------|------------------|
| Improve Neighborhood Conditions     | Neighborhood Environment | CDBG: \$0.00      | Remove blighted structures                                                                                   | Structure          | 10                        | 0                       | 0%               | 0                       | 0                             |                  |
|                                     |                          | CDBG: \$0.00      | Improve three parks or community centers                                                                     | Other              | 3                         | 0                       | 0%               | 0                       | 0                             |                  |
|                                     |                          | CDBG: \$60,000.00 | Facade treatment/business building rehabilitation                                                            | Buildings Improved | 5                         | 1                       | 40%              | 1                       | 1                             | 100%             |
| Reduce insecurities - Homelessness  | People                   | CDBG: \$35,495.92 | Assist individuals through emergency shelter services, street outreach, counseling and other public services | Persons Assisted   | 2000                      | 842                     | 42%              | 300                     | 842                           | 280%             |
| Reduce insecurities - Special Needs | People                   | CDBG: \$55,991.08 | Assist individuals through counseling and outreach activities                                                | Persons Assisted   | 2000                      | 474                     | 24%              | 500                     | 474 direct<br>29,374 indirect | 95%              |

Table 1 - Accomplishments – Program Year &amp; Strategic Plan to Date



Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the first year of the consolidated plan period, the city met most of its strategic goals and initiatives outlined in the Annual Action Plan.

In P.Y. 2025, the City of Elkhart and its partners expended \$696,369.71 in CDBG in the following broad categories:

| Category                           | CDBG Expenditures in P.Y. 2025 | % of Total CDBG Expenditures in P.Y. 2025 |
|------------------------------------|--------------------------------|-------------------------------------------|
| Acquisition and Demolition         | \$0.00                         | 0.0%                                      |
| Economic Development               | \$60,000.00                    | 8.62%                                     |
| Housing                            | \$403,538.47                   | 57.95%                                    |
| Public Facilities and Improvements | \$0.00                         | 0.00%                                     |
| Public Services                    | \$92,487.00                    | 13.28%                                    |
| Administration and Planning        | \$140,344.24                   | 20.15%                                    |
| Total                              | \$696,369.71                   | 100.0%                                    |

Over 57% of the CDBG P.Y. 2025 expenditures supported housing-related goals, including improving housing quality and increasing housing supply. Housing quality focuses on improving the quality of the existing occupied housing stock through rehabilitation or targeted code enforcement efforts. Increasing housing supply focuses on increasing quality, affordable housing within Elkhart. Increasing the supply of quality affordable housing can be accomplished through acquiring and renovating vacant units or new construction. The outcomes in P.Y. 2025 included:

**Housing Supply:**

- \$49,500.00 expended in P.Y. 2025
- Three first-time homebuyers were assisted.

**Housing Quality:**

- \$354,038.47 expended in P.Y. 2025
- 15 owner-occupied units were assisted in P.Y. 2025

**Increase Median Income:**

- \$61,000.00 expended in P.Y. 2025.
- One commercial building was rehabilitated
- One resident completed the Goodwill | Easter Seals BOSS job training program.

**Reduce Environmental Hazards:**

- \$0.00 directly expended in P.Y. 2025.

**Reduce Insecurities - Homelessness.**

- \$35,495.92 expended in P.Y. 2025.
- YWCA assisted 712 individuals.
- Health Plus Indiana's permanent supportive housing and case management programs assisted 40 persons.

- St. James United Methodist Church continued operating a food bank to assist persons struggling with food insecurity. Over 90 families were assisted.

**Reduce Insecurities - Special Needs.**

- \$55,991.08 was expended in P.Y. 2025.
- Maple City Health assisted 334 persons with healthcare needs.
- Council on Aging provided transportation services for 96 individuals.
- The Boys and Girls Club assisted 44 youth.
- Fair Housing outreach programs reached nearly 29,000 persons.

The neighborhood revitalization strategy provides area-wide benefits to the neighborhoods in the NRSA by focusing limited resources in the central-city neighborhoods. This strategy provides for area-wide activities and focuses the efforts of many activities listed in the other three strategies in the NRSA. As CDBG resources become scarce, concentrated community support is an increasingly important part of the revitalization of our central city. Additional funding sources such as TIF and grants are also focused in the NRSA to build on the success of these efforts.

In P.Y. 2025, approximately 73% of non-administrative CDBG funds were expended within the NRSA neighborhoods.



**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).  
91.520(a)

|                                                   | <b>Total Persons</b> | <b>Total Hispanic<br/>Persons</b> |
|---------------------------------------------------|----------------------|-----------------------------------|
| White                                             | 1,038                | 445                               |
| Black/African American                            | 558                  | 20                                |
| Asian                                             | 72                   | 0                                 |
| Asian & White                                     | 29                   | 0                                 |
| Black/African American & White                    | 6                    | 1                                 |
| Amer. Indian/Alaskan Native & Black/African Amer. | 6                    | 0                                 |
| Other multi-racial                                | 365                  | 224                               |
| <b>Total</b>                                      | <b>2,074</b>         | <b>690</b>                        |

Table 2 – Table of assistance to racial and ethnic populations by the source of funds

### Narrative

Including Fair Housing activities, over 31,000 people were impacted through CDBG programs in P.Y. 2025.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | \$729,655.80             | \$696,369.71                        |
| CDBG - CV       | public - federal | \$0.00                   | \$0.00                              |
| Total           |                  | \$729,655.80             | \$696,369.71                        |

Table 3 - Resources Made Available

### Narrative

During the 2025 program year, \$729,655.80 in CDBG funds were available. The CDBG funds included \$712,246.00 in PY 2025 funds, \$17,409.80 in program income. During PY 2025, funds were disbursed for the following activity categories:

- Acquisition and Demolition: \$0.00
- Economic Development: \$60,000.00
- Housing Activities: \$403,538.47
- Public Facilities and Improvements: \$0.00
- Public Services: \$92,487.00
- Planning and Administration: \$140,344.24

During PY 2025, the percentage expended towards housing related projects and activities comprised over 57% of all expenditures.

### Identify the geographic distribution and location of investments

| Target Area                                      | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description                                                                             |
|--------------------------------------------------|----------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------|
| CITY-WIDE                                        | 20                               | 16                              | Includes public service and non-NRSA residential and non-NSRA public facilities activities        |
| NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) | 75                               | 73                              | Includes all activities except administration, public services and non-NRSA residential projects. |

Table 4 – Identify the geographic distribution and location of investments



## Narrative

During P.Y. 2025, approximately 73% of CDBG funds were expended within the NRSA neighborhoods. P.Y. 2025 projects within the City's NRSA included home ownership assistance and owner-occupied housing rehabilitation activities.

During the planning process for the Consolidated Plan, it was determined that needs far exceed resources available from the City of Elkhart. The city concentrates on housing and community development investments within the Neighborhood Revitalization Strategy Area (NRSA) to have the most significant impact. The City of Elkhart is committed to making positive changes in the NRSA through direct action by City departments, including Community Development, Parks, Public Works, Police, Street, and the Building and Grounds Departments. These departments also partner with local agencies and neighborhood associations to carry out community and economic development activities within the NRSA. The primary goals for the NRSA include:

- Improve the livability of central-city neighborhoods to attract new investment by addressing poor infrastructure, poor housing conditions and a lack of public safety.
- Increase access to employment and educational opportunities for low-income residents.
- Increase homeownership opportunities within the NRSA.
- Build the capacity of neighborhood organizations to implement revitalization activities.

The involvement of low- and moderate-income residents is essential in advancing these goals. The city will work collaboratively with organizations that directly serve the neighborhoods within the NRSA to recruit participation in the implementation of activities of the plan.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Elkhart sub-recipients did not leverage non-federal resources in P.Y. 2025.

No other publicly owned land or property was utilized in P.Y. 2025 projects.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|                                                                            | One-Year Goal | Actual    |
|----------------------------------------------------------------------------|---------------|-----------|
| Number of Homeless households to be provided affordable housing units      | 0             | 0         |
| Number of Non-Homeless households to be provided affordable housing units  | 10            | 18        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0         |
| <b>Total</b>                                                               | <b>10</b>     | <b>18</b> |

Table 5 – Number of Households

|                                                                      | One-Year Goal | Actual    |
|----------------------------------------------------------------------|---------------|-----------|
| Number of households supported through Rental Assistance             | 5             | 8         |
| Number of households supported through The Production of New Units   | 0             | 0         |
| Number of households supported through Rehab of Existing Units       | 5             | 15        |
| Number of households supported through Acquisition of Existing Units | 3             | 3         |
| <b>Total</b>                                                         | <b>13</b>     | <b>18</b> |

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City and its partners exceeded most metrics during program year 2025.

Discuss how these outcomes will impact future annual action plans.

The City and its partners will continue to focus on owner-occupied rehabilitation and keeping owners in their units. The City will also work with partners to expand homeownership assistance programs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual  | HOME Actual |
|-----------------------------|--------------|-------------|
| Extremely Low-income        | 852          | 0           |
| Low-income                  | 117          | 0           |
| Moderate-income             | 207          | 0           |
| <b>Total</b>                | <b>1,176</b> | <b>0</b>    |

Table 7 – Number of Households / Persons Served



## Narrative Information

The number of owner and renter households assisted meeting the Section 215 definition of affordable housing: 0

### **Efforts to Address "worse case needs" and the needs of persons with disabilities:**

The City of Elkhart takes a multi-prong approach to assist individuals living in "worse case" situations and those with disabilities. Primarily, the city works with its non-profit partners on the front lines supporting the most vulnerable populations. This includes partners such as Health Plus Indiana, YWCA, and LaCasa. When households needing assistance are identified, the city works with these agencies to provide appropriate housing resources, including funding for rehabilitation, relocation or supportive services. Additionally, the City uses its code enforcement powers to address rental housing issues that do not meet health and safety codes.

### **Other actions taken to foster and maintain affordable housing:**

Additional actions beyond direct financial assistance include fair housing education and enforcement, housing code enforcement activities, and extending public infrastructure to promote affordable housing development. These efforts are coordinated with internal city departments and external stakeholders to improve Elkhart's residents' overall quality of life.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The city continues coordinating with local service agencies through the Continuum of Care Region 2 Homeless Coalition. The homeless coalition has increased to more than 25 members who meet at least six times yearly. Coalition members are scheduled to present on programs available through their agency. Other agencies also have the opportunity to make announcements on community programs and events.

The 2026 Point in Time survey captured a significant amount of data regarding the homeless population in Region 2, which includes Elkhart, Kosciusko and Marshall counties. Between 2025 and 2026, the total number of homeless individuals increased slightly from 190 to 207 individuals, this is a significant increase from the 157 homeless individuals in 2024 in Region 2.

The 2026 Point in Time results are in the Appendix.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The sheltered and unsheltered homeless are reported only as totals for Region 2 in the 2026 PIT data, so this breakdown is not available for Elkhart County, though the vast majority of the homeless population resides in Elkhart County. It is important to note that the number of sheltered and unsheltered homeless has declined across all races and ethnicities since the last Consolidated Plan.

- Of the 203 sheltered homeless, 31 have a serious mental illness, 11 have a substance abuse disorder, and 18 are victims of domestic violence.

Elkhart will continue collaborating with its social service partners to end homelessness in Elkhart County.



### Helping low-income individuals avoid becoming homeless:

The city continues to fund several public agencies and sits on the Region 2 CoC, which helps coordinate these activities. In P.Y. 2026, the city plans to assist the following agencies:

- The City will aid the Council on Aging in providing transportation services – up to 400 individuals assisted.
- The City will aid Maple City Health to provide health services to Elkhart's low- and moderate income population – up to 200 individuals assisted.
- The City will assist with the YWCA Safe Haven program – up to 200 individuals assisted.
- The City will assist in St. James AME Church food pantry – up to 100 individuals will be assisted.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The city continues to fund several public agencies and sits on the Region 2 CoC, which helps coordinate these activities. In P.Y. 2025, the city assisted the following agencies:

- The city assisted Health Plus Indiana to serve persons with HIV/AIDS and their families.
- The city assisted the YWCA Safe Haven program.

### Discharge Coordination Policy

Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy to the maximum extent practicable. Such a policy should include policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. The jurisdiction should describe its planned activities to implement a cohesive, community- wide Discharge Coordination Policy and how the community will move toward such a policy.

The city works with Region 2 CofC Homeless Coalition and local institutions to address the needs of other persons being released from institutions or system care. The Homeless Coalition is a group of local service providers with experience and knowledge of the needs of homeless people and see many clients that a discharge policy would be designed to serve. A member of the Homeless Coalition attends the monthly meetings for individuals being released from correctional facilities.

There are many initiatives and programs that assist individuals being discharged from publicly funded institutions. The Center for Community Justice's Restorative Re-Entry Program, which focuses on individuals being released from correctional facilities, offers a voluntary Transitional Coaching Program (TCP). More often than not, a person's re-entry is fraught with daunting obstacles that demand

assistance from a positive support system. To address this need, the TCP connects returning citizens with a volunteer coaching team that assists them in reaching goals and working through issues.

Coaching relationships typically begin six months prior to release from incarceration and can last up to one-year post-release. CCJ works with the Indiana Department of Corrections and has received a grant from the State of Indiana to coordinate this effort for Elkhart County. CCJ also works with local judges to contact clients before they are released to prevent them from becoming homeless, design a program to help them become more successful and reduce recidivism. In addition to working with persons discharged from correctional facilities, CCJ also works with other institutions, such as Beacon's Elkhart General Hospital and the Faith Mission of Elkhart, Inc. The city will continue to provide staff time to work on planning issues related to homelessness and developing both a long-range plan for ending homelessness and a discharge policy.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Permanent supportive housing is provided by Health Plus Indiana and Oaklawn Mental Health Center. Permanent supportive housing (PSH) targeted to chronically homeless individuals has been developed through a variety of partnerships. The current PSH projects in Elkhart County include:

| Project Name                           | Total Beds | Point-in-Time Count | Utilization Rate (Percentage) |
|----------------------------------------|------------|---------------------|-------------------------------|
| HOPWA OPS Elk (PH-R2)                  | 14         | 14                  | 100.00                        |
| Oaklawn Chapman West Plains (PSH-R2)   | 34         | 34                  | 100.00                        |
| Integrated PSH I Oaklawn (PH-R2)       | 17         | 16                  | 94.12                         |
| Oaklawn-Benham Ave Apartments (PSH-R2) | 11         | 10                  | 90.91                         |
| Oaklawn Deerpark (PSH-R2)              | 12         | 0                   | 0.00                          |

Advocacy, education and coordination of housing and homeless programs in Indiana are managed by the Indiana Housing & Community Development Authority (IHCDA) through the regional Continuum of Care (CoC) network. Elkhart is part of Region 2 CoC and actively participates with the Indiana Region 2 Homeless Coalition, which meets bi-monthly.

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**CR-30 - Public Housing 91.220(h); 91.320(j)****Actions taken to address the needs of public housing**

The Elkhart Housing Authority (EHA) manages 672 housing units in five developments that are rented to low-income families and seniors. The Housing Authority's inventory ranges from scattered site single-family homes to high-rise apartments.

The City of Elkhart and the Elkhart Housing Authority have an excellent working relationship and are both committed to addressing the needs of Elkhart's low-income residents. The EHA continues to work under its HUD-approved 5-year Plan, which includes possibly partnering with non-profit agencies to expand or develop new housing units within the City.

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

EHA continues to encourage its residents to participate in established resident councils and the resident advisory board. EHA continues to promote homeownership among its residents. Currently, eight residents participate in the Section 8 Homeownership Program.

All residents are encouraged to participate in the Family Self Sufficiency program, and currently 76 residents are actively involved

**Actions taken to provide assistance to troubled PHAs**

The Housing Authority of the City of Elkhart is not designated as a troubled PHA.



### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Over the years, the City of Elkhart has attempted to eliminate barriers to affordable housing and residential investment. These efforts included amending the zoning code to allow smaller lot development, acquiring vacant and tax-delinquent parcels for affordable housing, and using non-federal resources to offset infrastructure costs.

The city is committed to removing regulatory barriers to affordable housing. As previously discussed, the city has made great strides in that effort. Moving forward, the city will:

- Continue to provide fair housing enforcement and education outreach
- Annually examine its policies for unintended barriers to affordable housing
- Educate residents on the affordable housing needs within Elkhart
- Evaluate surplus land that may be used for affordable housing development
- Continue to provide tax incentives for new affordable housing

The largest barriers for affordable housing and residential investment the funding gap to cover the relatively high cost of construction or renovations, versus the lower sales price or rents that residents can afford. While Elkhart and its partners have seen successes in acquiring these gap funds, the need for quality affordable housing in Elkhart, far exceeds the community's resources. To that end, the city will continue to work with its partners to acquire external resources necessary to make incremental neighborhood improvements, and the city will continue to strategically invest in housing and community projects that improve the lives of its low- and moderate-income residents.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Elkhart recognizes that lack of funding is the major obstacle to meeting the needs of our residents. Additionally, a lack of awareness of programs that exist also is a major obstacle to meeting underserved needs in the community.

Closing the development cost gap is the biggest obstacle to providing new or renovating vacant housing units. To that end, the city:

- Is working with various housing providers to expand the inventory of affordable housing.
- Continues its Fair Housing enforcement efforts
- Works with lending institutions to achieve higher participation in the homebuyer program

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Elkhart has identified the need to evaluate, test, and reduce lead-based paint hazards as a top priority. All homes that receive CDBG or other federal housing funding are evaluated for lead-based paint. City staff and local CHDO staff have attended lead-hazard training and are all working together to find qualified contractors to perform the necessary lead-hazard reductions activities. The City of Elkhart funds risk assessment and clearance testing for housing units through its Residential Rehabilitation Program. The city also requires local contractors to obtain training in using safe work practices when lead-based paint hazards are encountered on projects that receive federal funding.

During this year, the 15 owner-occupied housing units that received CDBG funds were evaluated for lead-based paint hazards. When lead-based paint hazards were identified, the appropriate techniques were utilized to ensure safe working conditions for construction employees and a safe home for the client.

The city will continue to address lead-based paint hazards in properties that receive CDBG funds. Additionally, the city will identify neighborhoods where children could be at high risk for lead poisoning and provide education and outreach to those families. The city will also seek additional funding to remove lead-based paint hazards in units with young children and expand the inventory of lead-safe housing units.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Elkhart works with local agencies to develop educational programs for financial and job training. The city also maintains a working relationship with other local agencies and has a referral system in place. The educational component of the city's plan to reduce poverty consists of several types of programs discussed in detail under each Strategy Areas in the CAPER.

**Continuum of Care and Non-Homeless Special Needs** – Health Plus Indiana, Emerge Transitional Care Center, YWCA Safe Haven Shelter, Real Services, Oaklawn, and Center for Community Justice helped to address the poverty of their clients through referrals. The Boys and Girls Club after school care program allows parents to work while their child receives reduced-cost after school care. The Senior Transportation program provides seniors a low-cost option to run errands such as grocery shopping and medical appointments.

**Neighborhood Revitalization & Employment Security-** Goodwill's CNA/QMA certification program is designed to increase clients' skills and abilities to help move them from economic hardship to economic security. This program opens doors to education that can result in opportunities to build wealth. Clients are assisted with resume preparation, job interviewing and searching techniques.

The second part of the city's program to reduce poverty is to stimulate the production of jobs in the NRSA. Several of the above-mentioned programs also provide jobs, in addition to the educational nature of the program. The Goodwill program provides training and paid work experience for clients, helping them to meet their current financial needs while planning for the future.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Community Development Department is charged with planning, administering, and completion of the CDBG funded projects. The Assistant Director of Community Development reports to the Department Head and is responsible for management of the CDBG program.

Contracts for services and programs funded with CDBG funds are approved by the Redevelopment Commission of the City of Elkhart. This board of volunteer members is appointed by the Mayor and Common Council. The Department works very closely with local partner agencies to undertake the many projects and priorities of our community. The City could not complete these tasks alone and relies on community support to meet the goals and objectives of the Consolidated Plan and the CDBG program.

An identified gap in the institutional structure is the efficient and complete dissemination of information to the public about programs, activities and opportunities. The City and its partners will improve the access to information, to ensure that residents are aware of the programs and services available to them as they work to improve their lives and neighborhoods.



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**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The city works closely and in partnership with Lacasa Inc., and Habitat for Humanity, the main agencies for providing homeownership opportunities and assistance to low- and moderate-income families. No municipality in Elkhart County is a Participating Jurisdiction for HOME funds. Any HOME monies spent in the city would be a grant from the Indiana Housing and Community Development Authority (IHCDA). CDBG funds are often used for right-of-way improvements, such as sidewalks, streets and water / sewer infrastructure for various housing projects.

The city works closely with Health Plus Indiana, as they are the agency that provides housing and supportive services for HIV/AIDS clients and their families for St. Joseph and Elkhart Counties. They are a recipient of CDBG funds through the city and also receive HOME funds from IHFA and SHP funds. The Elkhart Housing Authority (EHA) administers the Public Housing Comprehensive Grant and other public housing initiatives.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Elkhart is committed to ensuring fair housing access to all residents. City staff sought to address three of Elkhart's *Impediments to Fair Housing* goals in the following ways: by ensuring that all conciliation agreements include monetary relief for the complainant and public interest relief for the community; by diversifying education and outreach strategies by targeting those that are least likely to apply for services; and by offering fair housing education for lenders, landlords, and appraisers

**Enforcement:**

The Elkhart Human Relations is Fair Housing Assistance Program (FHAP) that is substantially equivalent to the U.S. Department of Housing and Urban Development (HUD) to intake, investigate, and conciliate housing discrimination complaints.

Because of this equivalency status, HUD awards FHAP programs with Contribution Funds on an annual basis. In Program Year 2025, the City of Elkhart Human Relations was awarded \$17,400 in Case Processing funds; \$9,500 in Administrative Costs Funds; and \$6,000 in Training Funds.

Based on the population in the City of Elkhart, HUD requires the local FHAP agency to close a minimum of four (4) cases annually. This Program Year the Human Relations Commission closed seven (7) dually filed (federal and local jurisdiction) cases.

**Education and Outreach:**

Staff trained the Human Relations Commissioners, the CDBG subrecipients, local landlords, several City departments, and the local PIH on the Fair Housing Act. Staff partnered with Attorney Erin Kemple, Heart City Health, and Salvation Army to address Housing Impediments by presenting Know Your Fair Housing Rights workshop for public service providers; Elkhart County Board of Realtors to sponsor a Fair Housing month youth poster contest, Real Services to provide two vaccine clinics; Code Compliance and My311 to walk the streets of Elkhart and distribute housing discrimination information. To become more visible Fair Housing billboards were erected, Staff set up city-wide pop-up information booths, partnered with PIH, City Police, local food pantries, and churches to provide an estimated 500 people with Fair Housing information.

An estimated total of 3,000 outreach items such as the monthly newsletter (in print and digital), fair housing brochures, landlord/tenant booklets, fair housing coloring book and 4-pack of



crayons for kids, pens, magnets, and bags were distributed to neighbors, CDBG subrecipients, landlords, tenants, neighborhood associations, library, local agencies and other city and county departments during the grant year.

In recognition of Fair Housing month, the Elkhart Human Relations Commission partnered with the Elkhart County Board of Realtors, Tolson Center for Excellence, and the D.R.E.A.M. Academy to present the third annual Fair Housing Youth Poster Contest. Mayor Roberson proclaimed April 2024 as Fair Housing Month as an effort to support the Human Relations Commission and denounce housing discrimination in Elkhart. Additionally, one staff member attended training provided by HUD on emerging topics like Appraisal Equity, Innovative Education & Outreach, the Fair Housing Law & History, VAWA, Familial Status, Disability, and HEMS.

### **CR-40 - Monitoring 91.220 and 91.230**

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Elkhart uses CDBG funds in two ways: 1) Through directly funding and managing projects; 2) Through sub-recipient agreements. These programs are monitored regularly for meeting goals and objectives but also for expenditures. These regular reviews ensure compliance with CDBG rules but also with goals and objectives and keep programs on track to spend funds in a timely fashion.

Directly funded projects are monitored on a regular basis. Some programs, such as the Residential Rehabilitation program, are evaluated on a weekly basis through staff meetings.

The Public Facilities Improvements program is evaluated weekly during the construction season. The projects are typically determined during the winter / spring of each year, but the weekly payroll review and invoice evaluation that is submitted and reviewed provide information on progress towards the goals of the project.

#### **Subrecipients**

The city has established several procedures for improving sub-recipient management and monitoring.

- A pre-application meeting for all potential sub-recipients is held annually so that expectations and requirements are discussed before program applications. Each agency selected to receive funds from the City of Elkhart as a subrecipient must attend a mandatory pre-award meeting and training to learn about CDBG requirements.
- All sub-recipients will have an onsite monitoring visit during the first program year of participation and then at least every other year as determined by an agency risk review.
- The Community Development staff works closely with the staff and administration of all of the sub-recipients to ensure compliance with federal requirements and to gather accurate and meaningful information about their projects and beneficiaries. This is accomplished via conversation and email but also formally through the monthly reports submitted with requests for payment for services.

During the 2025 program year, all sub-recipients were monitored for compliance and the desk monitoring that occurred when paying invoices.

#### **Housing Compliance**

For projects in which properties are assisted with CDBG funds, additional monitoring and affordability periods apply. Affordability periods are secured through recorded mortgages outlining the affordability period and beneficiary requirements. By recording this information, the city is notified of any action, such

as a refinancing or sale of the property. This notification allows the city to ensure the continued affordability of the property in accordance with the terms of the mortgage and CDBG regulations.

If an owner-occupant vacates the assisted residence, an income-qualified buyer must assume the remainder of the mortgage term, or the owner must pay the city the remaining balance of the funds invested, less any forgivable portion. This allows the city to accomplish its goal of affordable housing.

For rental projects, an annual rent roll is submitted to ensure occupancy and compliance with beneficiary requirements. An onsite visit is also conducted annually to ensure that the units are safe and sanitary. Each building is inspected by a code enforcement officer during the program year to ensure compliance with building property maintenance codes.



**Citizen Participation Plan 91.105(d); 91.115(d)**

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Elkhart values residents' comments and feedback on the efforts undertaken through the CDBG program to improve our neighborhoods. To provide residents with reasonable notice and opportunity to comment, the draft documents were available free of charge at several locations, including the city website, the Elkhart Municipal Building, and the main Elkhart Public Library branch:

A public notice was printed in the Elkhart Truth on August 29, 2026, indicating the public review period will begin on September 3, 2026, and end on September 21, 2026.

A public hearing to review the CAPER was held during the regularly scheduled meeting of the Elkhart Redevelopment Commission on Tuesday, September 8, 2026, at 4:00 p.m. in the Common Council Chambers.

Questions or comments regarding the CAPER should be addressed to:

Ms. Mary K. Kaczka, Assistant Director  
201 S. 2<sup>nd</sup> Street  
Elkhart, IN 46516  
or via email to [Mary.Kaczka@coei.org](mailto:Mary.Kaczka@coei.org)

The deadline for comments was Tuesday, September 23rd at 5:00 p.m. All written and verbal comments regarding the CAPER will be reviewed and included in the report submitted to the U.S. Department of Housing and Urban Development on or about September 30, 2026.

**CR-45 - CDBG 91.520(c)**

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Elkhart continually evaluates its program objectives and activities to ensure they are effective and meeting the current needs of the community. Overall, the City of Elkhart performed well during this program year and achieved many of the strategic goals identified in the five-year plan.

The city will work with stakeholders to identify why these programs are underutilized and make the necessary programmatic adjustments necessary to successfully implement these programs.

Does this jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

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**Appendix**



## 2026 Region 2 Point In Time Results

| Region 2 Point-in-Time Homeless Count 01/28/2026                    |           |    |   |             |            |            |         |        |           |          |
|---------------------------------------------------------------------|-----------|----|---|-------------|------------|------------|---------|--------|-----------|----------|
| Households with at Least One Adult and One Child                    |           |    |   |             |            |            |         |        |           |          |
|                                                                     | Sheltered |    |   | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH |   |             |            |            |         |        |           |          |
| Total number of households                                          | 21        | 1  |   | 1           | 23         | 15         | 22      | 0      | 0         | 0        |
| Total number of persons (adults & children)                         | 62        | 3  | 0 | 0           | 65         | 54         | 65      | 0      | 0         | 0        |
| Number of children (under age 18)                                   | 35        | 2  |   | 0           | 37         | 38         | 37      | 0      | 0         | 0        |
| Number of youth (age 18-24)                                         | 4         | 0  |   | 0           | 4          | 3          | 4       | 0      | 0         | 0        |
| Number of adults (age 25 to 34)                                     | 12        | 1  |   | 0           | 13         | 4          | 13      | 0      | 0         | 0        |
| Number of adults (age 35 to 44)                                     | 7         | 0  |   | 0           | 7          | 8          | 7       | 0      | 0         | 0        |
| Number of adults (age 45 to 54)                                     | 3         | 0  |   | 0           | 3          | 1          | 3       | 0      | 0         | 0        |
| Number of adults (age 55 to 64)                                     | 1         | 0  |   | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Number of adults (age 65 or older)                                  | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |   | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Sex (adults and children)                                           | ES        | TH |   |             |            |            |         |        |           |          |
| Female                                                              | 40        | 3  |   | 0           | 43         |            | 43      | 0      | 0         | 0        |
| Male                                                                | 22        | 0  |   | 0           | 22         |            | 22      | 0      | 0         | 0        |
|                                                                     | Sheltered |    |   | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Race and Ethnicity (adults and children)                            | ES        | TH |   |             |            |            |         |        |           |          |
| American Indian or Alaska Native, or Indigenous                     | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                             | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                         | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                 | 19        | 0  |   | 0           | 19         | 17         | 19      | 0      | 0         | 0        |
| Black, African-American, or African & Hispanic/Latina/o             | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                   | 6         | 0  |   | 0           | 6          | 11         | 6       | 0      | 0         | 0        |
| Middle Eastern or North African                                     | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                 | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                 | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o             | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                               | 24        | 3  |   | 0           | 27         | 24         | 27      | 0      | 0         | 0        |
| White & Hispanic/Latina/o                                           | 0         | 0  |   | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                    | 4         | 0  |   | 0           | 4          | 0          | 4       | 0      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                | 0         | 0  |   | 0           | 0          | 2          | 0       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |   | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Chronically Homeless                                                | ES        | TH |   |             |            |            |         |        |           |          |
| Total Number of households                                          | 0         | 1  |   | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Total Number of persons                                             | 0         | 1  |   | 0           | 1          | 0          | 1       | 0      | 0         | 0        |

| Households without children                                         |           |    |    |             |            |            |         |        |           |          |
|---------------------------------------------------------------------|-----------|----|----|-------------|------------|------------|---------|--------|-----------|----------|
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total number of households                                          | 132       | 0  |    | 4           | 136        | 127        | 121     | 6      | 4         | 6        |
| Total number of persons                                             | 138       | 0  | 0  | 4           | 142        | 136        | 123     | 7      | 4         | 8        |
| Number of youth (age 18-24)                                         | 11        | 0  |    | 0           | 11         | 5          | 8       | 0      | 1         | 2        |
| Number of adults (age 25 to 34)                                     | 25        | 0  |    | 0           | 25         | 24         | 24      | 1      | 0         | 0        |
| Number of adults (age 35 to 44)                                     | 22        | 0  |    | 0           | 22         | 25         | 20      | 1      | 0         | 1        |
| Number of adults (age 45 to 54)                                     | 38        | 0  |    | 3           | 41         | 33         | 37      | 2      | 1         | 1        |
| Number of adults (age 55 to 64)                                     | 32        | 0  |    | 1           | 33         | 35         | 27      | 1      | 2         | 3        |
| Number of adults (age 65 or older)                                  | 8         | 0  |    | 0           | 8          | 9          | 6       | 1      | 0         | 1        |
| Unknown Age                                                         | 2         | 0  |    | 0           | 2          | 5          | 1       | 1      | 0         | 0        |
| Sex                                                                 | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Female                                                              | 46        | 0  |    | 1           | 47         |            | 39      | 1      | 4         | 3        |
| Male                                                                | 89        | 0  |    | 3           | 92         |            | 83      | 4      | 0         | 5        |
| Race and Ethnicity                                                  | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| American Indian or Alaska Native, or Indigenous                     | 0         | 0  |    | 0           | 0          | 2          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                             | 0         | 0  |    | 0           | 0          | 1          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                         | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                 | 23        | 0  |    | 0           | 23         | 18         | 22      | 0      | 0         | 1        |
| Black, African-American, or African & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                   | 2         | 0  |    | 2           | 4          | 11         | 4       | 0      | 0         | 0        |
| Middle Eastern or North African                                     | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                 | 1         | 0  |    | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                               | 101       | 0  |    | 1           | 102        | 93         | 87      | 4      | 4         | 7        |
| White & Hispanic/Latina/o                                           | 0         | 0  |    | 0           | 0          | 4          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                    | 4         | 0  |    | 0           | 4          | 1          | 3       | 1      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                | 1         | 0  |    | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Chronically Homeless                                                | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total Number of Persons                                             | 13        | 0  |    | 1           | 14         | 8          | 12      | 0      | 0         | 2        |



| Households <i>with Only</i> Children (under age 18)                 |           |    |  |             |            |            |         |        |           |          |
|---------------------------------------------------------------------|-----------|----|--|-------------|------------|------------|---------|--------|-----------|----------|
|                                                                     | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH |  |             |            |            |         |        |           |          |
| Total number of households                                          | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Total number of children (under age 18)                             | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH |  |             |            |            |         |        |           |          |
| Sex                                                                 | 0         |    |  | 0           |            |            | 0       | 0      | 0         | 0        |
| Female                                                              | 0         |    |  | 0           | 0          |            | 0       | 0      | 0         | 0        |
| Male                                                                | 0         |    |  | 0           | 0          |            | 0       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH |  |             |            |            |         |        |           |          |
| Race and Ethnicity                                                  | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous                     | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                             | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                         | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                 | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African & Hispanic/Latina/o             | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                   | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African                                     | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                 | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                 | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o             | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                               | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White & Hispanic/Latina/o                                           | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                    | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH |  |             |            |            |         |        |           |          |
| Chronically Homeless                                                | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Total Number of Persons                                             | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |



| Veterans Households with at Least One adult and One child - Subpopulation |           |    |  |             |            |            |         |        |           |          |
|---------------------------------------------------------------------------|-----------|----|--|-------------|------------|------------|---------|--------|-----------|----------|
|                                                                           | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                           | ES        | TH |  |             |            |            |         |        |           |          |
| Total number of households                                                | 4         | 1  |  | 0           | 5          | 0          | 5       | 0      | 0         | 0        |
| Total number of persons                                                   | 5         | 1  |  | 0           | 6          | 0          | 6       | 0      | 0         | 0        |
| Total number of veterans                                                  | 5         | 1  |  | 0           | 6          | 0          | 6       | 0      | 0         | 0        |
|                                                                           | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Sex (veterans only)                                                       | ES        | TH |  |             |            |            |         |        |           |          |
| Female                                                                    | 4         | 1  |  | 0           | 5          |            | 5       | 0      | 0         | 0        |
| Male                                                                      | 1         | 0  |  | 0           | 1          |            | 1       | 0      | 0         | 0        |
|                                                                           | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Race and Ethnicity (veterans only)                                        | ES        | TH |  |             |            |            |         |        |           |          |
| American Indian or Alaska Native, or Indigenous                           | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o       | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                                   | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                               | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                       | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African & Hispanic/Latina/o                   | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                         | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African                                           | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                       | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                       | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o                   | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                                     | 5         | 1  |  | 0           | 6          | 0          | 6       | 0      | 0         | 0        |
| White & Hispanic/Latina/o                                                 | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                          | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                      | 0         | 0  |  | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
|                                                                           | Sheltered |    |  | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Chronically Homeless                                                      | ES        | TH |  |             |            |            |         |        |           |          |
| Total Number of households                                                | 0         | 1  |  | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Total Number of persons                                                   | 0         | 3  |  | 0           | 3          | 0          | 3       | 0      | 0         | 0        |

| Veteran Households without children - Subpopulation                 |           |    |    |             |            |            |         |        |           |          |
|---------------------------------------------------------------------|-----------|----|----|-------------|------------|------------|---------|--------|-----------|----------|
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total number of households                                          | 12        | 0  |    | 0           | 12         | 3          | 8       | 0      | 4         | 0        |
| Total number of persons                                             | 12        | 0  |    | 0           | 12         | 3          | 8       | 0      | 4         | 0        |
| Total number of veterans                                            | 12        | 0  |    | 0           | 12         | 3          | 8       | 0      | 4         | 0        |
| Sex (veterans only)                                                 | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Female                                                              | 10        | 0  |    | 0           | 10         |            | 6       | 0      | 4         | 0        |
| Male                                                                | 2         | 0  |    | 0           | 2          |            | 2       | 0      | 0         | 0        |
| Race and Ethnicity (veterans only)                                  | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| American Indian or Alaska Native, or Indigenous                     | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                         | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                 | 3         | 0  |    | 0           | 3          | 0          | 3       | 0      | 0         | 0        |
| Black, African-American, or African & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                   | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African                                     | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                               | 7         | 0  |    | 0           | 7          | 3          | 3       | 0      | 4         | 0        |
| White & Hispanic/Latina/o                                           | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                    | 1         | 0  |    | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Chronically Homeless                                                | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total Number of Persons                                             | 2         | 0  |    | 0           | 2          | 0          | 2       | 0      | 0         | 0        |



| Unaccompanied Youth Households - Subpopulation                      |           |    |    |             |            |            |         |        |           |          |
|---------------------------------------------------------------------|-----------|----|----|-------------|------------|------------|---------|--------|-----------|----------|
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total # of unaccompanied youth households                           | 9         | 0  |    | 0           | 9          | 4          | 7       | 0      | 1         | 1        |
| Total number of unaccompanied youth                                 | 10        | 0  | 0  | 0           | 10         | 4          | 7       | 0      | 1         | 2        |
| Number of unaccompanied youth (under 18)                            | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Number of unaccompanied youth (18-24)                               | 10        | 0  |    | 0           | 10         | 4          | 7       | 0      | 1         | 2        |
| Sex (unaccompanied youth)                                           | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Female                                                              | 5         | 0  |    | 0           | 5          |            | 3       | 0      | 1         | 1        |
| Male                                                                | 5         | 0  |    | 0           | 5          |            | 4       | 0      | 0         | 1        |
| Race and Ethnicity (unaccompanied youth)                            | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| American Indian or Alaska Native, or Indigenous                     | 0         | 0  |    | 0           | 0          | 1          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                         | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                 | 1         | 0  |    | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Black, African-American, or African & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                   | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African                                     | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                               | 9         | 0  |    | 0           | 9          | 3          | 6       | 0      | 1         | 2        |
| White & Hispanic/Latina/o                                           | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                    | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Chronically Homeless                                                | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total Number of Persons                                             | 2         | 0  |    | 0           | 2          | 1          | 0       | 0      | 0         | 2        |



| Parenting Youth Households - Subpopulation                          |           |    |    |             |            |            |         |        |           |          |
|---------------------------------------------------------------------|-----------|----|----|-------------|------------|------------|---------|--------|-----------|----------|
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                                     | ES        | TH | SH |             |            |            |         |        |           |          |
| Total # parenting youth households                                  | 1         | 0  |    | 0           | 1          | 2          | 1       | 0      | 0         | 0        |
| Total # persons in parenting youth households                       | 2         | 0  | 0  | 0           | 2          | 7          | 2       | 0      | 0         | 0        |
| Total Parenting Youth                                               | 1         | 0  | 0  | 0           | 1          | 2          | 1       | 0      | 0         | 0        |
| Total Children in Parenting Youth Households                        | 1         | 0  | 0  | 0           | 1          | 5          | 1       | 0      | 0         | 0        |
| Number of parenting youth under age 18                              |           |    |    |             | 0          | 0          |         |        |           |          |
| Children in households with parenting youth (under 18)              |           |    |    |             | 0          | 0          |         |        |           |          |
| Number of parenting youth age 18 to 24                              | 1         | 0  |    | 0           | 1          | 2          | 1       | 0      | 0         | 0        |
| Children in households w/ parenting youth age 18 to 24              | 1         | 0  |    | 0           | 1          | 5          | 1       | 0      | 0         | 0        |
| Unknown Age                                                         |           |    |    |             | 0          | 0          |         |        |           |          |
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Sex (unaccompanied youth)                                           | ES        | TH | SH |             |            |            |         |        |           |          |
| Female                                                              | 0         | 0  |    | 0           | 0          |            | 0       | 0      | 0         | 0        |
| Male                                                                | 1         | 0  |    | 0           | 1          |            | 1       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Race and Ethnicity (unaccompanied youth)                            | ES        | TH | SH |             |            |            |         |        |           |          |
| American Indian or Alaska Native, or Indigenous                     | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| American Indian or Alaska Native, or Indigenous & Hispanic/Latina/o | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American                                             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Asian or Asian American & Hispanic/Latina/o                         | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Black, African-American, or African                                 | 1         | 0  |    | 0           | 1          | 0          | 1       | 0      | 0         | 0        |
| Black, African-American, or African & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Hispanic/Latina/o                                                   | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African                                     | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Middle Eastern or North African & Hispanic/Latina/o                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander                                 | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Native Hawaiian or Pacific Islander & Hispanic/Latina/o             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| White                                                               | 0         | 0  |    | 0           | 0          | 2          | 0       | 0      | 0         | 0        |
| White & Hispanic/Latina/o                                           | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial & Hispanic/Latina/o                                    | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Multi-Racial (not Hispanic/Latina/o)                                | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
|                                                                     | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
| Chronically Homeless                                                | ES        | TH | SH |             |            |            |         |        |           |          |
| Total Number of households                                          | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |
| Total Number of persons                                             | 0         | 0  |    | 0           | 0          | 0          | 0       | 0      | 0         | 0        |

| Additional Homeless Populations                 |           |    |    |             |            |            |         |        |           |          |
|-------------------------------------------------|-----------|----|----|-------------|------------|------------|---------|--------|-----------|----------|
|                                                 | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                 | ES        | TH | SH |             |            |            |         |        |           |          |
| Adults with a Serious Mental Illness            | 31        | 0  |    | 3           | 34         | 21         | 34      | 0      | 0         | 0        |
| Adults with Substance Use Disorder              | 11        | 0  |    | 3           | 14         | 18         | 14      | 0      | 0         | 0        |
| Adults with HIV/AIDS                            | 0         | 0  |    | 0           | 0          | 1          |         |        |           |          |
| Adult Survivors of Domestic Violence (optional) | 17        | 1  |    | 0           | 18         | 20         | 14      | 0      | 4         | 0        |
| ALL HOUSEHOLDS/ALL PERSONS                      |           |    |    |             |            |            |         |        |           |          |
|                                                 | Sheltered |    |    | Unsheltered | 2026 Total | 2025 Total | Elkhart | Fulton | Kosciusko | Marshall |
|                                                 | ES        | TH | SH |             |            |            |         |        |           |          |
| Number of Households                            | 153       | 1  | 0  | 5           | 159        | 142        | 143     | 6      | 4         | 6        |
| Number of persons                               | 200       | 3  | 0  | 4           | 207        | 190        | 188     | 7      | 4         | 8        |
| Number of children (under age 18)               | 35        | 2  | 0  | 0           | 37         | 38         | 37      | 0      | 0         | 0        |
| Number of youth (age 18-24)                     | 15        | 0  | 0  | 0           | 15         | 8          | 12      | 0      | 1         | 2        |
| Number of adults (age 25-34)                    | 37        | 1  | 0  | 0           | 38         | 28         | 37      | 1      | 0         | 0        |
| Number of adults (age 35-44)                    | 29        | 0  | 0  | 0           | 29         | 33         | 27      | 1      | 0         | 1        |
| Number of adults (age 45-54)                    | 41        | 0  | 0  | 3           | 44         | 34         | 40      | 2      | 1         | 1        |
| Number of adults (age 55-64)                    | 33        | 0  | 0  | 1           | 34         | 35         | 28      | 1      | 2         | 3        |
| Number of adults (age 65 or older)              | 8         | 0  | 0  | 0           | 8          | 9          | 6       | 1      | 0         | 1        |
| Unknown Age                                     | 2         | 0  | 0  | 0           | 2          | 5          | 1       | 1      | 0         | 0        |

## ***PR-26 – CDBG Financial Summary Report***

City of Elkhart  
Program Year 2025  
PR-26 CDBG Financial Summary Report  
9/2/2026

### **PART I: SUMMARY OF CDBG RESOURCES**

|                                                           |              |
|-----------------------------------------------------------|--------------|
| 01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR  | \$125,202.92 |
| 02 ENTITLEMENT GRANT                                      | \$712,246.00 |
| 03 SURPLUS URBAN RENEWAL                                  | \$0.00       |
| 04 SECTION 108 GUARANTEED LOAN FUNDS                      | \$0.00       |
| 05 CURRENT YEAR PROGRAM INCOME                            | \$17,409.80  |
| 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE) | \$0.00       |
| 06 FUNDS RETURNED TO THE LINE-OF-CREDIT                   | \$0.00       |
| 06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT              | \$0.00       |
| 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE                  | \$0.00       |
| 08 TOTAL AVAILABLE (SUM, LINES 01-07)                     | \$854,858.72 |

### **PART II: SUMMARY OF CDBG EXPENDITURES**

|                                                                                |              |
|--------------------------------------------------------------------------------|--------------|
| 09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | \$556,025.47 |
| 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT               | \$0.00       |
| 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)                       | \$556,025.47 |
| 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                               | \$140,344.24 |
| 13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS                                | \$0.00       |
| 14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES                                    | \$0.00       |
| 15 TOTAL EXPENDITURES (SUM, LINES 11-14)                                       | \$696,369.71 |
| 16 UNEXPENDED BALANCE (LINE 08 - LINE 15)                                      | \$158,489.01 |

### **PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD**

|                                                  |                |
|--------------------------------------------------|----------------|
| 17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS | \$401,069.62   |
| 18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING       | \$0.00         |
| 19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES        | \$556,025.47   |
| 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT    | (\$401,069.62) |
| 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)       | \$556,025.47   |
| 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)      | 100.00%        |

### **LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

|                                                                       |                   |
|-----------------------------------------------------------------------|-------------------|
| 23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION                         | P.Y.: P.Y.: P.Y.: |
| 24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION | \$0.00            |
| 25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS                 | \$0.00            |
| 26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)               | 0.00%             |



**PART IV: PUBLIC SERVICE (P.S.) CAP CALCULATIONS**

|                                                                 |              |
|-----------------------------------------------------------------|--------------|
| 27 DISBURSED IN IDIS FOR PUBLIC SERVICES                        | \$92,487.00  |
| 28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR   | \$32,964.48  |
| 29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR  | \$18,052.93  |
| 30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS                   | \$0.00       |
| 31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30) | \$92,487.00  |
| 32 ENTITLEMENT GRANT                                            | \$712,246.00 |
| 33 PRIOR YEAR PROGRAM INCOME                                    | \$20,312.15  |
| 34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP                | \$0.00       |
| 35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)                   | \$732,558.15 |
| 36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)  | 14.66%       |

**PART V: PLANNING AND ADMINISTRATION (P.A.) CAP**

|                                                                 |              |
|-----------------------------------------------------------------|--------------|
| 37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                | \$140,344.24 |
| 38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR   | \$22,388.46  |
| 39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR  | \$20,346.56  |
| 40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS                   | \$0.00       |
| 41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40) | \$140,344.24 |
| 42 ENTITLEMENT GRANT                                            | \$712,246.00 |
| 43 CURRENT YEAR PROGRAM INCOME                                  | \$17,409.80  |
| 44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP                | 0.00         |
| 45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)                   | \$729,655.80 |
| 46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)  | 19.51%       |

|                         |              |
|-------------------------|--------------|
| Calculation for Line 17 | \$401,069.62 |
| Units Assisted          | 18           |
| Units Occupied          | 18           |

|                                |      |
|--------------------------------|------|
| % of units occupied by low mod | 100% |
|--------------------------------|------|



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**PR-26 – CDBG-CV Financial Summary Report**

City of Elkhart  
Program Year 2025  
PR-26 CDBG-CV Financial Summary Report  
Revised 9/2/2026

**PART I: SUMMARY OF CDBG-CV RESOURCES**

|                                             |              |
|---------------------------------------------|--------------|
| 01 CDBG-CV GRANT                            | \$719,947.00 |
| 02 FUNDS RETURNED TO THE LINE-OF-CREDIT     | \$0.00       |
| 03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT | \$0.00       |
| 04 TOTAL AVAILABLE (SUM, LINES 01-03)       | \$719,947.00 |

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

|                                                                                   |              |
|-----------------------------------------------------------------------------------|--------------|
| 05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND<br>PLANNING/ADMINISTRATION | \$603,061.11 |
| 06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                                  | \$116,885.59 |
| 07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS                                   | 0.00         |
| 08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)                                        | \$719,946.70 |
| 09 UNEXPENDED BALANCE (LINE 04 - LINE8 )                                          | \$0.30       |

**PART III: LOW/MOD BENEFIT FOR THE CDBG-CV GRANT**

|                                                  |              |
|--------------------------------------------------|--------------|
| 10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS | 0.00         |
| 11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING       | 0.00         |
| 12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES        | \$599,870.64 |
| 13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)     | \$599,870.64 |
| 14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)   | \$603,061.11 |
| 15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)      | 99.47%       |

**PART IV: PUBLIC SERVICE (P.S.) CALCULATIONS**

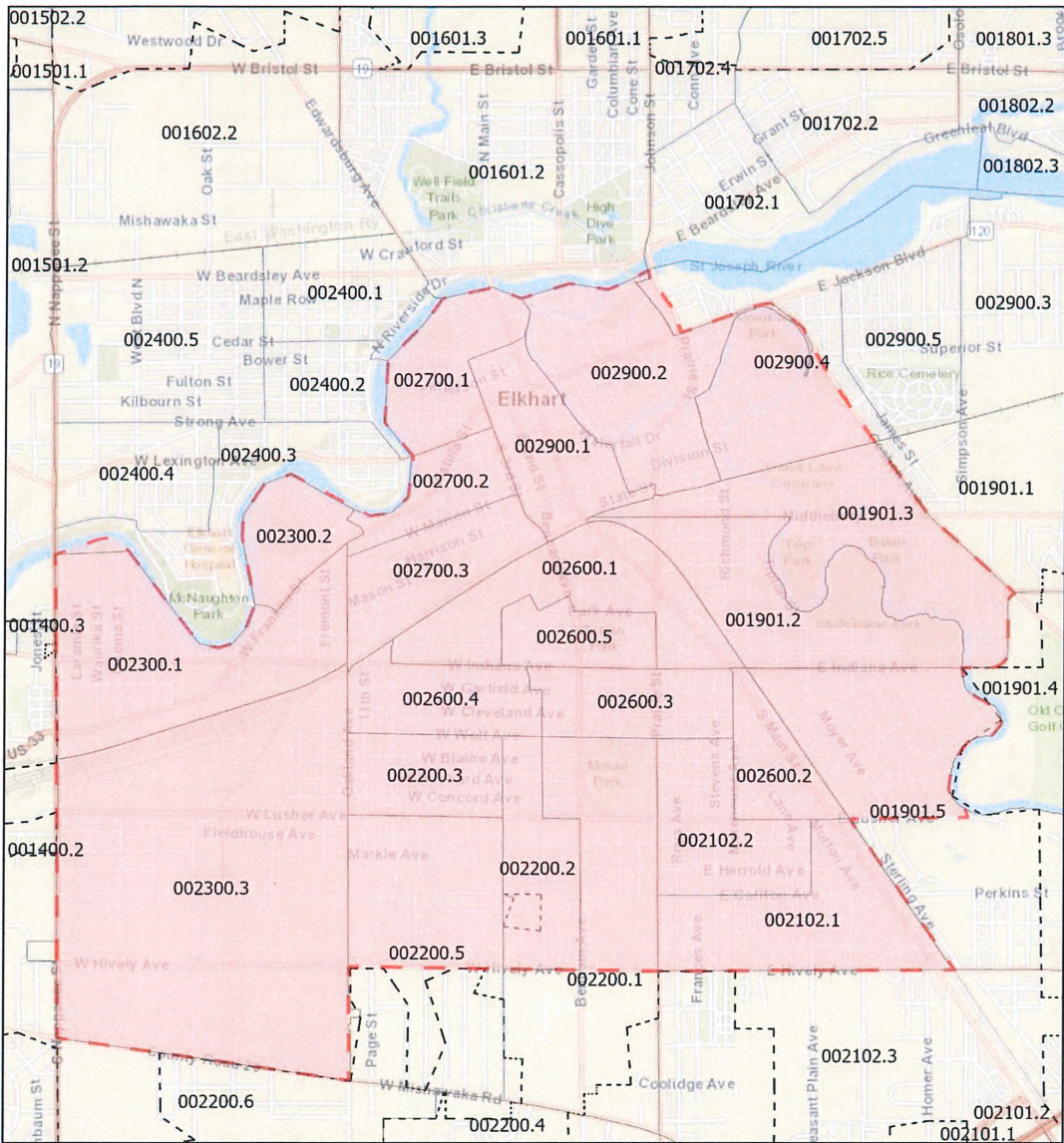
|                                                                   |              |
|-------------------------------------------------------------------|--------------|
| 16 DISBURSED IN IDIS FOR PUBLIC SERVICES                          | \$445,876.11 |
| 17 CDBG-CV GRANT                                                  | \$719,947.00 |
| 18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17) | 61.93%       |

**PART V: PLANNING AND ADMINISTRATION (P.A.) CAP**

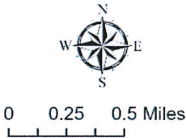
|                                                                   |              |
|-------------------------------------------------------------------|--------------|
| 19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                  | \$116,885.59 |
| 20 CDBG-CV GRANT                                                  | \$719,947.00 |
| 21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20) | 16.24%       |



Neighborhood Revitalization Strategy Area (NRSA)



2025 Proposed NRSA Boundary



RESOLUTION NO. 26-R-\_\_\_\_\_

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF  
ELKHART, INDIANA, ACCEPTING OFFER ON STATE STREET REALTY AND  
APPROVING PURCHASE AGREEMENT

WHEREAS, The Commission has received and reviewed an offer from Nicholas Rodriguez, an adjacent property owner (the "Buyer"), to purchase 2 unimproved lots in the 500 Block of State Street for \$500.00 (the "Price"), the legal description of which is attached hereto (the "Lots"); and

WHEREAS, the Commission finds the Lots are in need of redevelopment, that they are remnant irregular parcels best used by an adjacent owner who will consolidate the parcels into his abutting real estate, and that the price is reasonable; and

WHEREAS, the Commission has reviewed the form of Purchase Agreement and finds the same acceptable.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission accepts the Buyer's offer at the Price and on the terms contained in the attached Purchase Agreement.
2. The Officers and staff of the Commission are hereby authorized to execute and deliver the Purchase Agreement and do all acts which they deem necessary and desirable to carry out the terms of this Resolution and close on the sale of the Lots.

ADOPTED BY MAJORITY VOTE AT A MEETING OF THE COMMISSION THIS 8<sup>TH</sup>  
DAY OF SEPTEMBER 2026.

CITY OF ELKHART, REDEVELOPMENT  
COMMISSION

By \_\_\_\_\_  
Dina Harris, Vice President

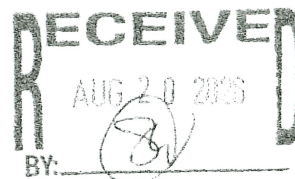
ATTEST:

By \_\_\_\_\_  
Willie L. Brown, Secretary



**NICHOLAS RODRIGUEZ**

510 State Street | Elkhart, Indiana 46516



August 19, 2026

City of Elkhart Redevelopment Commission  
c/o Department of Development Services  
229 South Second Street  
Elkhart, Indiana 46516

**RE: Proposal to Purchase City-Owned Vacant Parcels Adjacent to 510 State Street**

Dear Members of the Redevelopment Commission:

I respectfully submit this proposal to purchase two vacant parcels presently owned by the City of Elkhart and located adjacent to and in the immediate vicinity of my property at 510 State Street, Elkhart, Indiana 46516.

**Parcel No. 20-06-04-355-009.000-012** - State Street, Elkhart, Indiana 46516

**Parcel No. 20-06-04-355-010.000-012** - State Street, Elkhart, Indiana 46516

I offer Five Hundred Dollars (\$500.00) total for both parcels, subject to the City's approval and all applicable statutory and municipal real estate disposition procedures.

These small, irregular vacant parcels are most useful in conjunction with 510 State Street. Acquisition would allow them to be consolidated and maintained as part of a more functional site and would improve access, vehicular circulation, property maintenance, and the practical use of the adjoining property. Consolidation would also eliminate fragmented ownership, place the land into productive private use, and relieve the City of continuing responsibility for isolated remnant parcels.

This proposal is not conditioned upon any special zoning treatment, variance, or other entitlement. Any future improvements or changes in use would remain subject to all applicable zoning, permitting, building, engineering, utility, and development requirements. I am willing to accept the parcels subject to existing easements, rights-of-way, utility interests, and other customary exceptions to title following ordinary title review.

I understand that disposition of property held by the Redevelopment Commission must comply with Indiana law and the Commission's procedures. I therefore respectfully request that the Commission and Redevelopment staff determine the appropriate disposition process under Indiana Code 36-7-14, including any procedure applicable to small tracts, remnant parcels, or property whose highest and best use is consolidation with an adjoining ownership. Any required findings, notices, appraisals, offering procedures, or public approvals would remain within the Commission's authority and discretion.

If another statutory offering or disposition procedure is required, please consider this letter my formal expression of interest and purchase proposal subject to that process. I am prepared to proceed promptly if the Commission determines disposition is appropriate, and I am willing to pay customary buyer-side closing and recording expenses associated with the transfer.

I believe this proposal provides a practical means of returning two small City-owned parcels to productive private use while improving the functionality and long-term maintenance of the adjoining property. Thank you for your consideration. I respectfully request that this proposal be referred to Redevelopment staff and presented to the Redevelopment Commission at the appropriate time.

Respectfully submitted,

**NICHOLAS RODRIGUEZ**

510 State Street  
Elkhart, Indiana 46516

Signature: \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Nicholas Rodriguez", written over a horizontal line.

Date: \_\_\_\_\_

08-19-2026



## PURCHASE AGREEMENT

1. **PARTIES:** This Agreement made this 8<sup>th</sup> day of September, 2026, by and between the City of Elkhart, Indiana, Department of Redevelopment, an Indiana municipal corporation (“Seller”) and Nicholas Rodriguez (“Purchaser”), wherein Seller agrees to sell and convey to Purchaser and Purchaser agrees to buy from Seller, the following Property for the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth.
2. **PROPERTY:** The Property consists of two vacant lots in the 500 Block of State Street, in the City of Elkhart, Elkhart County, Indiana, and whose legal description is contained on Exhibit “A” attached hereto and incorporated herein (the “Property”).
3. **PRICE:** The total purchase price shall be Five Hundred and no/100 Dollars (\$500.00) (“Purchase Price”), payable in full at Closing.
4. **EARNEST MONEY:** No earnest money is required.
5. **CLOSING:** The closing of the sale (the “Closing Date”) shall take place at Meridian Title Corp. within sixty (60) days from the date hereof, unless extended in writing signed by both parties hereto, with the costs thereof shared equally.
6. **POSSESSION:** The possession of the Property shall be delivered to Purchaser at closing in its “AS IS” condition.
7. **INSPECTIONS:** Purchaser hereby waives inspections of the Property and relies upon the condition of the Property based upon its own examination, and purchases the Property “AS IS”, without warranty of any kind, except as may be provided under a Limited Warranty Deed.
8. **REAL ESTATE TAXES:** All real estate taxes assessed for the current and any prior calendar year and remaining unpaid, if any, shall be paid by Purchaser.
9. **DISCLOSURE OF LIENS AND CLAIMS:** As of Closing Date, Seller warrants there will be no outstanding judgment or other liens attached to the Property that arose during the period of time Seller held title.
10. **INSURANCE:** Insurance shall be canceled as of the Closing Date and the Purchaser shall provide its own insurance.
11. **SURVEY:** If Seller has a survey of the Property, a copy will be provided. If no survey exists, none is required.

12. **TITLE AND SURVEY APPROVAL:** Seller shall deliver to Purchaser, at Purchaser's expense, within thirty (30) days after acceptance of this purchase agreement, a Commitment for Title Insurance from Meridian Title Corp., in the amount of the Purchase Price, to insure in Purchaser a marketable title in fee simple absolute to the Property, subject to the easements and restrictions of record, current zoning laws, and real estate taxes on the Closing Date (the "Commitment") and, at Purchaser's request, legible copies of all recorded instruments affecting the Property recited as exceptions in the Commitment. If Purchaser has an objection to items disclosed in such Commitment, Purchaser shall promptly make written objection to Seller after receipt of each such instrument. If Purchaser makes such objections or if the objections are disclosed in the Commitment, or by the issuer of the Title Policy, Seller shall have thirty (30) days from the date such objections are disclosed to cure the same, and the Closing Date shall be extended if necessary. Seller agrees to utilize its best efforts and reasonable diligence to cure such objections, if any. If the objections are not satisfied within such time period, Purchaser may (a) terminate this purchase agreement, or (b) waive the unsatisfied objections and close the transaction.

13. **SPECIAL ASSESSMENTS:** Any special assessments applicable to the Property for municipal improvements previously made to benefit the Property shall be paid by Purchaser. Purchaser assumes and agrees to pay all special assessments for municipal improvements which are completed after the date of this Purchase Agreement.

14. **PURCHASER'S CONDITIONS TO CLOSING.**

a. Purchaser's obligations under this Agreement are expressly conditioned upon the occurrence of the following events:

- (1) The Title Company shall be ready, willing and able to issue the Title Policy in the form required on the Closing Date.
- (2) Seller shall be ready, willing and able to deliver to Purchaser on the Closing Date the fully executed Limited Warranty Deed, in form acceptable to Purchaser and its counsel, as required hereunder.
- (3) Purchaser and/or the Title Company shall have received such other documents as the title insurer deems necessary to complete the transactions contemplated by this Agreement.



b. In the event that satisfaction of any of the conditions described in this Paragraph shall not have timely occurred, Purchaser shall have the option to waive such condition and thereupon remain obligated to perform this Agreement; or terminate this Agreement. Upon termination of this Agreement by Purchaser pursuant to this paragraph, neither party shall thereafter be under any further liability to the other.

**15. SELLER'S CONDITIONS TO CLOSING:**

a. Seller's obligations under this Agreement are expressly conditioned upon the occurrence of the following events: Purchaser shall have delivered to the Closing Agent the Purchase Price and all closing expenses to be paid by Purchaser hereunder on the Closing Date.

b. In the event that satisfaction of any of the conditions described in this paragraph shall not have timely occurred through no fault of Seller, Seller shall have the option to terminate this Agreement. Upon termination of this Agreement by Seller pursuant to this paragraph, neither party shall thereafter be under any further liability to the other.

**16. SALES EXPENSES:** Seller and Purchaser agree that all sales expenses are to be paid in cash prior to or at the closing.

a. Seller's Expenses. Seller shall be responsible for and pay all costs for the following: 1) releasing existing liens and recording the releases; 2) preparation of Deed and Vendor's Affidavit; and 3) other expenses stipulated to be paid by Seller under other provisions of this Agreement.

b. Purchaser's Expenses. Purchaser agrees to pay all other recording fees; the closing fee; the title insurance premium; copies of documents pertaining to restrictions, easements, or conditions affecting the Property; and expenses stipulated to be paid by Purchaser under other provisions of this Agreement.

**17. DEFAULT:** If Purchaser breaches this Agreement and is in default, (a) Seller may seek specific performance or any other remedy provided by law or equity; or (b) Seller may treat this Agreement as being terminated. If Seller, through no fault of Seller, is unable to convey marketable title as required by this Agreement and the defect or defects are not waived by Purchaser, this Agreement shall terminate and the parties will have no further liabilities hereunder. If Seller can convey marketable title but, without just cause, refuses to perform as required, Purchaser may pursue all available legal and equitable remedies.



18. **DUTIES OF PURCHASER AND SELLER AT CLOSING:**

- a. At the closing, Seller shall deliver to Purchaser the following:
  - (1) A duly executed and acknowledged Limited Warranty Deed conveying good and indefeasible title in fee simple to all of the Property, subject to easements and restrictions of record, current zoning laws and real estate taxes, and execute a Vendor's Affidavit;
  - (2) An Owner's Policy of Title Insurance (the "Title Policy") issued at Purchaser's sole expense by a reputable title insurance company in the full amount of the Purchase Price, dated as of the closing, insuring Purchaser's fee simple title to the Property to be good and indefeasible subject only to the standard printed exceptions contained in the usual form of the Title Policy;
  - (3) Furnish evidence of its capacity and authority for the closing of this transaction; and
  - (4) Execute all other necessary documents to close this transaction.
- b. At the closing, Purchaser shall perform the following:
  - (1) Pay the cash portion of the Purchase Price and all other closing expenses to be paid by Purchaser in the form required by the Closing Agent;
  - (2) Furnish evidence of its capacity and authority for the closing of this transaction; and
  - (3) Execute all other necessary documents to close this transaction.

19. **CONSOLIDATION OF LOTS:** Purchaser agrees, within 180 days of the Closing of this purchase to consolidate and incorporate the Property purchased hereunder into its existing abutting real estate, thus creating a new zoning lot or consolidated taxable lot (the "Consolidated Property"). The parties agree that this provision will survive Closing.

20. **NO SUBDIVISION OR PARTITION.** Purchaser agrees that he will not subdivide or partition the Consolidated Property for a period of five years from and after the date of closing of this purchase. The parties agree that this provision will survive Closing.

21. **CONDEMNATION:** If prior to Closing Date condemnation proceedings are commenced against any portion of the Property, Purchaser may, at its option, terminate this

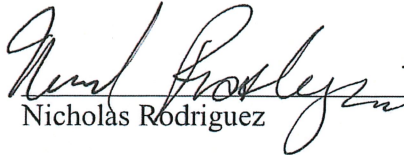
Agreement by written notice to Seller within ten (10) days after Purchaser is advised of the commencement of condemnation proceedings, or Purchaser shall have the right to appear and defend in such condemnation proceedings, and any award in condemnation shall, at the Purchaser's election, become the property of Seller and reduce the purchase price by the same amount or shall become the property of Purchaser and the Purchase Price shall not be reduced.

22. **MISCELLANEOUS:**

- a. Any notice required or permitted to be delivered hereunder, shall be deemed received when personally delivered or sent by United States mail, postage prepaid, certified and return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth below the signature of such party hereto.
- b. During the term of this Agreement, Seller shall entertain no competing offers nor shall he negotiate with any third person or entity for the sale of this Property.
- c. Both Purchaser and Seller agree that there are no brokers involved in this Agreement.
- d. This Agreement shall be construed under and in accordance with the laws of the State of Indiana.
- e. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.
- f. In case of any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- g. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the transaction and cannot be changed except by their written consent.
- h. Time is of the essence of this Agreement.
- i. Words of any gender used in this Agreement shall be held and constructed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.
- j. All rights, duties and obligations of the signatories hereto shall survive the passing of title to, or an interest in, the Property.

k. This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

“PURCHASER”

 08-25-2026  
Nicholas Rodriguez

510 State Street  
Elkhart, Indiana 46516  
Purchaser's Address for Notice Purposes

“SELLER”

City of Elkhart, Indiana  
Department of Redevelopment

By: \_\_\_\_\_

Sandra Schreiber, President  
Elkhart Redevelopment Commission  
229 S. Second Street  
Elkhart, IN 46516  
Seller's Address for Notice Purposes



EXHIBIT A

LEGAL DESCRIPTION

Real Estate in the City and County of Elkhart, State of Indiana, to wit:

Key# 20-06-04-355-010.000-012  
20-06-04-355-009.000-012

Part of Lots 22 and 23 in S.M. Beeson's Addition to Elkhart as recorded in Book 31, Page 457 in the Office of the Recorder of Elkhart County, Indiana, and located in the Southwest Quarter of Section 4, Township 37 North, Range 5 East of the Second Principal Meridian, Concord Township, Elkhart County, Indiana, and being part of that tract of land shown on a survey prepared by DLZ, and recorded as document 2014-15862 in said Office of the Recorder, more particularly described as follows:

Commencing at the northwest corner of Lot 25 of said S.M. Beeson's Addition, also being a point on the easterly right-of-way of Monroe Street; thence North 79 degrees 18 minutes 28 seconds East 198.00 feet along the north line of Lots 25, 24, and 23 to an 'x' cut in concrete at the northeast corner of said Lot 23, and Point of Beginning; thence North 79 degrees 18 minutes 28 seconds East 32.00 feet to a 5/8" rebar with DLZ Cap #0058 on the north line of said Lot 22; thence continuing North 79 degrees 18 minutes 28 seconds East 12.02 feet along said north line to a 5/8" re bar with DLZ Cap #0058 on the north boundary of said Lot 22, also being a point on a line which is parallel with and 18 feet northwesterly by radial measurement from the centerline of the main track of the E. & W. Railroad Company; thence along said 18-foot parallel line southerly 138.15 feet along an arc concave to the west, having a radius of 340.47 feet and subtended by a long chord having a bearing of South 06 degrees 52 minutes 19 seconds West and a length of 137.21 feet to a 5/8" rebar with DLZ Cap #0058 on the north line of State (Rail Road) Street, also being the south line of said Lot 22; thence South 79 degrees 05 minutes 15 seconds West 42.10 feet along the south line of said Lots 22 and 23 to an 'x' cut in concrete; thence North 25 degrees 06 minutes 39 seconds East 68.00 feet to a 5/8" rebar with DLZ Cap #0058 on the east line of said Lot 23; thence North 10 degrees 55 minutes 07 seconds West 75.82 feet along said east line to the Point of Beginning, containing 0.109 acres, more or less.

RESOLUTION NO. 26-R-\_\_\_\_\_

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE  
CITY OF ELKHART, INDIANA, APPROVING THE EIMPLOYMENT  
OF McCARTER & ENGLISH FOR LABOUR PUMP CASE

Whereas, the Commission has received and reviewed the attached Engagement Letter from McCarter and English ("M&E") for the employment of that law firm to provide legal services pertaining to the pending LaBour Pump cost recovery litigation as more fully described therein (the "Engagement"); and

Whereas, the Commission finds the terms of engagement acceptable, and desires to employ M&E to perform those Services on a limited contingency fee basis.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission hereby approves the Engagement of M&E to provide the legal services on the terms set forth in the Engagement Letter.
2. The Officers of the Commission are hereby authorized to execute and deliver the Engagement Letter and do all acts which they deem necessary and desirable to carry out the terms of this Resolution.

ADOPTED BY MAJORITY VOTE AT A MEETING OF THE COMMISSION THIS 8<sup>TH</sup>  
DAY OF SEPTEMBER 2026.

CITY OF ELKHART, REDEVELOPMENT  
COMMISSION

By \_\_\_\_\_  
Dina Harris, Vice President

ATTEST:

By \_\_\_\_\_  
Willie L. Brown, Secretary



Brent W. Huber  
Partner

T. 317-810-5506  
F. 317-602-1698

bhuber@mccarter.com

McCarter & English, LLP

10 E. Main Street  
Suite 200  
Carmel, IN 46032

[www.mccarter.com](http://www.mccarter.com)

August 7, 2026

John Espar  
City Attorney – Department of Law  
229 S. Second Street  
Elkhart, IN 46516  
[john.espar@cityofelkhartin.org](mailto:john.espar@cityofelkhartin.org)

Gary Boyn  
Warrick & Boyn, LLP  
861 Parkway Ave.  
Elkhart, IN 46516  
[gboyn@warrickandboyn.com](mailto:gboyn@warrickandboyn.com)

**Re: Engagement Letter re City of Elkhart / LaBour Pump Project**

Dear John and Gary:

We thank you for asking me to continue to represent the Elkhart Redevelopment Commission, for the City of Elkhart (the "Commission") in this matter. This letter and the enclosed Terms of Engagement will describe the basis on which my law firm will provide legal services to the Commission.

This is a limited contingency fee engagement. You have engaged us to represent the Commission in connection with the LaBour Pump cost recovery litigation (Case No. 20D05-1512-CT-000210, (re "Litigation").

I joined McCarter & English, LLP on June 25, 2026, and I have re-assumed primary responsibility for this representation. This matter will continue to be handled from a fee and cost perspective in the same manner as previously agreed, with one clarification: McCarter & English and I shall have the right to negotiate and collect 100% of all legal fees paid by the defendants or awarded by the court. Please see the attached fee agreement with my prior law firm, which is incorporated by reference. Of course, the Commission will continue to have the right to approve or reject any settlement offers relating to the reimbursement of all other past and future environmental response costs, interest, or other compensable damages. With regard to the other terms of engagement, please review the attached Terms. Let me know if you have any questions. If all the terms are satisfactory, please indicate your consent by signing the enclosed copy below and returning it to me via email.

I look forward to working with you on this matter.

Very truly yours,

MCCARTER & ENGLISH, LLP

Brent W. Huber



The provisions of this letter and the Terms of Engagement are agreed to:

**Elkhart Redevelopment Commission, for the City of Elkhart**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**City of Elkhart**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

## **TERMS OF ENGAGEMENT**

The information below describes the terms that apply to the legal services provided for you by McCarter & English, LLP. We encourage you to discuss any of these terms with us at any time. If modifications to the terms are needed, you must discuss that with us so that agreement on changes can be reached and reduced to writing. Any amendment or modification of this engagement letter or these Terms of Engagement, including our agreement on the amount of fees and expenses and the timing for their payment, shall be effective only if agreed by us in writing and only upon written approval of the Managing Partner of McCarter & English, LLP. All references to "you" or "your" means the client or clients identified in our engagement letter. Individuals or entities that are related to or affiliated with you, such as partners, officers, directors, stockholders, parent companies, related companies, or family members, are not clients, unless we otherwise agree in writing.

**Scope of Work.** The scope of the work we will do for you is limited to the description stated in our engagement letter. Any changes or additions to the scope of our work must be agreed to and memorialized by letter or email. Unless that description states otherwise, our engagement does not include responsibility for (1) review of your insurance policies to determine the possibility of coverage for our fees and costs or for the claim asserted, (2) notification of your insurance carriers about the matter, (3) advice to you about your disclosure obligations concerning the matter under the federal securities laws or any other applicable law, or (4) advice to you about tax issues that relate to the matter. If we agree to represent you in additional matters, we will do so in writing by letter or email, and the terms of our engagement will remain the same for these additional matters unless changed by agreement in writing.

Beginning on January 1, 2024, the Corporate Transparency Act (CTA) requires many entities formed or registered in the United States to report information to the U.S. Department of Treasury's Financial Crimes Enforcement Network (FinCEN). For each reporting company, this includes detailed information about the company, its beneficial owners, and for newly formed entities, individuals involved in the formation of the company. Any changes to much of this information must be reported to FinCEN within a very short (30-day) time frame, and there may be both civil and criminal penalties for failing to comply with the CTA. Compliance with the CTA is the responsibility of the reporting companies, and our engagement does not include legal advice relating to any potential CTA reporting obligations, beneficial ownership analysis, or other assistance relating to the CTA unless specifically stated in the engagement letter or other further express written agreement. For the avoidance of doubt, even if our engagement includes assistance in connection with (i) forming, registering, licensing, or otherwise qualifying a new legal entity, or (ii) a transaction that may trigger a reporting obligation, we will not be advising in connection with the CTA or any other similar state or local reporting obligations absent an express written agreement to the contrary that sets forth the specific parameters of our assistance. In no event shall we have any obligation to notify you or monitor for changes that may require updates or amendments to your CTA reports even if we become aware of them.

**Staffing.** One lawyer will have the primary responsibility for our relationship. We assign additional lawyers and other personnel when needed based upon the type of work and the appropriate experience level required.

### **Financial Arrangements**

**(1) Fees and expenses.** Our fees are based upon the hourly rates of our lawyers and other personnel in effect when the services are performed. These rates change periodically, generally



on an annual basis, based upon economic factors and the experience level and expertise of our personnel. Expenses include items such as filing fees, travel costs, overnight or other special mail services, messenger services, photocopies, outgoing faxes, research service charges (e.g. LEXIS), secretarial and other staff overtime charges (when required to meet the needs of the matter), and other special services such as document imaging. Some large disbursements may be forwarded to you for direct payment. Some charges may not be in the system at the time of monthly billing and will appear on a later bill.

**(2) Retainers.** The provisions relating to any retainer required are set forth in the engagement letter.

**(3) Billing and Payment.** We generally forward our statements monthly. The statements will include a brief description of each item of work performed, the date performed, the time required to do the work and the expenses incurred. Please let us know if you need additional information on the bills and we will try to accommodate your request. Payment is due promptly upon receipt of our statement. We reserve the right to terminate our representation of clients who do not pay promptly. We do not and cannot guarantee the outcome of any matter, and payment of our fees and disbursements is not conditioned on any particular outcome. You agree that if we bring an action to collect amounts due us that we will be entitled to recover the costs and fees incurred by us. You consent to venue and jurisdiction where we have an office with attorneys who worked on your behalf, and agree to waive a trial by jury in any such action. If we are required to testify, produce documents, or respond to other requests in connection with proceedings commenced by third parties that relate to our representation of you, you will pay us our reasonable fees and costs incurred.

**Conflicts of Interest.** Recognizing and addressing conflicts of interest is a continuing issue for attorneys and clients. We have implemented procedures to identify conflicts at the outset of each engagement. It is possible that during our representation of you, some of our present or future clients will have disputes or transactions with you. We are accepting this engagement with your understanding and express consent that our relationship with you will not preclude us from continuing or accepting an engagement from a new or existing client, even if the interests of such clients are directly adverse. However, we will not accept an engagement that is directly adverse to you if either: (1) it would be substantially related to the subject matter of our representation of you, or (2) we have obtained from you proprietary or other confidential information of a nonpublic nature that, if known to our other client, could be used in any such other matter by such client to your material disadvantage. You should understand that having similar agreements with other clients helps preserve our ability to continue to represent you.

**Emails.** We encourage the use of email as an efficient means of communication. However, emails can be delayed or blocked (for example, by anti-spam software). You must not assume that an email message sent to us was actually opened and read by us unless you receive a non-automated reply message indicating that we have read your message. In addition, you should be aware that there are risks in sending or receiving emails and other electronic communications using a computer or other device, or e-mail account, where there is a significant risk that a third party may gain access to the communication. Accordingly, you should avoid using a workplace computer or system for a personal client-lawyer communication, or a borrowed computer or a public computer, such as in a hotel or library, for any client-lawyer communication with us, particularly any sensitive or substantive client-lawyer communication.

**Conclusion of Representation.** Our representation of you will terminate when we send you our final statement for services rendered in this matter. We may also terminate our representation for



any reason consistent with ethical rules, including conflicts of interest or your failure to pay our fees and expenses. Following termination, any nonpublic information you have supplied to us which is retained by us will be kept confidential in accordance with applicable rules of professional conduct. Once our representation is concluded, we will not be obligated to take any steps such as keeping track of deadlines, filing papers, pursuing appeals, or monitoring or advising you about changes in the law or circumstances that might bear upon the concluded matter. At your request, your papers and property will be returned to you promptly upon receipt of payment for outstanding fees and costs. Our own files pertaining to the matter will be retained by the firm. These firm files include, for example, firm administrative records, time and expense reports, personnel and staffing materials, credit and accounting records, and internal lawyers' work product such as drafts, notes, internal memoranda, and legal and factual research, including investigative reports, prepared by or for the internal use of lawyers. All such documents retained by the firm will be transferred to the person responsible for administering our records retention program. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to destroy or otherwise dispose of any documents or other materials retained by us within a reasonable time after the termination of the engagement.

October 26, 2015

WRITER'S DIRECT NUMBER: (317) 236-5942  
DIRECT FAX: (317) 592-4822  
INTERNET: Brent.Huber@icemiller.com

**VIA ELECTRONIC DELIVERY and U.S. MAIL**

Barkley Garrett  
Economic Redevelopment Director  
Redevelopment Commission of Elkhart  
Municipal Building  
229 Second Street  
Elkhart, Indiana 46516-3137

**RE:   *City of Elkhart/LaBour Pump  
Cost Recovery Claim***

Dear Barkley:

As we discussed, we are willing to be engaged by the Elkhart Redevelopment Commission, Department of Redevelopment, for the City of Elkhart, Indiana (the "Commission") to pursue environmental and insurance cost recovery claims the Commission may have concerning the LaBour Pump site located at 1607 – 1641 Sterling Avenue, and 824 Ren Street, Elkhart, Indiana (the "Claims"). If this proposal meets with your approval, I will need to obtain formal approval from the Firm as well. As I mentioned, our Firm has already informally approved this engagement.

Because we are assisting the City in other matters, please note that this agreement will be limited to the "Claims" and will not impact, modify or change in any way our arrangement with the City regarding other matters.

Nature and Scope of Assignment

Ice Miller will represent the Commission in connection with its claims against prior owners, operators, and other potentially responsible parties at this site, as well as the insurers thereof. This engagement will not extend to any other claims, defenses, clients, or matters.

Please note that any opinions or beliefs we express about various courses of action the Commission might take, or the result that it might achieve, are only our best professional estimates; they are necessarily limited by our knowledge of facts at the time opinions are expressed and the law then in effect. Nothing in our engagement and nothing in our statements to you are to be construed as a promise or guarantee about the outcome of this matter.



#### Communications

Communications between an attorney and client are, with limited exceptions, considered confidential and privileged. However, if the communication is shared with or made in the presence of a third party (including a family member or an employee with no responsibilities related to this litigation) that privilege could be destroyed. The Commission should exercise caution in discussing any of our communications with others.

#### Client Responsibilities

The Commission agrees to pay all legal fees, costs, expenses and other charges set forth in our statements for services, as provided below. Please note that the obligation to pay costs and expenses will not be subject to the contingency arrangement set forth below. Some of the costs and expenses could be material, in the case of environmental experts, for instance. In addition, the Commission agrees to be candid and cooperative with us and keep us informed with complete and accurate information, documents and other communications relevant to the subject matter of our representation or otherwise requested by us.

You have been designated as our primary contact for the Commission regarding this Claim. Because it is important that we be able to contact you at all times in order to consult with it regarding our representation, the Commission will inform us, in writing, of any changes in the identity of our primary contact, as well as his or her contact information.

#### Performance of Legal Work

All or a portion of the services we perform may be performed by Ice Miller attorneys or by paralegals employed by the firm. Katie Marschke will be assisting, and I will be the attorney with primary responsibility for our firm's performance regarding the Claims, and for making sure that the right people are assigned to the matter. I will also have the right to hire experts in the matter, subject to your approval. We will need to hire an environmental consulting expert to conduct testing, including soil borings, ground water sampling, and such other tests as they deem necessary in order to determine the nature and extent of contamination, and to outline a clean-up plan and clean-up cost estimate, in order to establish the claim and demand for recovery. We intend to employ EnviroForensics, Inc. to provide that service. Based on prior experience, we estimate the consultant's fees will be no more than \$5,000 for the next 6-8 months. We will also provide updated estimates of these consulting fees on a semi-annual basis, or upon request. This estimate does not include fees for depositions or testimony at trial. Their actual fees may be less or more than this estimate. Your signature hereon constitutes your agreement to that firm's employment. If other experts are required, we will provide the same level of detail to you at the time your consent is requested and will provide such additional information as you may request to enable you to make an informed decision. Any question you have with respect to the way your matters are being handled should be referred to me.



Legal Fees

You have asked, and we have agreed, to convert our standard fee agreement to a modified contingency fee arrangement for purposes of the Claim, as follows.

The Commission will pay Ice Miller a fee pursuant to either the "Contingency Fee Option" or the "Performance Bonus Option," as those terms are defined below, whichever option results in the lower fee to the Commission.

*Contingency Fee Option:* Ice Miller will be paid as its fee one-third (1/3) of any amounts collected as a result of, or related in any way to, the Claims, plus any amounts awarded for attorneys' fees. If there is an appeal following trial, this percentage shall increase from one-third (1/3) to forty (40) percent.

*Performance Bonus Option:* Out of any amounts collected, Ice Miller will be paid an hourly fee based on the total time expended by its professionals, in increments of one-tenth (1/10<sup>th</sup>) of an hour, at 2 times Ice Miller's standard hourly billing rates.

We will continue to provide you with invoices regarding legal fees for the Claims for your information only, so you can assess and monitor how the final legal fee will be calculated under this new arrangement. You have no obligation to pay those hourly based legal fees until the matter is concluded and a determination has been made that the Performance Bonus Option will result in the lowest fee to you, or you terminate our firm over our objection, as noted below.

Costs and Expenses

In addition to legal fees, we also charge for various ancillary services, costs and expenses for which the Commission will be invoiced. Such charges may include long distance telephone charges, photocopying, computer research, mileage, travel expenses and other disbursements specifically applicable to the services provided in this action. Our charges for such ancillary services are pursuant to a schedule of charges, which is revised from time to time. A copy is available upon request. In addition, the Commission will be responsible for any court reporter fees, copy costs, computer charges, and fees charged by expert witnesses retained by Ice Miller for the Claims, and the Commission shall pay those fees directly to such experts promptly upon receipt of an invoice. However, please note that we will not retain any experts or incur any expert or vendor fees or expenses without your prior knowledge and approval.

Costs and expenses are outside the scope of the contingency fee aspect of our engagement. The Commission will be responsible for reimbursing our costs and expenses on a quarterly basis. Please note that any environmental consulting costs and expenses will need to be advanced by the Commission on an annual basis, based on a projected cost to be provided in advance, and will not be subject to the contingency provisions of this engagement, but please note that the Firm will seek to recover these costs and expenses as part of the Claim.

#### Billing Procedures

Once this agreement goes into effect, Ice Miller will generate and issue an invoice to the Commission for all unpaid costs and expenses to date. After that, Ice Miller will generally invoice the Commission for all costs and expenses on a monthly basis. Occasionally, we may bill on a less frequent basis if the costs and expenses incurred in the prior month were minimal. Payment is due upon receipt of our billing statement. If your account becomes more than 60 days past due, our Billing and Collection Committee will decide whether additional legal work will be performed while the account remains past due. Any errors must be brought to our attention in writing within 60 days of the billing date.

Unless otherwise directed by the Commission, we will direct all of our bills to you by e-mail.

Our statements for services and expenses are payable upon receipt. We do ask that our clients attempt to keep their accounts current and that they inform us when they anticipate not being able to make prompt payment. Payment should be sent directly to the Accounting Department of the Firm in Indianapolis. If any statement is not promptly paid we may suspend performing services for you until arrangements satisfactory to us have been made for payment of outstanding statements and the payment of future fees and expenses.

#### Document Retention

During the course of our engagement, we may receive and produce documents related to the Commission, its business, the business of other parties involved, and otherwise in connection with our engagement. Unless the Commission directs us otherwise in writing, we plan to retain our files concerning this engagement, to the extent provided in accordance with the preceding sentence (the "Files"), for a period of no less than two (2) years after the conclusion of this matter. If for any reason our engagement does not end or we are not able to represent you through the close of a case, then we plan to retain the Files for a period that is the greater of (i) two (2) years after our involvement ceases, or (ii) two (2) years after the end of our engagement in a case if you notify us in writing on which date the case ends.

#### Identification of Relationship

We are pleased that the Commission has chosen us as counsel and would like to have the Commission's permission to share this with others. With the prior written consent of the Commission, we may request to use your name in connection with Ice Miller's marketing activities, including, without limitation, identification of the Commission as a client of Ice Miller and the general nature of our representation on our website and other printed marketing materials and publications issued by Ice Miller.

#### Termination

Once this matter has been concluded, this engagement will be over, unless we mutually agree to the contrary. However, the Commission and Ice Miller have the right to terminate this



Barkley Garrett  
October 26, 2015  
Page 5

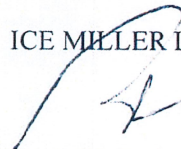
engagement at any time after reasonable advance written notice. If Ice Miller chooses to terminate this engagement, we will only do so if such termination is consistent with our ethical obligations.

If you elect to terminate this engagement prior to the resolution of the Claims, for a reason other than that the claim has no merit or is uncollectible, the Commission shall pay Ice Miller a fee based upon its regular hourly rates for the total time expended by its professionals prior to termination, and shall also reimburse Ice Miller for all costs and expenses it has incurred prior to termination.

Please review this letter carefully and, if it meets with your approval, indicate your agreement on a copy of this letter in the space provided below, and return the same to me. We look forward to representing the Commission in this matter.

Very truly yours,

ICE MILLER LLP



Brent W. Huber

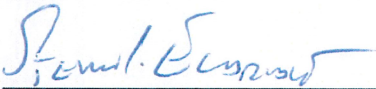
BWH/skm

cc: Vlado Vranjes

Acknowledged and agreed:

**Elkhart Redevelopment Commission, City of Elkhart**

By:



Signed

Steven C. Eldridge

Printed

President

Title

October 27, 2015

Date



## MEMORANDUM

|          |                                                |
|----------|------------------------------------------------|
| Date:    | September 1, 2026                              |
| To:      | Redevelopment Commission Member                |
| From:    | Adam Fann, Assistant Director of Redevelopment |
| Subject: | Neon Nights Allocation                         |

Staff has been contacted by event coordinator Bil Murray to request funding for the Neon Nights Festival, the Commission would be coming in alongside other sponsors like NIBCO and The ECCVB with their sponsorship dollars.

With the attached contract for Professional Services and brief description of the event Staff is requesting the Commission allocate \$15,000 from the DT TIF Contract Services account (4445-5-000-4390912)

RESOLUTION NO. 26-R-\_\_\_\_\_

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF  
ELKHART, INDIANA, APPROVING CHANGE ORDER NO. 1 TO SELGE  
CONSTRUCTION CONTRACT FOR SERVICES ON SOUTH MAIN STREET  
STREETSCAPE IMPROVEMENTS AND ALLOCATING FUNDS

Whereas, the Commission has contracted with Selge Construction Co., Inc. to provide services on the South Main Street Streetscape Improvements Phase 4 project (the "Contract") and desires to amend the Contract to include sanitary sewer laterals improvement services (the "Additional Services"), all as more fully described on the attached Change Order Request 001 (the "Change Order"); and

Whereas, the Commission previously appropriated funds in excess of the original contract price to cover contingent costs and those appropriated funds are sufficient to cover this additional cost; and

Whereas, the Additional Services are estimated to increase the original cost estimate for the Project by \$164,000 and the Commission believes it is in the best interest of the City and its inhabitants to approve the Additional Services, the increase of the Total Contract Price to \$3,717,230.51, and allocate \$164,000 from the previously appropriated funds to cover the cost of the Additional Services.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission hereby approves the amendment of the Contract to provide for the Additional Services, Change Order No. 1 to the Contract and the increase of the Total Contract Price to \$3,717,230.51.
2. The Commission allocates the additional sum of \$164,000.00 from the proceeds of the City of Elkhart 2026 Redevelopment District Bonds (RIF Loan) to cover the cost of the Additional Services.
3. The Officers of the Commission are hereby authorized to do all acts and execute all Change Order No. 1 and all other agreements which they deem necessary and appropriate in furtherance of this Resolution.

ADOPTED BY MAJORITY VOTE AT ITS PUBLIC MEETING THIS 8th DAY OF  
SEPTEMBER 2026.

CITY OF ELKHART REDEVELOPMENT  
COMMISSION

By \_\_\_\_\_  
Sandra Schreiber, President

ATTEST:

By \_\_\_\_\_  
Willie L. Brown, Secretary

## MEMORANDUM

|          |                                                        |
|----------|--------------------------------------------------------|
| Date:    | September 8, 2026                                      |
| To:      | Redevelopment Commission                               |
| From:    | Jacob Wolgamood, TIF Infrastructure Project Supervisor |
| Subject: | S Main Streetscape, Change Order #1                    |

Selge Construction Co., Inc. has provided a change order for work being performed on the South Main Streetscape project. This change order addresses sewer laterals required for sewer systems. The additive change order amount is \$164,000.00.

During the process of sewer removal and installation, Selge identified sewer lateral PVC pipe, tee connections, and cleanouts to be absent from the payable items schedule. As a required component of sewer installation, Selge is requesting compensation for these installed items.

The Department of Redevelopment is requesting the approval of Change Order #1 in the amount of \$164,000. Funding for this change order to come from the Residential Housing Infrastructure Assistance Program loan administered by the Indiana Finance Authority.





2833 S. 11<sup>th</sup> Street,  
Niles, MI 49120  
Phone: 269-684-0842  
Fax: 269-684-0846

## Change Request 001

August 10, 2026

Elkhart Redevelopment Commission  
Jacob Wolgamood  
229 S Second St  
Elkhart, IN 46516

**RE: S Main St. Streetscape Improvements Change Order Proposal:  
Sanitary Lateral Tee Connections, PVC Laterals and Cleanouts**

Dear Jacob,

Per RFI 002, the contract documents did not include bid items in the itemized bid proposal for Sanitary Sewer Laterals along S Main Street. This work consists of tee connections to the new 18" sewer main, lateral PVC Pipe, and cleanouts. Proposed pay item pricing for this work is shown below. The quantities shown are estimated based on the exhibits shown in RFI 002 from the RR tracks to Willard, the drawing from Milhaus/Fishbeck and the additional parcels shown on the City's GIS map from Willard to Prairie. Actual quantities will be measured throughout the project.

| BID<br>ITEM | DESCRIPTION             | QTY | UNITS | UNIT<br>PRICE | SUB<br>TOTAL |
|-------------|-------------------------|-----|-------|---------------|--------------|
| CO1-01      | Lateral Tee Connection  | 32  | EA    | \$1,935.00    | \$61,920.00  |
| CO1-02      | 6" Sanitary Lateral PVC | 960 | LF    | \$75.00       | \$72,000.00  |
| CO1-03      | 6" Lateral Cleanout     | 32  | EA    | \$940.00      | \$30,080.00  |
|             |                         |     |       |               |              |
|             |                         |     |       | TOTAL         | \$164,000.00 |

Please feel free to contact us with any questions or concerns regarding this work. If there are none, please incorporate these pay items into the next change order.

Respectfully submitted:

Selge Construction Co., Inc.

Ethan Zartman, P.E.  
Project Manager

Rod Roberson  
Mayor

Michael Huber  
Director of Development Services



Development Services  
Community Development  
Economic Development  
Planning Services  
Redevelopment  
229 S. Second St.  
Elkhart, IN 46516  
574.294.5471  
Fax: 574.295.7501

Warrick & Boyn  
August 2026  
Invoice  
Total Current  
Work  
\$21,355.15



City of Elkhart

City of Elkhart

# Treasurers Report Summary

Date Range: 01/01/2026 - 06/30/2026

| Fund                                       | Beginning<br>Cash Balance | Revenues             | Expenses             | Net Change<br>Assets | Net Change<br>Liabilities | Calculated<br>Ending Balance | Actual<br>Ending Balance | Calculated -<br>Actual Ending |
|--------------------------------------------|---------------------------|----------------------|----------------------|----------------------|---------------------------|------------------------------|--------------------------|-------------------------------|
| 2552 - REDEVELOPMENT                       | 62,746.03                 | 5,307.23             | 6,070.00             | 0.00                 | 0.00                      | 61,983.26                    | 61,983.26                | 0.00                          |
| 3329 - Parkway at 17 - Bond                | 119.16                    | 1.99                 | 0.00                 | 0.00                 | 0.00                      | 121.15                       | 121.15                   | 0.00                          |
| 3330 - Boulder Run - Bond                  | 4,780.65                  | 125.76               | 0.00                 | 0.00                 | 0.00                      | 4,906.41                     | 4,906.41                 | 0.00                          |
| 3331 - RIF Bond & Interest                 | 0.00                      | 0.00                 | 0.00                 | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4445 - TIF Downtown Allocation             | 7,148,946.04              | 3,182,232.76         | 1,801,219.55         | 0.00                 | 0.00                      | 8,529,959.25                 | 8,529,959.25             | 0.00                          |
| 4446 - TIF Allocation Pierre Moran         | 0.00                      | 502,184.86           | 502,184.86           | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4447 - TIF Southwest Allocation            | 0.00                      | 1,005,641.46         | 1,005,641.46         | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4448 - TIF Aeroplex Allocation             | 2,577,304.55              | 409,193.39           | 7,305.50             | 0.00                 | 0.00                      | 2,979,192.44                 | 2,979,192.44             | 0.00                          |
| 4449 - TIF Allocation Sterling E           | 0.00                      | 261,098.10           | 261,098.10           | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4450 - TIF Allocation Cassopolis Street    | 16,030,000.73             | 2,795,848.72         | 105,750.55           | 0.00                 | 0.00                      | 18,720,098.90                | 18,720,098.90            | 0.00                          |
| 4451 - TIF Bayer/Tech Park Allocation      | 1,367,699.24              | 258,129.90           | 22,154.38            | 0.00                 | 0.00                      | 1,603,674.76                 | 1,603,674.76             | 0.00                          |
| 4452 - TIF Allocation S. Main Gate         | 0.00                      | 204,217.95           | 204,217.95           | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4453 - TIF Consolidated South Allocation   | 6,561,296.16              | 2,002,888.77         | 3,926,094.19         | 0.00                 | 0.00                      | 4,638,090.74                 | 4,638,090.74             | 0.00                          |
| 4454 - TIF West 78 Business Park           | 0.00                      | 15.62                | 0.00                 | 0.00                 | 0.00                      | 15.62                        | 15.62                    | 0.00                          |
| 4455 - TIF Parkway at 17                   | 0.00                      | 4.17                 | 0.00                 | 0.00                 | 0.00                      | 4.17                         | 4.17                     | 0.00                          |
| 4456 - TIF Boulder Run Residential Housing | 0.00                      | 0.00                 | 0.00                 | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4678 - RIF Construction Fund               | 0.00                      | 62,300.00            | 62,300.00            | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4679 - Boulder Run - Project               | 444,217.78                | 4,956.37             | 449,174.15           | 0.00                 | 0.00                      | 0.00                         | 0.00                     | 0.00                          |
| 4680 - Parkway at 17 - Project             | 6,497,776.06              | 56,932.55            | 6,401,139.92         | 0.00                 | 0.00                      | 153,568.69                   | 153,568.69               | 0.00                          |
| 4692 - TIF Downtown Capital                | 68,478.32                 | 0.00                 | 0.00                 | 0.00                 | 0.00                      | 68,478.32                    | 68,478.32                | 0.00                          |
| <b>Report Total:</b>                       | <b>40,763,364.72</b>      | <b>10,751,079.60</b> | <b>14,754,350.61</b> | <b>0.00</b>          | <b>0.00</b>               | <b>36,760,093.71</b>         | <b>36,760,093.71</b>     | <b>0.00</b>                   |