

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, August 18, 2026 @ 3:00 pm

THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY

To join, go to

<https://teams.microsoft.com/meet/230908981244107?p=rfmdbtQE00ieMHyCFd>

Enter 230 908 981 244 107 as the event number
and vD6ny2a7 as the password

AGENDA

- Call to Order
- Approval of April 20, 2026, Regular Meeting minutes
- Financial
 - a) INOVA statement of May, June and July 2026
 - b) Community Foundation statement April and May 2026
 - c) Approve Kruggel Lawton Invoice #403575 for 2025 990-EZ tax preparation
- Old Business
- New Business
 - a) Emergency Relief Fund – Hakim Application
 - b) Facade and Placemaking Grant – Hakim Application
 - c) EZ 2 Update
- Adjournment

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REGULAR MEETING MINUTES

April 20, 2026, at 3:00 pm – City Annex Building Conference Room

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

Present via Webex: Arvis Dawson

Call to Order

This meeting was held in-person and via Webex. Ms. Geise called the meeting to order at 3:04 p.m.

Approval of Minutes

Ms. Geise asked for a motion to approve the regular meeting minutes for February 2, 2026. Moved by Mr. Lavery and second by Ms. Smole. Voice vote, all in favor. Minutes approved.

Financials:

Mr. Huber made a motion to approve the INOVA financial statements for January, February and March 2026 and the Community Foundation statement for January to March 2026. Second by Ms. Smole. Voice vote, all in favor. Motion approved

Ms. Smole made a motion to approve the Warrick & Boyn invoice #200315 in the amount of \$88.00. Second by Mr. Huber. Voice vote, all in favor. Motion approved.

Mr. Huber made a motion to approve the Elkhart Urban Enterprise Zone 2025 tax return submission.

Old Business

No old business

New Business

Ms. Smole made a motion to approve the formal adoption of documents for the Emergency Relief Fund and appropriate \$50,000 for this fund. Second by Mr. Lavery. Voice vote, all in favor. Motion approved.

Ms. Smole made a motion to approve the formal adoption of documents for the Façade and Placemaking Grant and appropriate \$50,000 for this fund. Second by Mr. Dawson. Voice vote, all in favor. Motion approved.

Ms. Smole made a motion to amend the EUEA meeting schedule to meet quarterly. Second by Mr. Dawson. Voice vote, all in favor. Motion approved.

Elkhart Urban Enterprise Zone

April 20, 2026 Regular Meeting Minutes

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Jan. 1, 2024 to Dec. 31, 2027

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Adjournment:

Ms. Geise asked for a motion to adjourn the meeting. Moved by Mr. Lavery. Second by Mr. Dawson. Voice vote, all in favor. Meeting adjourned at 3:26 p.m.

Therese Geise, Vice-President

DRAFT

MEMORANDUM



Date:	August 17, 2026
To:	Elkhart Urban Enterprise Association
From:	Thalia Mora, Economic Development Specialist
Subject:	Hakim Properties Emergency Relief Application

Hakim Properties LLC is a local developer that owns 230 South Main Street in Downtown Elkhart. The property owner, Hass Hakim, is requesting \$2,230.60 through the Emergency Relief Fund to replace broken glass on the awnings above the storefront.

In addition to the application, supplemental materials include a photo of the current conditions, a quote for repairs, and financial statements.

ELKHART URBAN ENTERPRISE ASSOCIATION EMERGENCY RELIEF FUND APPLICATION

CONTACT INFORMATION (Please print or type)

Business Name: Hakim Properties LLC

Address: 54843 Shorelane East City: Elkhart State: IN Zip: 46514

Phone (Business): 574-596-6417 Phone (Mobile): 574-596-6417

Email: hakimpropertiesllc@gmail.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, Hassen A. Hakim, am formally requesting a grant of \$2230.60 on behalf of my business, Hakim Properties LLC.

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.

Discovered broken glass on awning above retail front at 230 S Main St. Cause of broken glass is unknown. It was discovered by one of my tenants a few months ago while I was out of town. Since cause is unknown, I can't make an insurance claim.

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

Tenant noticed it March 15th, 2026 but date of occurrence is unknown. Timeline for addressing it is now. It took a couple of months to get a company to give me a fair quote.

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

Awning was very aesthetic as it was and I had no plans to change it or budget for any improvements. I am now going to list the retail section of that building for rent and am working with an agent and that needs to be repaired before we start showing it. Or at least be able to tell potential tenants that the order for repair has been completed already. This building is a vital part of downtown Elkhart and appearance for the onlookers is important to the image of our city.

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?

No.

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

Hakim Properties LLC

IMPACT AND OUTCOMES

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

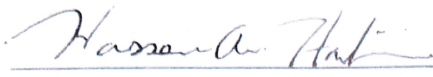
I am now going to list the retail section of that building for rent and am working with an agent. This building is a vital part of downtown Elkhart and appearance for the onlookers is important to the image of our city.

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 Hassen A. Hakim

Sign Name  _____

Title President Hakim Properties LLC

Date August 6, 2026

Print Name _____

Sign Name _____

Title _____

Date _____



GLASS DOCTOR OF ELKHART
500 BALDWIN STREET
ELKHART IN 46514
(574)293-6500 (574)295-6177
Fax:(574)294-7143
Tax# 35-2120486

Quote: 1-110891

Date: 03/26/2026

Scheduled: 03/30/2026 1:00

Customer

HAKIM PROPERTIES LLC
230 S. MAIN ST
ELKHART IN 46516

Ph:(574)295-4333 Fax:(574)522-6265 Cell:(574)596-6417

Csr: BRITTON Tech: CHIP PO Terms: NET 30

<u>Qty</u>	<u>Part / Description</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1	46-1/4" X 43-3/4" ANE14BLKSPAN - ANNEALED 1/4 BLACK SPANDREL GLASS 1/4"Black Spandrel 14.6667SF @ 50.40	620.00	0.00	620.00
2.00	MI-100180 - Scaffold	0.00	130.00	260.00
1.00	LA-101000 - BASIC LABOR RATE	0.00	1,270.00	1,270.00
1	F&E-FLAT - SURCHARGE FLAT Fuel & Environmental	37.20	0.00	37.20

Notes: Go out 3/30 between 12pm-2pm to measure .. Outside measure & please take pictures, he will not be there unless you need him to be but he is only 10 min away .. Call him with any concerns or questions Hass 574-596-6417 ..JJ
3/26- Send CS to measure this one, Hass is the contact 596-6417. He also wants to know if awning was broken with a rock or just weather so he can file a report if needed. BF

Job Site: OLD SEIFERT DRUG STORE
230 S. MAIN ST
ELKHART IN 46516

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Signature



<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
657.20	1,530.00	43.40	2,230.60	0.00	2,230.60

Store Copy

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MEMORANDUM



Date:	August 17, 2026
To:	Elkhart Urban Enterprise Association
From:	Thalia Mora, Economic Development Specialist
Subject:	Hakim Properties Facade & Placemaking Application

Hakim Properties LLC is a local developer that owns 228 South Main Street in Downtown Elkhart. The property owner, Hass Hakim, is requesting \$5,000 through the Facade and Placemaking Grant program to replace four windows that have lost their seal. In addition to the application, supplemental materials include four photos of the current conditions, a quote for repairs, and financial statements.

Hass has informed staff that the required matching investment will be provided through Hakim Properties LLC. If awarded the full requested amount, Hass intends to use the remaining portion of his required match toward hiring services to address staining on the building's exterior brick from the former Seifert Drug sign.

ELKHART URBAN ENTERPRISE ASSOCIATION FACADE & PLACEMAKING GRANT APPLICATION

CONTACT INFORMATION (Please print or type)

Business Name: Hakim Properties LLC

Address: 54843 Shorelane East City: Elkhart State: IN Zip: 46514

Phone (Business): 574-596-6417 Phone (Mobile): 574-596-6417

Email: hakimpropertiesllc@gmail.com

Are you the property owner or tenant? Property Owner_

I, Hassen A. Hakim, am formally requesting a grant of \$5000.00 on behalf of my business, Hakim 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.

Four windows at 228 S Main Apt A have lost their seal allowing moisture to get in between the 2 glass panes. Please see the attached photos. The tenants in that apartment have been living there for over 13 years. I don't want to lose them. Aesthetically, these windows look awful now. The replacement of these windows will ensure the apartment stays rentable. It provides livelihood to me.

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.

Four windows at 228 S Main Apt A have lost their seal allowing moisture to get in between the 2 glass panes. Please see the attached photos. The tenants in that apartment have been living there for over 13 years. I don't want to lose them. Aesthetically, these windows look awful now. I have a quote to replace them attached to this email.

3. **Timeline:** When do you expect the project to begin and when do you expect it to be completed?
4. I have a quote to replace them attached to this email and they are scheduled for replacement next Friday, August 14, 2026. It is a one day project.

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)

No. _____

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

Hakim Properties LLC

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.

Apartments downtown improve business income for retailers and restaurants.

Hakim Properties has 5 apartments in 2 buildings in downtown Elkhart for over 18 years and they have been occupied for over 95 percent of the days since the projects were completed.

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 Hassen A. Hakim

Sign Name 

Title President Hakim Propeties LLC

Date August 6, 2026

Print Name _____

Sign Name _____

Title _____

Date _____









GLASS DOCTOR OF ELKHART
500 BALDWIN STREET
ELKHART IN 46514
(574)293-6500 (574)295-6177
Fax:(574)294-7143
Tax# 35-2120486

Quote: 1-113132

Date: 06/01/2026

Scheduled: 06/02/2026 4:00

Customer

HAKIM PROPERTIES LLC
230 S. MAIN ST
ELKHART IN 46516

Ph:(574)295-4333 Fax:(574)522-6265 Cell:(574)596-6417

Csr: BILL Tech: COURTNEY PO Terms: NET 30

Job:HAAS - 596-6417

<u>Qty</u>	<u>Part / Description</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1	35-1/4" X 77-7/16" C01171 - Size E - Tinted Annealed Insulating Glass 1/4" ane brnz OA = 1", 5/8" flat brnz munt prairie style	971.49	0.00	971.49
1	Z08010 - Size E - Muntin Bars	235.87	0.00	235.87
1	38-5/8" X 77-1/8" C01427 - Size F - Tinted Annealed Insulating Glass 1/4" ane brnz OA = 1", 5/8" flat brnz munt prairie style	1,003.87	0.00	1,003.87
1	Z08012 - Size F - Muntin Bars	262.08	0.00	262.08
2	38-5/8" X 77-5/16" C01427 - Size F - Tinted Annealed Insulating Glass 1/4" ane brnz OA = 1", 5/8" flat brnz munt prairie style	1,003.87	0.00	2,007.74
2	Z08012 - Size F - Muntin Bars	262.08	0.00	524.16
1	Z00610 - Platform Lift	700.00	0.00	700.00
1.00	LA-101000 - BASIC LABOR RATE	0.00	2,090.00	2,090.00
1	F&E-FLAT - SURCHARGE FLAT Fuel & Environmental	342.31	0.00	342.31

Notes: Go out on 6/2 between 2-4. Please call Haas at 574-596-6417 with a 30 minutes heads up so he can meet you there JLL

6/1/26 - Has 4 fogged IGUs in Apartment 1 about the old Seifert Drug. 3 on the front(west) and 1 on the side(South). BM

GLASS DOCTOR OF ELKHART
500 BALDWIN STREET
ELKHART IN 46514
(574)293-6500 (574)295-6177
Fax:(574)294-7143
Tax# 35-2120486

Quote: 1-113132

Date: 06/01/2026

Scheduled: 06/02/2026 4:00

Customer

HAKIM PROPERTIES LLC
230 S. MAIN ST
ELKHART IN 46516

Ph:(574)295-4333 Fax:(574)522-6265 Cell:(574)596-6417

Csr: BILL Tech: COURTNEY PO Terms: NET 30

Job Site: HAKIM PROPERTIES LLC
228 S. MAIN STREET APT 1
ELKHART IN 46516

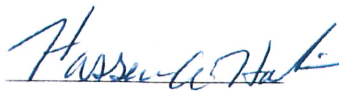
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Signature



<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
6,047.52	2,090.00	399.36	8,536.88	0.00	8,536.88

Store Copy

vers:9.2.10 Page: 2

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

Investment Deduction (EZ-2) Brief—August 17, 2026

- I. Background
 - a. The Investment Deduction (EZ-2) is a tax abatement based on the assessed value of real property improvements and/or personal property improvements. Companies who were in the Enterprise Zone can claim a 100% deduction for ten years following the initial assessment of improvements. Despite the zone's expiration, Indiana Code 6-1.1-45-12 states that companies who made investments prior to December 31, 2024, are eligible to receive the full ten-year abatement. There are six companies actively applying for and receiving the deduction.
- II. Submission Requirements
 - a. Companies submit form EZ-2 to apply for the deduction. The Auditor's Office certifies the deduction and sends the company a confirmation letter that includes the deduction amount. This process does not involve the EUEA Board. An EZ-BR is submitted the following year as a tax savings summary. This should include a check payable to EUEA with 25% of a company's tax savings. The 25% remittance is codified in Ordinance 447 (99-0-13).

Company Name	Real Property and/or Personal Property	Final Year of Eligibility	2026 Remittance
Future Foam Inc.	Real Property and Personal Property	2030 (pay 2031)	\$7,150
Heavy Metal Scrap Inc.	Personal Property	2026 (pay 2027)	\$8,253
Michiana Wood Products	Personal Property	2034 (pay 2035)	N/A
Quad 4 Plastics	Personal Property	2029 (pay 2030)	\$5,590
Recycling Works	Personal Property	2034 (pay 2035)	N/A
Walerko Tool	Personal Property	2034 (pay 2035)	\$1,275