James Gardner
President
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

Arvis Dawson
Member
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

Mike Huber
Member
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

ELKHART URBAN ENTERPRISE ZONE

MANAGED BY ELKHART URBAN ENTERPRISE ASSOCIATION

Kristen Smole
Secretary
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

Therese Geise
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

Bill Lavery
Treasurer
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

Elkhart Urban Enterprise Association Board Meeting
City Hall Annex Building (201 South Second) Conference Room
Monday, November 30, 2026 @ 3:00 pm

THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY
To join, go to

https://teams.microsoft.com/meet/2866860931289925?p=lZOGbGVMLk0IGjw9Hm

Enter **286 686 093 128 992 5** as the event number
and **yo2Tt9pr** as the password

AGENDA

- Call to Order
- Approval of August 17, 2026, Regular Meeting minutes
- Financial
    a) INOVA statement of August, September and October 2026
    b) Community Foundation statement August and September 2026
    c) EZ-BR Processing Fee Refund Letter
- Old Business
- New Business
    a) Emergency Relief Fund Application for 706 S Main Street
    b) Facade and Placemaking Grant Application for 706 S Main Street
    c) Emergency Relief Fund Application for Bowly's Crystal Bar
    d) Façade and Replacement Grant Application for 209 S Second Street
    e) Future Meeting Schedule
- Adjournment

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REGULAR MEETING MINUTES

August 17, 2026, at 3:00 pm – City Annex Building Conference Room

Present: James Gardner, Therese Geise, Kristin Smole, Mike Huber, Sherry Weber (Recording Secretary) Drew Wynes, and Thalia Mora

Present via Teams: Arvis Dawson

Call to Order

This meeting was held in-person and via Teams. Mr. Gardner called the meeting to order at 3:01 p.m.

Approval of Minutes

Mr. Gardner asked for a motion to approve the regular meeting minutes for April 20, 2026. Moved by Ms. Smole and second by Mr. Huber. Voice vote, all in favor. Minutes approved.

Amend Agenda

Ms. Smole made a motion to amend the August 17, 2026, agenda by moving the new business grant applications to the top of the agenda. Second by Mr. Huber. Voice vote, all in favor. Motion approved.

New Business

Mr. Huber made a motion to table the Harold's Chicken Emergency Relief Fund Request until the required financial information is included and the request is submitted on the correct updated form. Second by Ms. Smole. Voice vote, all in favor. Motion approved.

Mr. Huber made a motion to approve the Emergency Relief Fund grant application in the amount of $5,000 from Hakim Properties, LLC to replace broken glass and awnings above store front. Second by Ms. Smole. Voice vote, all in favor. Motion approved.

Mr. Huber made a motion to approve the Façade and Placemaking grant application in the amount of half the cost (up to $5,000) with a one-to-one match from Hakim Properties, LLC to replace windows that have lost their seal. Second by Ms. Smole. Voice vote, all in favor. Motion approved.

Financials:

Ms. Smole made a motion to approve the INOVA financial statements for May, June and July 2026. Second by Mr. Dawson. Voice vote, all in favor. Motion approved.

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Jan. 1, 2024 to Dec. 31, 2027

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Jan. 1, 2024 to Dec. 31, 2027

Ms. Smole made a motion to approve the Community Foundation financial statements for April and May 2026. Second by Mr. Dawson. Voice vote, all in favor. Motion approved.

Ms. Smole made a motion to approve the Kruggel Lawton invoice #403575 in the amount of $1,553.75. Second by Mr. Dawson. Voice vote, all in favor. Motion approved.

Old Business

No old business

New Business

Mr. Drew Wynes gave an update on EZ 2 checks received and companies in compliance.

Adjournment:

Mr. Gardner asked for a motion to adjourn the meeting. Moved by Ms. Smole. Second by Ms. Geise. Voice vote, all in favor. Meeting adjourned at 3:16 p.m.

_____

James Gardner, President

DRAFT

Association of Indiana Enterprise Zones

August 20, 2026

Mr. Drew Wynes
Elkhart UEA
229 S. Second Street
Elkhart, IN 46516

RE: 2024 EZB-R 1% Fee Refund

Dear Mr. Wynes,

Please find enclosed the refund calculated from the 1% fees from the 2024 pay 2025 EZBR forms.

We have kept enough for the AIEZ budget and are refunding the rest back to the zones.

Please keep us informed about your zone contact information if it changes from above.

Thank you!

Sincerely,

Jen Henderson

Jen Henderson
AIEZ Treasurer
Evansville UEA
(812) 426-2490
JHenderson@EUEA.org

City of Elkhart
Development Services

MEMORANDUM

Date:	November 16, 2026
To:	Elkhart Urban Enterprise Association
From:	Drew Wynes, Economic Development Specialist
Subject:	Cory White and Cyle Jaskolka Emergency Relief Fund Application

Local developers, Cory White and Cyle Jaskolka, own 706-708 S Main Street in Downtown Elkhart. They are requesting $5,000 to complete emergency masonry repair to their building. Following stabilization, they plan to execute the façade improvements detailed in their Façade and Placemaking application.

In addition to the application, they have provided detailed photos and vendor quotes.

AuthentiSign ID: FE2F531A-560D-411E-91F2-0022A9B5A1B6

ELKHART URBAN ENTERPRISE ASSOCIATION
EMERGENCY RELIEF FUND GUIDELINES

PROGRAM PURPOSE AND PRIORITIES

The Elkhart Urban Enterprise Association (EUEA) Emergency Relief Fund is designed to provide short-term financial assistance to locally owned Elkhart businesses experiencing unexpected hardship due to unforeseen and urgent circumstances. The purpose of this fund is to help stabilize and support affected businesses and prevent permanent closure due to events outside of the owner's control.

For the purposes of this program, an eligible emergency is defined as a situation that is:

- Unforeseen – not reasonably anticipated or planned for
- Unbudgeted – not accounted for in the business's normal financial planning
- Time-sensitive – requires immediate action to prevent further loss, damage, or closure

Priority will be given to businesses that demonstrate a clear and immediate need for assistance and a meaningful contribution to the local economy or community.

AWARD AMOUNTS

Grant awards will be made based on demonstrated need, availability of funds, and alignment with program guidelines.

The **maximum award amount is $5,000 per applicant.** Applicants are encouraged to request only the amount necessary to address the immediate emergency.

EUEA reserves the right to award partial funding based on the scope of need and availability of resources. Funding is not guaranteed, and prior awards do not ensure future funding.

OTHER QUALIFICATIONS

Applicants must be **locally owned businesses operating in Elkhart** and in good standing with all applicable local, state, and federal requirements.

Applicants should be the owner of the property where the emergency occurred. Tenants may apply only if they can provide documentation showing that the requested repairs or improvements are their responsibility under the terms of the lease, or if they provide a letter or support or authorization from the property owner.

Applicants should disclose any other funding, grants, or in-kind contributions they have received or applied for that will be used to address the emergency. This information helps the Board evaluate the overall need and avoid duplication of resources.

USE OF FUNDS

Grant funds may be used only for expenses directly related to the emergency, including but not limited to:

- Emergency repairs to buildings or equipment
- Emergency utility or operational costs directly caused by the event

Funds may not be used for routine operating expenses, ongoing business expansion, projects unrelated to the emergency, or reimbursement for work that has already been completed prior to grant approval.

All proposed uses of funds must be clearly documented in the application and justified as necessary to address the immediate emergency. If awarded, EUEA will pay contractors, vendors, or service providers directly whenever possible, rather than reimbursing the applicant.

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

REPORTING REQUIREMENTS

Recipients are required to provide documentation demonstrating the need for funds and how they will be used. Required documents may include, but are not limited to:

- Tax returns for the past two years
- Profit and Loss statements for the past two years
- Project budget or quote, highlighting use of funds
- Information on any additional financial resources or funding sources related to the emergency
- If the applicant is a tenant, documentation showing responsibility for the repairs under the lease or a letter of support from the property owner

Recipients may also be asked to provide additional documentation, such as photos, repair estimates, or other evidence of the emergency, to verify the use of funds and project scope.

Upon completion of the project, recipients may be required to submit photos of completed work, copies of final invoices, and a brief summary of the completed project and its impact on the business.

SUBMISSION AND CONTACT

Applications and inquiries may be dropped off, mailed, or emailed to:

Development Services – Elkhart Urban Enterprise Association
c/o Drew Wynes
201 S Second Street (Office Location)
229 S Second Street (Mailing Address)
Elkhart, Indiana 46516
574-338-1895
Drew.Wynes@cityofelkhartin.gov

Applications will be date stamped and reviewed by the EUEA Board in the order they are received.

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

ELKHART URBAN ENTERPRISE ASSOCIATION
EMERGENCY RELIEF FUND APPLICATION

CONTACT INFORMATION (Please print or type)

Business Name: Cory White & Cyle Jaskolka - commercial property owners

Address: 706 S Main Street City: Elkhart State: IN Zip: 46516

Phone (Business): 574-264-2000 Phone (Mobile): 574-596-3598

Email: cwhiterealtor@hotmail.com

Are you the property owner or tenant? Property owners

If tenant, please provide documentation showing that the requested repairs or improvements are your responsibility under the lease, or provide a letter of authorization from the property owner.

I, Cory White (Print Name), am formally requesting a grant of

$5,000 on behalf of my business, Cory White & Cyle Jaskolka

EMERGENCY DESCRIPTION

1. **Describe the emergency:** What happened, how did it happen, and what needs done to address it? Please include photos of current conditions as part of your application.

Urgent exterior masonry repair: failed/open mortar joints require tuckpointing.
Photos show gaps below the parapet cap. Owners believe road/sidewalk salt
and plowed salt-laden snow contribute to deterioration at street level.
Restore failed joints with compatible mortar; see attached scope and photos.

2. **Timeline:** When did the emergency occur, when did you first become aware, and what is your timeline for addressing it?

Discovered missing mortar around August 2026
Wall-sign access was cleared October 27.
Target completion: November 20, 2026, after written grant approval,
subject to suitable weather and contractor availability.

3. **Nature of Emergency:** Please address: Why is this need unbudgeted? Why was this need unforeseen? Why is this need time sensitive?

Missing mortar was unexpected and missed during acquisition inspections.
Owners are concerned extensive mortar loss could affect structural stability,
risking harm to people or property if not repaired promptly. Repairs were
unbudgeted and are urgent because suitable weather is required for mortar work.

AuthentiSign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

FUNDING AND OTHER RESOURCES

4. Is this request part of a larger fundraising effort? (current or future)

Yes. We are also applying for $5,000 in matching funds through the EUEA Facade and Placemaking Grant for separate facade improvements. Both applications are scheduled for review on November 16, 2026. The emergency request covers masonry repairs only; no expense will be claimed twice.

5. Has funding been sought from financial institutions, insurance, or other sources? If so, what was the outcome?

Other than these two EUEA applications, no additional funding has been sought from insurance, financial institutions or other sources. No insurance proceeds or other outside funding are included in this masonry repair budget. Direct payment to the approved contractor is requested.

6. List all sources and amounts of matching funds or in-kind contributions that will support this project, if applicable:

Proposed funding: EUEA Emergency Relief Fund $5,000; owner cash $865; total $5,865, based on attached SEB Construction bid #802180. No in-kind contribution is included. See attached repair scope and bid. The separate $5,000 facade matching-grant request will fund distinct work.

IMPACT AND OUTCOMES

7. Please describe the outcomes of the project and how this funding will help stabilize your business.

Main Street and current Main Street railroad crossing closures have created hardship for businesses at the property by disrupting access and traffic. Grant-funded masonry repairs would preserve business premises and reduce the immediate repair burden. See attached narrative and financial-history explanation.

If more space is needed, please attach/submit document with application

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

By signing below, you represent that all information in this application is accurate and complete, that you are authorized to establish contracts, and that no bankruptcy proceedings are in progress or anticipated which involved you and/or your business/or organization.

EUEA is not obligated to approve a grant to you and/or your business, and we may retain this application whether a grant is given.

Print Name Cory White

Sign Name Authentisign Christopher Cory White

Title Co-owner

Date 11/11/26

Print Name Cyle Jaskolka

Sign Name Authentisign Cyle Jaskolka

Title Co-owner

Date 11/11/26

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

706 S Main Street | Masonry repair

Emergency Relief Fund request: $5,000
Applicants: Cory White and Cyle Jaskolka, property owners
Project location: 706 S Main Street, Elkhart, IN 46516

Repair scope and public benefit

The owners seek assistance with corrective tuckpointing of deteriorated exterior masonry. Photographs document open joints and mortar loss at the upper wall and street level. Intended work includes removing unsound mortar as needed, preparing affected joints and repointing with materials suitable for the existing brick. The contractor must confirm repair locations, quantities, compatible materials and safe access before contracting.

The owners believe road and sidewalk salt, including salt-laden snow thrown against the building by City plows, contributes to street-level deterioration. This remains an owner-reported suspected contributor, not a verified engineering finding. The photographs document visible conditions but do not establish causation, the date damage began or a structural diagnosis.

The property record describes a brick commercial building dating to 1910. The February 2026 rent roll identifies three commercial spaces, including retail and food-service uses. Repairing the masonry supports premises used by local small businesses at Main and Middlebury Streets. Main Street closures, together with the current Main Street railroad crossing closures, have created hardship for businesses at the property by disrupting customer access and normal traffic. The unexpected masonry repair expense adds to these pressures. Grant assistance would help preserve the premises while reducing the immediate financial burden on the owners.

Proposed budget | Attached SEB Construction bid

Expense	Total	Grant	Owner cash
Masonry repair - proposed scope	$5,865	$5,000	$865
TOTAL	**$5,865**	**$5,000**	**$865**

SEB Construction bid #802180, dated October 30, 2026, totals $5,865: lift rental $500, labor $4,800 and materials $565. The proposed contractor is SEB Construction. The budget follows its attached written bid, included with the two existing estimates as supporting documentation.

The owners are also applying for $5,000 in EUEA Facade and Placemaking matching funds for separate work, with both requests scheduled for November 16, 2026 review per the application. No expense will be claimed twice. No additional funding has been sought from insurance, financial institutions or other sources. Direct payment to the approved contractor is requested.

Ownership history and financial records: The current owners purchased the property in December 2025. Two years of property profit and loss statements under their ownership are therefore not possible. The attached October 2026 income statement, prepared November 6, 2026, includes year-to-month-end totals. Supporting attachments also include six condition photographs and three contractor estimates.

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

Existing masonry conditions

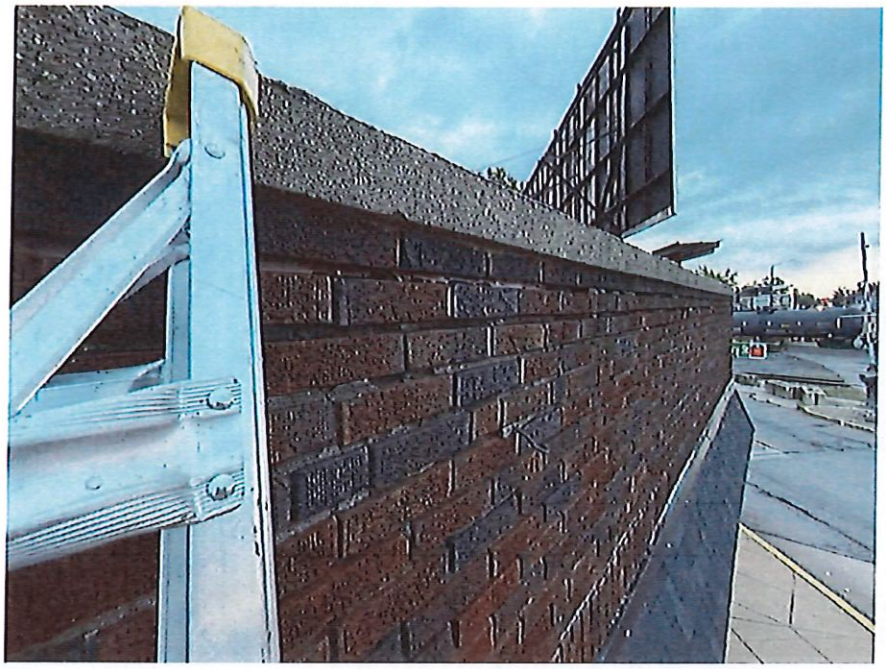

Photo 1 | Open joints and visible gaps below the parapet cap.

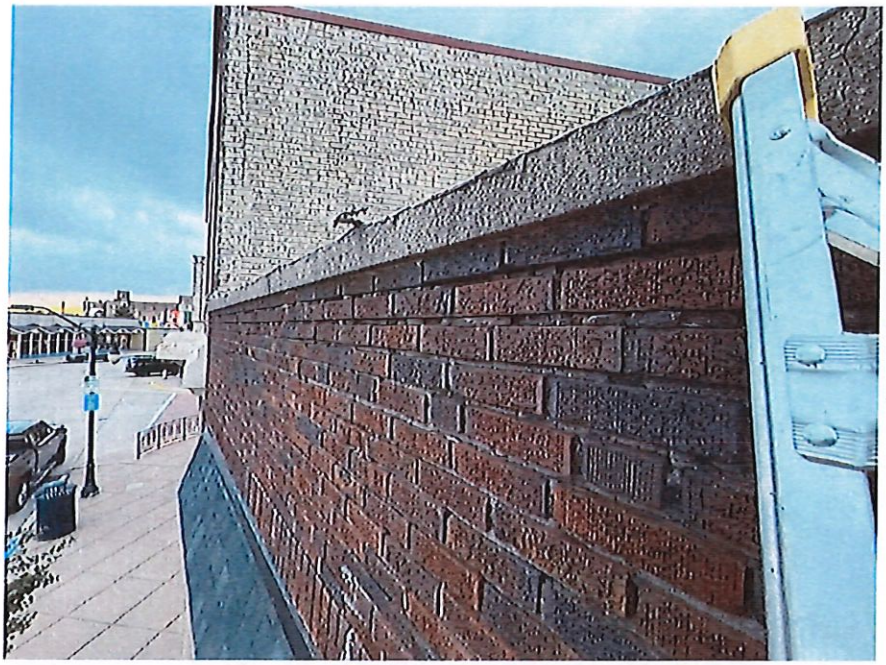

Photo 2 | Additional view of mortar deterioration at the upper wall.

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

Additional masonry condition photographs

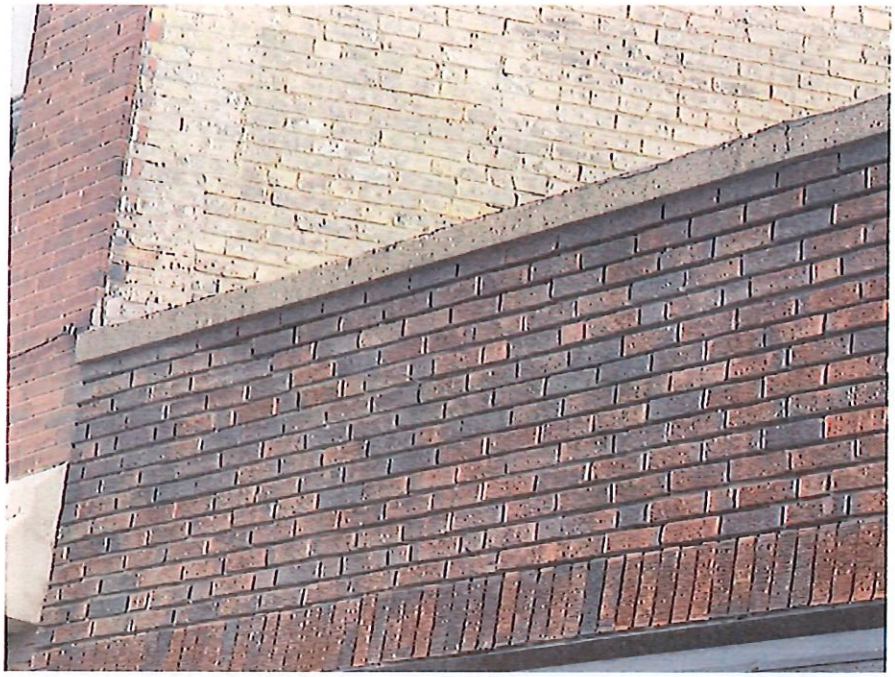

Photo 3 | Upper wall and parapet condition

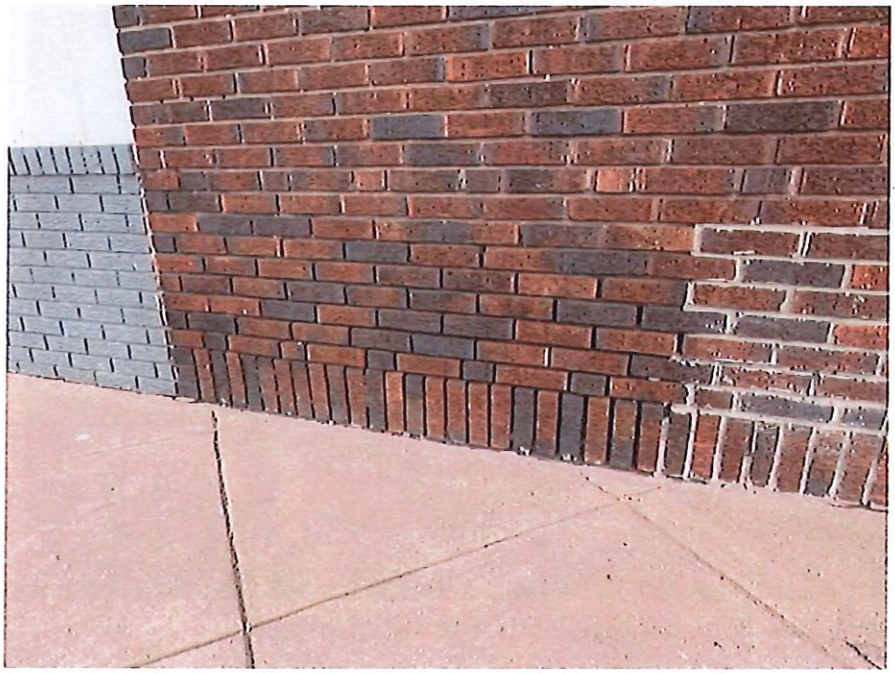

Photo 4 | Open mortar joints at sidewalk level

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

Additional masonry condition photographs



Photo 5 | Main Street and corner building overview
November 11, 2026.

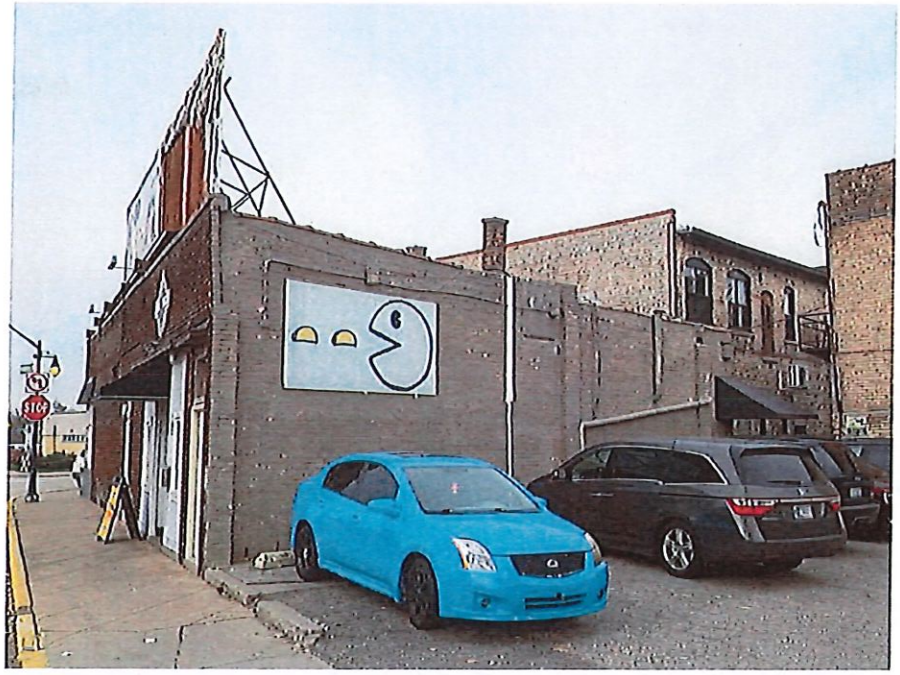

Photo 6 | Side/rear masonry and building overview
November 11, 2026.

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

ESTIMATE

Hometown Builder LLC
256 Morningside Dr
Nappanee, IN 46550-2223

hometownbuilder@outlook.com
+1 (574) 354-3211

Bill to
Cory White
Cyle Jaskolka
706 S Mains St
Elkhart, IN 46516

Ship to
Cory White
Cyle Jaskolka
706 S Mains St
Elkhart, IN 46516

Estimate details
Estimate no.: 1102
Estimate date: 10/29/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Equipment Rental**	Scissor Lift	1	$500.00	$500.00
2.	**Materials**	Pre Mixed Type N Mortar Mix and Bonding Agent	1	$750.00	$750.00
3.	**labor**		1	$7,550.00	$7,550.00
		Total			**$8,800.00**

Accepted date

Accepted by

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

Macon concrete (With over 25yrs of experience)

Shiloh Macon
5745149741
shilohmacon@yahoo.com

ESTIMATE
EST0317

DATE
07/06/2026

TOTAL
USD $0.00

TO

Kyle Reality Group Management

[] +15743129718

DESCRIPTION	RATE	QTY	AMOUNT
Sand blasting $7500	$0.00	1	$0.00

Option A

Approximately 1500-2000sqft
Spot tuckpoint deteriorated joints.
Leave the brick exposed.
Approximately 8500 + sandblasting
$14,000
Option B

Tuckpoint all failing areas.
Apply bonding agent.
Skim/parge the entire wall for a smooth finish.
Approximately 11,500 +sand blasting
$19,000

TOTAL **USD $0.00**

50% down to start remainder due within 30 days of completion

Thanks for your business!

Authentisign ID: EE2F531A-E6DD-F111-91F2-0022482B51B6

SEB CONSTRUCTION

Remodel Bid

58141 Willow Wind Ct
Elkhart, IN 46517
574-903-6004

DATE: October 30, 2026
Bid # 802180
FOR: *706 S Main St*
Elkhart, IN 46516

To:
Cyle Jaskolka, Cory White

DESCRIPTION	AMOUNT
Sissor lift, 4 days	$500
Labor 80 hours @ $60/hour	$4,800
Materials: mortar, bonding agent, etc	$565
TOTAL	$5,865

THANK YOU FOR YOUR BUSINESS!

City of Elkhart
Development Services

MEMORANDUM

Date:	November 16, 2026
To:	Elkhart Urban Enterprise Association
From:	Drew Wynes, Economic Development Specialist
Subject:	Bowly's Crystal Bar Emergency Relief Fund Application

Bowly's Crystal Bar occupies 109 Freight Street. They are requesting $5,000 to replace their kitchen fire suppression system. Their application contains a detailed timeline and quotes.

ELKHART URBAN ENTERPRISE ASSOCIATION
EMERGENCY RELIEF FUND GUIDELINES

PROGRAM PURPOSE AND PRIORITIES

The Elkhart Urban Enterprise Association (EUEA) Emergency Relief Fund is designed to provide short-term financial assistance to locally owned Elkhart businesses experiencing unexpected hardship due to unforeseen and urgent circumstances. The purpose of this fund is to help stabilize and support affected businesses and prevent permanent closure due to events outside of the owner's control.

For the purposes of this program, an eligible emergency is defined as a situation that is:

- Unforeseen – not reasonably anticipated or planned for
- Unbudgeted – not accounted for in the business's normal financial planning
- Time-sensitive – requires immediate action to prevent further loss, damage, or closure

Priority will be given to businesses that demonstrate a clear and immediate need for assistance and a meaningful contribution to the local economy or community.

AWARD AMOUNTS

Grant awards will be made based on demonstrated need, availability of funds, and alignment with program guidelines.

The **maximum award amount is $5,000 per applicant**. Applicants are encouraged to request only the amount necessary to address the immediate emergency.

EUEA reserves the right to award partial funding based on the scope of need and availability of resources. Funding is not guaranteed, and prior awards do not ensure future funding.

OTHER QUALIFICATIONS

Applicants must be **locally owned businesses operating in Elkhart** and in good standing with all applicable local, state, and federal requirements.

Applicants should be the owner of the property where the emergency occurred. Tenants may apply only if they can provide documentation showing that the requested repairs or improvements are their responsibility under the terms of the lease, or if they provide a letter or support or authorization from the property owner.

Applicants should disclose any other funding, grants, or in-kind contributions they have received or applied for that will be used to address the emergency. This information helps the Board evaluate the overall need and avoid duplication of resources.

USE OF FUNDS

Grant funds may be used only for expenses directly related to the emergency, including but not limited to:

- Emergency repairs to buildings or equipment
- Emergency utility or operational costs directly caused by the event

Funds may not be used for routine operating expenses, ongoing business expansion, projects unrelated to the emergency, or reimbursement for work that has already been completed prior to grant approval.

All proposed uses of funds must be clearly documented in the application and justified as necessary to address the immediate emergency. If awarded, EUEA will pay contractors, vendors, or service providers directly whenever possible, rather than reimbursing the applicant.

REPORTING REQUIREMENTS

Recipients are required to provide documentation demonstrating the need for funds and how they will be used. Required documents may include, but are not limited to:

- Tax returns for the past two years
- Profit and Loss statements for the past two years
- Project budget or quote, highlighting use of funds
- Information on any additional financial resources or funding sources related to the emergency
- If the applicant is a tenant, documentation showing responsibility for the repairs under the lease or a letter of support from the property owner

Recipients may also be asked to provide additional documentation, such as photos, repair estimates, or other evidence of the emergency, to verify the use of funds and project scope.

Upon completion of the project, recipients may be required to submit photos of completed work, copies of final invoices, and a brief summary of the completed project and its impact on the business.

SUBMISSION AND CONTACT

Applications and inquiries may be dropped off, mailed, or emailed to:

Development Services – Elkhart Urban Enterprise Association
c/o Drew Wynes
201 S Second Street (Office Location)
229 S Second Street (Mailing Address)
Elkhart, Indiana 46516
574-338-1895
Drew.Wynes@cityofelkhartin.gov

Applications will be date stamped and reviewed by the EUEA Board in the order they are received.

ELKHART URBAN ENTERPRISE ASSOCIATION
EMERGENCY RELIEF FUND APPLICATION

CONTACT INFORMATION (Please print or type)

Business Name: ***Bowly's Crystal Bar***

Address: ***109 Freight St.*** City: Elkhart State: IN Zip: 46516

Phone (Business): ***574-294-2440*** Phone (Mobile): ***574-849-3178***

Email: ***jrayepd@yahoo.com***

Are you the property owner or tenant? ***Property Owner***

If tenant, please provide documentation showing that the requested repairs or improvements are your responsibility under the lease, or provide a letter of authorization from the property owner.

I, ***April Miller*** (Print Name), am formally requesting a grant of $ ***5,000.00*** on behalf of my business, ***Bowly's Crystal Bar***

EMERGENCY DESCRIPTION

1. **Describe the emergency:** What happened, how did it happen, and what needs done to address it? Please include photos of current conditions as part of your application.

   See Attached Letter describing Emergency

2. **Timeline:** When did the emergency occur, when did you first become aware, and what is your timeline for addressing it?

   See Attached letter describing the timeline

3. **Nature of Emergency:** Please address: Why is this need unbudgeted? Why was this need unforeseen? Why is this need time sensitive?

   See Attached letter describing the nature of emergency

FUNDING AND OTHER RESOURCES

4. Is this request part of a larger fundraising effort? (current or future)

No

5. Has funding been sought from financial institutions, insurance, or other sources? If so, what was the outcome?

We checked if our insurance would cover any of the repairs and the answer was found to be no.

6. List all sources and amounts of matching funds or in-kind contributions that will support this project, if applicable:

See Attached letter

IMPACT AND OUTCOMES

7. Please describe the outcomes of the project and how this funding will help stabilize your business.

See Attached letter

If more space is needed, please attach/submit document with application

By signing below, you represent that all information in this application is accurate and complete, that you are authorized to establish contracts, and that no bankruptcy proceedings are in progress or anticipated which involved you and/or your business/or organization.

EUEA is not obligated to approve a grant to you and/or your business, and we may retain this application whether a grant is given.

Print Name APRIL MILLER

Sign Name April Miller

Title PRES/OWNER

Date 11/9/24

Print Name _____

Sign Name _____

Title _____

Date _____

Bowly's Crystal Bar

EUEA Emergency Relief Fund Application

PROJECT | Fire Suppression System Replacement / Updates	FOX FIRE QUOTE | $5,877.70
EUEA GRANT REQUEST | $5,000.00	OWNER SHARE | $877.70 + electrical work + Permits etc.

1. Describe the emergency: What happened, how did it happen, and what needs to be done?

Bowly's Crystal Bar is requesting assistance with an unexpected expense involving our kitchen fire suppression system.

For years, we relied on Koorsen Fire to service and maintain our system. During that time, we were never informed that the equipment had become outdated according to the manufacturer's standards or that it would need significant updates to remain compliant.

On September 23, 2026, we had Fox Fire Safety conduct an inspection of the system. During that inspection, we learned that our existing equipment was outdated and could no longer pass the fire safety inspection required by the Elkhart Fire Department.

This came as a surprise to us. We believed that by having the system professionally serviced, we were doing what was necessary to keep our business safe and meet the required standards.

Fox Fire has provided us with a quote of $5,877.70+ for the fire suppression system work needed to bring the equipment up to date. This quote does not include additional electrical work that will also be necessary. Bowly's Crystal Bar will pay for that electrical work separately.

We understand the importance of having a properly functioning fire suppression system, and we want to get this issue corrected as soon as possible. However, this is a significant expense that we had no reason to anticipate.

We are requesting assistance through the Emergency Relief Fund to help cover the cost of these necessary improvements.

2. Timeline: When did the emergency occur, when did you first become aware, and what is your timeline for addressing it?

We first became aware of the problem on September 23, when Fox Fire Safety inspected our fire suppression system and informed us that it was outdated and would not pass the required inspection.

Until that point, we had relied on our previous fire protection company to service the system and advise us of any necessary updates. We had not been made aware that the system needed this level of work.

After learning of the problem, we obtained a quote from Fox Fire Safety outlining the cost of bringing the equipment up to the necessary standards.

Our goal is to have the work completed as soon as possible. We recognize that this is an important safety issue, and we do not want to risk an interruption to our business because of a system that cannot pass inspection.

Receiving assistance through this grant would help us move forward with the necessary work and resolve the issue promptly.

3. Nature of Emergency: Why is this need unbudgeted, unforeseen, and time-sensitive?

Unforeseen: We had no reason to believe that our fire suppression system would require such a significant expense. We had the system professionally serviced and relied on our service provider to inform us if updates or replacement equipment were necessary. We were not advised of any such concerns before the September 23 inspection. Learning that the system was outdated and unable to pass inspection was completely unexpected.

Unbudgeted: Like many small businesses, we have to carefully plan for our normal operating expenses and maintenance costs. Because we were unaware of this problem, we had not budgeted for the $5,877.70 fire

suppression system quote or the additional electrical work it will require. These are not improvements we had planned to make or expenses we expected to face.

Time-Sensitive: We understand that a fire suppression system is an important safety requirement, particularly in a business that prepares and serves food. The system's inability to pass the required inspection is something we cannot ignore or put off indefinitely. We need to correct the problem to protect our customers, employees, and property, as well as avoid potential issues that could interfere with our ability to remain open.

We are not looking to make unnecessary improvements to our business. We simply need to correct an unexpected problem so that we can continue operating safely and meet the requirements expected of us.

4. Is this request part of a larger fundraising effort?

This request is specifically for the fire suppression system work identified by Fox Fire.

The Fox Fire quote for the fire suppression system work is $5,877.70. We are requesting $5,000 from the EUEA Emergency Relief Fund, and the business owner will cover the remaining $877.70+. The quote does not include additional electrical work needed to complete the project. Bowly's Crystal Bar will be responsible for those electrical costs as well, outside of this grant request.

The funding would be used only for the work necessary to bring the fire suppression system into compliance. It is not part of a larger remodeling or expansion project.

5. Has funding been sought from financial institutions, insurance, or other sources? If so, what was the outcome?

After learning about the problem and the cost involved, we contacted our insurance company to see if any financial assistance or coverage was available to help with the required work.

Unfortunately, we learned that insurance would not provide assistance toward this expense.

We are now seeking assistance through the EUEA Emergency Relief Fund to help offset the unexpected cost.

We are prepared to contribute the remaining $877.70+ toward the Fox Fire quote and pay separately for the additional electrical work that is not included in that quote. We are asking for help with the portion of the fire suppression system expense that would otherwise place an unexpected financial burden on our business.

6. List all sources and amounts of matching funds or in-kind contributions that will support this project.

The owner of Bowly's Crystal Bar will contribute $877.70 toward Fox Fire's $5,877.70 quote. The owner will also pay for the additional electrical work required to complete the project. Those electrical costs are not included in the quote or in our $5,000 grant request.

Funding Source	Amount
EUEA Emergency Relief Grant (requested)	$5,000.00
Owner contribution toward Fox Fire quote	$877.70+
TOTAL FOX FIRE QUOTE (excluding electrical work)	**$5,877.70+**
Additional required electrical work (paid by Bowly's)	Cost TBD

We are committed to covering these costs so the necessary work can be completed.

7. Please describe the outcomes of the project and how this funding will help stabilize your business.

Receiving this grant would make a meaningful difference for Bowly's Crystal Bar.

Our immediate goal is simple: to get our fire suppression system brought up to date, pass the required fire safety inspection, and continue operating our business safely.

Owning and operating a small business comes with plenty of challenges, and unexpected expenses are part of that reality. A $5,877.70 quote, plus additional electrical work that must be paid for separately, is a significant expense that we had not anticipated or budgeted for.

What makes this situation particularly difficult is that we believed we were doing the right thing by having our system professionally serviced. We had no indication that the equipment had become outdated or that such a substantial expense was ahead of us.

Keeping our business safe is our responsibility. We had the system inspected, found the problem, obtained a quote, and committed our own funds toward the repairs, including the electrical work.

Assistance from the EUEA would help us address this issue without having to absorb the entire unexpected cost from funds needed for day-to-day business operations.

Completing this project would allow us to meet the required fire safety standards, provide a safer environment for our employees and customers, and reduce the risk of business interruptions.

We want to continue serving the Elkhart community for years to come.

We are not asking for assistance to expand our business or make optional improvements. We are asking for help with an unexpected safety-related expense that needs to be addressed.

A $5,000 grant, combined with our $877.70+ contribution and our commitment to pay for the additional electrical work, would help us resolve this problem without placing as much financial strain on the business.

We appreciate the EUEA's commitment to supporting local businesses when unexpected challenges arise and sincerely appreciate your consideration of our request.

ELKHART FIRE
DEPARTMENT
8520 ALLISON POINTE BLVD
STE 223
PMB 47649
INDIANAPOLIS, IN 46250-
4299

Hood Suppression System - Contractor of Record:

KOORSEN FIRE & SECURITY
(574) 277-3322
admin23@koorsen.com

August 24, 2026

APRIL MILLER
BOWLY'S CRYSTAL BAR INC.
109 FREIGHT ST
ELKHART, IN 46516

RE: Hood Suppression System Renewal - 109 FREIGHT ST, ELKHART, IN 46516-3311

Dear Building Occupant/Owner:

In accordance with the 2012 IFC WITH IN AMENDMENTS, our records indicate the **Hood Suppression System** is coming due for inspection by a licensed company and must be tested within the month of your renewal date which is **09/30/2026**.

It is the responsibility and requirement of the inspection company testing your system to submit all test reports to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner, BRYCER, at **+1 (630) 413-9812** or via email at **support@mybrycer.com.**

Sincerely Yours in Life & Fire Safety,

AARON GERBER
Division Chief of Fire Prevention
ELKHART FIRE DEPARTMENT

RN 9013047 NID 12773205

FOX FIRE SAFETY INC.
Sales & Service
4605 LINCOLNWAY EAST MISHAWAKA, IN
574-258-5479 ELK. 574-674-0910

Service you can count on! People you can trust!

September 28th, 2026

Bowly's Crystal Bar
109 Freight St.
Elkhart, IN 46516
574.361.4014
jrayepd@yahoo.com
Attn: Jason

The following is a proposal to upgrade your Ansul R-102 double 3.0-gallon fire suppression system at the location listed above. Due to the manufacturer limitations regarding the chemical supply lines (6 ft maximum rise), which will need to be moved upstairs, also the red steel tanks are past due for the required hydrostatic testing but now are considered obsolete (due to rusting from the inside out) and will need to be upgraded to stainless steel tanks, which would not require hydrostatic testing as they are new tanks. Additionally, the (obsolete) nozzles will also require replacement.

The existing detection line is heavily contaminated and must be replaced to meet manufacturer specifications. Grease contamination can interfere with mechanical movement of the automatic detection system, delaying or preventing actuation and creating a life-safety concern.

As part of our system upgrade, we will add a microswitch to the control box to allow an electrician of your choice to properly hook the microswitches up to turn the exhaust fan on automatically and shut down all electric under the hood.

- **To help assist you: here are a few electricians that know this scope of work**

ISAC Electric – 574.215.8476 (Carlos)
Schwarts Electric – 574.850.3319 (Andy)
Riverbend Electric – 574.532.3019 (Vic)

****Fox Fire Safety will not remain liable until all recommended maintenance has been completed.**

Per NFPA 96 - 10.9.2 - Class K fire extinguishers shall be provided for cooking appliance hazards that involve combustible cooking media (vegetable oils and animal oils and fats) ** All new fire extinguishers come with an annual inspection tag, mounting bracket, and DOT label. New K- Rated fire extinguishers also come with a sign.

Equipment & Pricing: K-Rate Extinguisher

1	6-Liter K-Rated Hand Portable Fire Extinguisher
1	Hard Ware Kit
*	Installation Labor
*	Truck Service Charge
*	Indiana Sales Tax

Total: $377.83

Continued On The Next Page...

Disclaimer: *The pricing provided in this proposal is considered to be proprietary and confidential. No part of this document may be disclosed in any manner to a third party without the prior written consent of Fox Fire Safety, Inc.*

Equipment & Pricing:
Fire Suppression System: Upgrade

2	(New) 3.0-Gallon Stainless Steel Tank
2	3.0-Gallon Ansul Ex Solutions
2	Hose Kits
1	DBL Tank Cartridge
1	DBL Microswitch
1	1N Nozzle
3	2W Nozzles
1	2120 Nozzle
2	245 Nozzles
3	Detector Kits
3	Fusible Links
10	Corner Pulleys
2	½" EMT Liquid Seals
1	Regulator Test
*	Pipe + Hardware
*	Conduit + Hardware
*	Wire Rope & Crimps
*	Installation Labor
*	Truck Service Charge
*	Indiana Sales Tax

Total: $5,020.37 + Permits if needed

****If a Dump Test is required by AHJ please add $479.50**

Terms & Conditions:

Exclusions include additional Testing & Inspections required in NFPA, unless approved. Only listed services noted above. Additional Deficiency Repairs, Fire Watch. Internal Inspections of equipment, unless otherwise noted.

All work is performed per NFPA 10, 17, 17-A, or 13. Fox Fire Safety, Inc. has technicians on call 365 a year, 24 hours a day. Normal Installation Hours are 8am-5pm; special hours may result in additional charges.

Prices in this proposal are subject to change based on component replacements, which will be on an as-needed basis.

Any changes in equipment size, equipment location, duct size, or booth size may result in a new quotation price. Any changes may also result in the need for a smaller or larger fire suppression system.

**All electrical hook-up and shut down must be performed by electrician or personnel of your choice.

Pricing will remain firm for 30 days after which time Fox Fire Safety, Inc. reserves the right to submit updated prices. Fox Fire Safety, Inc. will beat any competitor written quote by 10% with a comparable system. We request a copy of competitor quote for comparison.
Price includes a Truck Service Charge. Price does include Indiana Sales Tax *Tax Exempt Certificate required if you are Tax Exempt.

A Dead Run Fee of $75.00 will be billed if our technician is unable to complete the work at the chosen appointment time, if no prior notification is given to our office.

If the Local Authority Having Jurisdiction Requires Reports to Be Submitted for Compliance, a $40.00 Fee Will Be Applied Per Report.

Labor will be billed in 15-minute increments @ $95.00 per hour ONLY if additional labor is needed for repair, installation, and/or cleaning. Customer will be informed if additional as needed.

Terms: Balance Is Due Upon Completion (If you are new customer, we require a credit application on file for services to be billed or COD may be required). After 30 days, a finance charge of 1 ½% (18% Annum) per month will be added to all accounts past due.

P.O. Number (If required): _____ Date: _____

Accepted By: _____ Title: _____

Contact Person: _____ Title: _____

Phone: _____ Fax: _____

If you have any questions regarding this proposal, please contact me at your earliest convenience. We look forward to working with you on this project.

Respectfully,
Jennifer Kimble
Fox Fire Safety, Inc

Disclaimer: *The pricing provided in this proposal is considered to be proprietary and confidential. No part of this document may be disclosed in any manner to a third party without the prior written consent of Fox Fire Safety, Inc.*

City of Elkhart
Development Services

MEMORANDUM

Date:	November 16, 2026
To:	Elkhart Urban Enterprise Association
From:	Drew Wynes, Economic Development Specialist
Subject:	Cory White and Cyle Jaskolka Façade and Placemaking Grant Application

Local developers, Cory White and Cyle Jaskolka, own 706-708 S Main Street in Downtown Elkhart. They are requesting $5,000 to remodel their façade. This includes updating the siding, exterior painting, lighting, and improvements to the brick and trim. Photos of proposed renderings and vendor quotes are included.

Authenticating ID: 028898124F6DD4 111-9BE2-0022482851B6

ELKHART URBAN ENTERPRISE ASSOCIATION
FACADE & PLACEMAKING GRANT GUIDELINES

PROGRAM PURPOSE AND PRIORITIES

The Elkhart Urban Enterprise Association (EUEA) Facade and Placemaking Grant Fund has been established for **locally owned** Elkhart businesses making impactful investments in commercial properties. Our mission includes facilitating positive community and economic development outcomes by encouraging community partnerships that result in outcomes that support small business growth, increase housing opportunities, and preserving historically contributing buildings.

The purpose of this program is to encourage projects that improve the appearance, function, safety, and long-term viability of commercial buildings while contributing to broader community and economic development goals.

AWARD AMOUNT

Under the Facade and Placemaking Grant Fund, **EUEA provides grants of up to $5,000 per project.** To maximize the impact of EUEA funding, **applicants are required to provide a 1:1 private match**, which can include cash, eligible in-kind contributions, or other documented resources.

Applicants are encouraged to request only the amount necessary to complete the proposed project and to clearly document all sources of matching funds. Funding is not guaranteed, and prior awards do not ensure future funding.

OTHER QUALIFICATIONS

Applicants must be property owners or locally owned businesses operating in Elkhart and in good standing with all applicable local, state, and federal requirements. Tenants may apply only if they provide documentation showing that the requested improvements are permitted under the terms of their lease or provide a letter of support from the property owner.

Grant funding is provided only for new projects. Projects that have already received building or improvement permits or have begun work prior to approval of their application are not eligible for funding.

If the work is to be completed by a contractor, applicants must submit multiple quotes as part of the application process and are required to contract with the lowest qualified bidder.

USE OF FUNDS

Facade and Placemaking Grant funds are intended for capital improvements that enhance the appearance, functionality, or long-term viability of commercial properties in Elkhart.

Eligible improvements may include signage, awnings, exterior lighting, window or door replacement or repair, exterior painting, minor facade detailing, murals, public art, and

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placemaking features. Placemaking features are elements that enhance public areas and create a more welcoming, engaging, and visually appealing environment, such as outdoor seating areas, decorative planters, pedestrian oriented design features, and other improvements that contribute to the overall character of the public space.

Funds may not be used for routine operating expenses, ongoing business expansion, projects unrelated to the approved building improvements, or reimbursement for work completed prior to grant approval.

All proposed uses of funds must be clearly documented in the application and justified as necessary to complete the project. If awarded, EUEA will pay contractors, vendors, or service providers directly whenever possible, rather than reimbursing the applicant.

REPORTING

Recipients are required to provide documentation demonstrating the need for funds and how they will be used. Required documents may include, but are not limited to:

- Tax returns for the past two years
- Profit and Loss statements for the past two years
- Project budget, highlighting use of funds
- Information on matching funds, including commitment letters or proof of the required private match
- If the applicant is a tenant, documentation showing approval of the improvements under the lease or a letter of support from the property owner
- Contractor quotes, estimates, or other supporting documentation related to the proposed work

Recipients may also be required to submit photos of completed work, copies of final invoices, and a brief summary of the completed project and its impact on the property or business.

SUBMISSION AND CONTACT

Applications and inquiries may be dropped off, mailed, or emailed to:

Development Services – Elkhart Urban Enterprise Association
c/o Drew Wynes
201 S. Second Street (Office Location)
229 S. Second Street (Mailing Address)
Elkhart, Indiana 46516
574-338-1895
Drew.Wynes@cityofelkhartin.gov

Applications will be date stamped and reviewed by the EUEA Board in the order received.

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ELKHART URBAN ENTERPRISE ASSOCIATION
FACADE & PLACEMAKING GRANT APPLICATION

CONTACT INFORMATION (Please print or type)

Business Name: Cory White & Cyle Jaskolka - commercial property owners

Address: 706 S Main Street City: Elkhart State: IN Zip: 46516

Phone (Business): 574-264-2000 Phone (Mobile): 574-596-3598

Email: cwhiterealtor@hotmail.com

Are you the property owner or tenant? Property owners

If tenant, please provide documentation showing that the requested repairs or improvements are your responsibility under the lease, or provide a letter of authorization from the property owner.

I, Cory White (Print Name), am formally requesting a grant of

$ 5,000 on behalf of my business, Cory White & Cyle Jaskolka

PROJECT DESCRIPTION

1. **Describe the building improvement project:** What improvements are being proposed and what issue or opportunity will the project address? Please include any renderings, drawings, or photos of the proposed enhancements, if available.

Refresh the corner storefront with board-and-batten siding, exterior painting, entrance lighting, two parking-lot LED wall packs and five planted containers. Improve appearance, visibility and pedestrian appeal. See attached scope and concepts.

2. **Current Conditions:** Please describe the current condition of the building or property area to be improved and the specific work that will be completed with grant funds. Please include photos of existing conditions as part of your application.

Existing siding, painted trim and brick finishes present an aging, inconsistent storefront appearance. Replace siding at existing gray/blue areas and recessed entrances; prepare/paint exterior surfaces and add lighting and planters.

3. **Timeline:** When do you expect the project to begin and when do you expect it to be completed?

Proposed start: within 30 days after written grant approval, required permits and suitable weather. Proposed completion: within 90 days after construction starts, subject to weather and contractor availability. No work before approval.

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4. Has any work already begun on this project? If yes, please explain.

No. The owners confirm no work has begun on this facade project and no building or improvement permits have been issued for this proposed work. Work and any required permitting will follow written EUEA approval.

FUNDING AND OTHER RESOURCES

5. List all sources and amounts of required matching funds that will support this project.

Proposed owner cash contribution: $13,400 toward the $18,400 project. Requested EUEA grant: $5,000. Private funding exceeds the required 1:1 match. No in-kind contribution is included. See attached itemized funding schedule.

6. Has funding been sought from financial institutions, other grant programs, or other sources? If so, what was the outcome?

A separate $5,000 EUEA Emergency Relief request is pending for masonry tuckpointing only. This facade budget contains no tuckpointing costs; expenses will not be claimed twice. No other outside funding has been sought.

7. Is this request part of a larger improvement project or fundraising effort? (current or future)

Yes. This is the exterior appearance and placemaking component of the owners' investment in 706 S Main Street. The attached concepts show three color alternatives. Billboard artwork is conceptual and outside this quoted budget.

IMPACT AND OUTCOMES

8. Please describe the outcomes of the project and how it will support the EUEA mission, including small business growth, placemaking, or neighborhood improvement.

Preserve a historically contributing commercial building and improve the setting for local small businesses. Coordinated finishes, warmer entrance lighting and planted containers create a more welcoming Main Street pedestrian experience.

If more space is needed, please attach/submit document with application

Authentisign ID: 02EB9B12-F6DD-F111-91F2-0022482B51B6

By signing below, you represent that all information in this application is accurate and complete, that you are authorized to establish contracts, and that no bankruptcy proceedings are in progress or anticipated which involved you and/or your business/or organization.

EUEA is not obligated to approve a grant to you and/or your business, and we may retain this application whether a grant is given.

Print Name Cory White

Sign Name Christopher Cory White

Title Co-owner

Date 11/11/26

Print Name Cyle Jaskolka

Sign Name Cyle Jaskolka

Title Co-owner

Date 11/11/26

Authentisign ID: 02EB9B12-F6DD-F111-91F2-0022482B51B6

Project narrative

Applicants: Cory White and Cyle Jaskolka, property owners

A coordinated refresh at Main and Middlebury Streets

The owners propose an exterior refresh of 706 S Main Street, Elkhart, IN 46516, to improve the appearance, function and long-term viability of an older commercial building serving local small businesses. The existing-condition photograph and three proposed design alternatives show how coordinated materials, finishes, lighting and planted containers can strengthen the storefront and its pedestrian setting.

Proposed improvements

Siding: Replace existing gray/blue siding areas and recessed-entrance cladding with vinyl board-and-batten siding, including removal of deteriorated material, minor substrate repairs, weather barrier, trim and flashing.
Painting: Clean, prepare, prime as appropriate and paint three exterior brick walls, parapets, low brick bases, doors, window trim and fascia.
Lighting: Install approximately four to five entrance fixtures with LED lamps, minor wiring repairs and dusk-to-dawn controls, plus two LED wall packs for southeast parking-lot illumination.
Planters: Supply and install five tall planters with drainage material, soil, grasses and flowers.

Community benefit and design alternatives

The improvements are intended to support continued commercial use, improve storefront visibility and create a more inviting setting for customers and pedestrians. The concepts present White & Charcoal, Terracotta & Charcoal, and Cypress & Warm Greige alternatives. Final colors, material selections and fixture details will be coordinated with the owners and EUEA before purchase and installation.

The supplied renderings illustrate design intent. Billboard promotional artwork and sponsor acknowledgment are conceptual; they are outside the attached construction quote and this funding request. Depicted EUEA acknowledgment does not represent an award already made. Billboard changes require separate coordination with the applicable sign owner/operator. Rendered curb, roadway, tenant-sign and streetscape details do not expand the quoted construction scope.

Project status and delivery

The owners confirm that no proposed facade work has started and no building or improvement permits have been issued. Proposed start is within 30 days after written grant approval, any required permits and suitable weather; proposed completion is within 90 days of construction start. Contractor scheduling and exterior coating weather requirements will govern the final construction dates.

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Project budget and funding

SEB Construction | Bid #802182 | November 11, 2026

Quoted improvement	Total	EUEA grant	Owner cash
Entrance lighting (approx. 4-5 fixtures)	$1,800	$1,800	$0
Two LED parking-lot wall packs	$700	$700	$0
Vinyl board-and-batten siding	$5,500	$2,500	$3,000
Exterior preparation and painting	$6,000	$0	$6,000
Five sidewalk planters and planting	$2,000	$0	$2,000
Base construction subtotal	**$16,000**	**$5,000**	**$11,000**
15% contingency (owner funded)	$2,400	$0	$2,400
TOTAL PROJECT	**$18,400**	**$5,000**	**$13,400**

Private match and payment

The owners propose $13,400 in private cash funding, including the entire $2,400 contingency. The private contribution exceeds the $5,000 minimum match for the requested $5,000 award. No in-kind contribution or other grant funding is counted as private match. The proposed allocation above may be adjusted by EUEA within the approved scope. Direct contractor/vendor payment is requested where practicable.

Separate emergency repair request

A separate $5,000 EUEA Emergency Relief application concerns a $5,865 masonry tuckpointing project. Tuckpointing is excluded from this $18,400 facade budget. No invoice or expense will be charged to both grants, and no emergency grant proceeds are counted toward this facade project's private match.

Procurement and supporting documentation

The attached SEB Construction bid is the current pricing basis. The program requires multiple contractor quotes and selection of the lowest qualified bidder. A comparable additional facade quote must be supplied to complete that requirement; the separate masonry estimates are for a different scope. Contractor selection remains subject to the program's procurement requirement.

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Existing conditions

706 S Main Street | Main and Middlebury Streets



Existing-condition photograph supplied by the owners.

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Proposed concept 1 | White & Charcoal

White board-and-batten | Charcoal brick | Matte black trim and planters



Design alternative only. Billboard artwork/sponsor acknowledgment is conceptual and outside the quoted project.

Authentisign ID: 02EB9B12-F6DD-F111-91F2-0022482B51B6

Proposed concept 2 | Terracotta & Charcoal

Terracotta brick | Soft charcoal board-and-batten | Dark bronze trim



Design alternative only. Billboard artwork/sponsor acknowledgment is conceptual and outside the quoted project.

Authentisign ID: 02EB9B12-F6DD-F111-91F2-0022482B51B6

Proposed concept 3 | Cypress & Warm Greige

Cypress board-and-batten | Warm greige brick | Dark bronze trim



Design alternative only. Billboard artwork/sponsor acknowledgment is conceptual and outside the quoted project.

Authentisign ID: 02EB9B12-F6DD-F111-91F2-0022482B51B6

SEB CONSTRUCTION

Remodel Bid

58141 Willow Wind Ct
Elkhart, IN 46517
574-903-6004

DATE: November 11, 2026
Bid # 802182
FOR: *706 S Main St*
Elkhart, IN 46516

To:
Cyle Jaskolka, Cory White

DESCRIPTION	AMOUNT
New exterior lighting -Approximately 4–5 fixtures near existing storefront entrance locations; LED lamps, installation, minor wiring repairs, and dusk-to-dawn controls -2 new led wall pak lights for SE parking lot illumination	 $1,800 $700
Vinyl Board and Batten Siding Existing gray/blue siding areas and recessed entrances; removal of deteriorated material, minor substrate repairs, weather barrier, trim, flashing, and installation	 $5,500
Exterior Painting 3 exterior brick walls, parapets, low brick bases, doors, window trim, and facia; cleaning preperation, appropriate primer, and finish coats	 $6,000
Sidewalk Planters 5 tall planters, drainage material, soil, grasses, flowers, and installation	 $2,000
Contingency, 15% Additional preparation and concealed deterioration	 $2,400
TOTAL	$18,400

THANK YOU FOR YOUR BUSINESS!

MEMORANDUM

City of Elkhart
Development Services

Date:	Nov. 19, 2026
To:	Elkhart Urban Enterprise Association
From:	Thalia Mora, Economic Development Specialist
Subject:	Kevin Foy Facade & Placemaking Grant Application (209 S. 2nd St.)

Kevin Foy, property owner of 209 S. 2nd St., is requesting $5,000 to replace the windows on the ground floor commercial space of his building.

His matching funds will go towards paying for the rest of the windows and replacing the roof of the building. He has provided quotes for the window replacement, quote for his matching requirement, and his profit/loss statements.

ELKHART URBAN ENTERPRISE ASSOCIATION

FACADE & PLACEMAKING GRANT APPLICATION

CONTACT INFORMATION (Please print or type)

Business Name: NK Foy Properties LLC

Address: 209 S 2nd City: Elkhart State: IN Zip: 46516

Phone (Business): 574-536-9218 Phone (Mobile): 574-536-9218

Email: KEVIN@KEVINFOY.NET

Are you the property owner or tenant? OWNER

If tenant, please provide documentation showing that the requested repairs or improvements are your responsibility under the lease, or provide a letter of authorization from the property owner.

I, KEVIN FOY (Print Name), am formally requesting a grant of

$5000.00 on behalf of my business, NK Foy Properties LLC

PROJECT DESCRIPTION

1. **Describe the building improvement project:** What improvements are being proposed and what issue or opportunity will the project address? Please include any renderings, drawings, or photos of the proposed enhancements, if available.

WE ARE WANTING TO REPLACE WINDOWS ON THE 1st Floor.

2. **Current Conditions:** Please describe the current condition of the building or property area to be improved and the specific work that will be completed with grant funds. Please include photos of existing conditions as part of your application.

SINGLE PANE GLASS NON ENERGY EFFICIENT CAULKING IS DETERIORATING

3. **Timeline:** When do you expect the project to begin and when do you expect it to be completed?

OVER THE WINTER OR EARLY SPRING

4. Has any work already begun on this project? If yes, please explain.

NO

FUNDING AND OTHER RESOURCES

5. Is this request part of a larger building improvement project or fundraising effort? (current or future)

6. Has funding been sought from financial institutions, other grant programs, or other sources? If so, what was the outcome?

NO

7. List all sources and amounts of matching funds or other financial resources that will support this project

I will be putting 12,000.00 into Flat Roof

IMPACT AND OUTCOMES

8. Please describe the outcomes of the project and how it will support the EUEA mission, including small business growth, placemaking, or neighborhood improvement.

Replacing the old, rusty windows will significantly enhance the building's overall appearance, making it more attractive and aesthetically pleasing to the public, prospective tenants, and office users. The improvements will give the property a much more modern, welcoming, and professional look. Most importantly, the new windows will help improve the building's curb appeal and create a more inviting environment, hopefully making the property more enticing to prospective tenants and increasing its chances of attracting a new tenant.

If more space is needed, please attach/submit document with application

By signing below, you represent that all information in this application is accurate and complete, that you are authorized to establish contracts, and that no bankruptcy proceedings are in progress or anticipated which involved you and/or your business/or organization.

EUEA is not obligated to approve a grant to you and/or your business, and we may retain this application whether a grant is given.

Print Name KEVIN FOY

Sign Name Kevin Foy

Title OWNER

Date 11-9-2026

Print Name _____

Sign Name _____

Title _____

Date _____

30471 Old Us 33 Elkhart, IN 46516
Office: 574.674.5599 Fax 574.674.5749
hoosiersidingwindows@gmail.com

Submitted To:

Name: Kevin Foy

Address: 209 South 2nd St

City: Elkhart State: IN

Phone: 574-536-9218 Work:

WORK TO BE PERFORMED AT:

Street SAME City: SAME

We here by propose to furnish all the materials and perform all the labor necessary for the completion of : SW Wall & S Center Wall

A	Customer to have metal storm windows removed prior to window installation	
B	Remove and dispose window sashes and tracks	
C	Install new white vinyl Midway Belmont replacement windows	
D	- 3 picture windows with tempered glass	
E	Install new fiberglass insulation to jambs	
F	Install new white vinyl RWD trim where needed	
G	Wrap window casings with new white aluminum	$3,835.00
H		
I		
J		
K		
L		
M		
N		
O		
P		

Any alternation or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate, all agreements contingent upon strikes, accidents or delays beyond our control, owner to carry fire, tornado and other necessary insurance upon above work. Workman's compensation and Public Liability Insurance on above work to be taken out by Frankenmuth Insurance. In event of non-payment persons signing below will be responsible for all attorney fees, courts costs, and any collection fees. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

JOB INCLUDES: * Building Permit *Yard Clean Up
*Sales Tax *Trash Removal

Date: CK NO#
Total Amount:
Down Payment:
Balance:

All Workmanship Guaranteed for 10 Years

Respectfully submitted Date: 11-17-26

Per **HOOSIER SIDING & WINDOWS LLC.**

NOTE: - This proposal may be withdrawn by us if not accepted within 10 Days

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. Hoosier Siding & Windows LLC is hereby authorized to do the work as specified. Payment will be made UPON COMPLETION. The persons signing this contract warrant that they are the owners of the real estate where the work is to be performed and that there are no liens or mortgages on that real estate except

Signature: Date:

Hoosier Siding & Windows, LLC cannot be responsible for material
price increases. We will let the customer know in advance if there
will be additional costs due to price increases from the manufacturers.

Siding Color Sq. Style:
Soffit Color Sq. Vented Sq
Corners Coil PF F
Other

30471 Old Us 33 Elkhart, IN 46516
Office: 574.674.5599 Fax 574.674.5749
hoosiersidingwindows@gmail.com

Submitted To:

Name: Kevin Foy

Address: 209 South 2nd St

City: Elkhart State: IN

Phone: 574-536-9218 Work:

WORK TO BE PERFORMED AT:

Street SAME City: SAME

We here by propose to furnish all the materials and perform all the labor necessary for the completion of : SE Corner & East Wall

A	Customer to have metal storm windows removed prior to window installation	
B	Remove and dispose window sashes and tracks	
C	Install new white vinyl Midway Belmont replacement windows	
D	- 3 picture windows with tempered glass	
E	Install new fiberglass insulation to jambs	
F	Install new white vinyl RWD trim where needed	
G	Wrap window casings with new white aluminum	$3,835.00
H		
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Any alternation or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate, all agreements contingent upon strikes, accidents or delays beyond our control, owner to carry fire, tornado and other necessary insurance upon above work. Workman's compensation and Public Liability Insurance on above work to be taken out by Frankenmuth Insurance. In event of non-payment persons signing below will be responsible for all attorney fees, courts costs, and any collection fees. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

JOB INCLUDES: * Building Permit *Yard Clean Up
*Sales Tax *Trash Removal

Date: CK NO#
Total Amount:
Down Payment:
Balance:

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Respectfully submitted Date: 11-17-26

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price increases. We will let the customer know in advance if there
will be additional costs due to price increases from the manufacturers.

Siding Color Sq. Style:
Soffit Color Sq. Vented Sq
Corners Coil PF F
Other

Foxwood

53087 Monterey Dr, Bristol, IN 46507
(574) 400-5015 · FoxwoodRoofing.com
info@foxwoodroofing.com

FLAT ROOF QUOTE

Prepared for	Kevin Foy	**Date**	November 12, 2026
Property	209 S 2nd St, Elkhart, IN 46516	**Quote #**	FW-2026-C01

THE ROOF

Flat roof of about 16'-10" × 26' (~438 sq ft) with a 30" parapet wall on three sides and the brick building wall on the fourth. The existing EPDM rubber is wrinkling at the walls, water is pooling at the drains, and the flashing under the windows is pulling loose.

SCOPE OF WORK

- Remove the existing EPDM rubber roof and haul away all debris.
- Inspect the roof deck. Any soft or rotted decking is replaced at **$100 per sheet**.
- Install new 20 psi ISO cover board over the deck.
- Install new **IKO white .060 TPO membrane**, fully adhered across the roof, up the inside of all three parapet walls and over the tops.
- Flash the brick building wall under the windows with TPO, termination bar and sealant.
- Install **two new 4" × 6" scupper drains** through the parapet wall so water drains off instead of pooling.
- Pre-formed TPO corners at every inside and outside corner.
- New TPO-clad metal edge along the parapet walls, bent to fit and heat-welded to the membrane.
- Permit and cleanup included.

PRICE

New TPO Flat Roof — Complete	**$12,920**

Price includes all labor and materials. Decking replacement, if needed, is billed at $100 per sheet based on what we find once the old roof is off. Quote valid for 30 days.

City of Elkhart

2027

ELKHART URBAN ENTERPRISE ASSOCIATION MEETING DATES

The Elkhart Urban Enterprise Association meets the third Monday of each month at 3:00 PM and will broadcast from the Annex Large Conference Room, Annex Building, 201 S. Second Street, Elkhart, Indiana

January	19/25 **Tuesday**
February	16/22 **Tuesday**
March	15
April	19
May	17
June	21
July	19
August	16
September	20
October	18
November	15
December	20

Red is City holiday adjustment

Review and adopted by the Elkhart Urban Enterprise Association at it's regular meeting on November 16, 2026