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

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

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

City of Elkhart
Redevelopment Commission

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

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

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

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, NOVEMBER 10, 2026 at 4:00 P.M.

THIS MEETING WILL BE HELD IN-PERSON & ELECTRONICALLY VIA TEAMS

To join, go
https://teams.microsoft.com/meet/231992479505207?p=bst9AThSbNtPkTfJ4q
enter **231 992 479 505 207** as the event number and **Vm36gv6D** as the event password.

Comments and questions may be submitted via the Teams app during the meeting or may be submitted to Mike.Huber@cityofelkhartin.gov prior to the meeting.

1. Call to Order
2. Approval of Minutes
   - October 13, 2026, Regular Meeting Minutes
3. New Business
   a) Public Hearing for City of Elkhart Public Safety Project Lease Agreement
   b) Public Safety Project Lease Agreement
      - Authorize execution of lease between the City of Elkhart Redevelopment Authority and the City of Elkhart Redevelopment Commission.
      - Establish certain funds and accounts in connection with the lease dated November 1, 2026, between the City of Elkhart Redevelopment Commission and the City of Elkhart Redevelopment Authority.
   c) Approval of the 2027 TIF Spending Plan
      - Approve the 2027 TIF Spending Plans
   d) Garrison Frazier Loan Agreement for Love Plaza
      - Authorize use of Consolidated South TIF Revenue and Downtown Urban Renewal Area TIF Revenues for the Love Plaza portion of the Garrison Frazier project and regarding other related matters
      - Allocate certain funds in connection with a direct loan to the developer for Love Plaza portion of an economic development facility (Garrison Frazier project).

e) **Approval of Pledge Area No. 4 TIF Revenues, Area No. 5 TIF Revenues, and Area No. 6 TIF Revenues**
   - Approval of Amended and Restated TIF Pledge Resolution

f) **BOW to RDC Transfer**
   - Approve transfer of parcel from the Board of Works to the Redevelopment Commission.

g) **Church Community Services Access Agreement**
   - Approve access agreement for Church Community Services for use of the old Bill's BBQ Building for distribution of Thanksgiving turkeys on November 18, 2026.

h) **Selge Change Order #3**
   - Approve Selge Construction change order #3 for South Main Street Streetscape Improvements and allocate $23,537.50 from RIF loan.

i) **Approval of the 2027 Woodland Crossing CAM Budget**
   - Approve the Woodland Crossing CAM budget for calendar year 2027

j) **Appropriation for Salary and Benefits Employee**
   - Approve appropriation of $15,557.89 to the Downtown TIF and appropriate $17,741.73 to the Consolidated TIF.

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