

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

Cindy Ostrom
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Dorisanne Nielsen
Non-Voting School
Board Advisor
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REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, July 14, 2026
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Willie Brown, Luke Lefever, Cindy Ostrom, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Thalia Mora, Drew Wynes, Alex Holtz, and Nekeisha Alayna Alexis

PRESENT BY TEAMS:

Call to Order

This meeting was held in-person, telephonically, and virtually through Teams. The meeting was called to order at 4:01 p.m. by Ms. Schreiber, President.

APPROVAL OF MEETING MINUTES

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

NEW BUSINESS

A. Opening of Bids

Mr. Jacob Wolgamood opened bids from the following:

- Windsor Sidewalk & Cassopolis Lighting Project
 - Premium Concrete came in at \$624,380 for this project
 - Rieth Riley came in at \$513,600 for this project

We would like the opportunity to review the bids and report back at another opportunity.

- Offices furnishings for new city offices at Woodland Crossing
 - Office Interior

The review team will look over the bid and report back at another opportunity.

B. 1101 East Beardsley Disposal of Impacted Soil

Mr. Adam Fann addressed the commission to answer questions. Ms. Schreiber asked for a motion to approve paying Elkhart County Landfill all the costs incurred in disposing of the contaminated soil from 1101 East Beardsley site and appropriate \$1,000,000 from Downtown Allocation Area No. 1 Special Fund to the Brownfield Services account (4445-5-000-4390121) with any unused funds going back to the original TIF. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

C. 700 West Beardsley Remediation Management

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Keramida to perform remediation management services helping staff with technical and bidding assistance as outlined in the attached proposal, and allocate \$28,500 from Technology Park Economic Development Area Allocation Area Professional Services account (4451-5-000-4310400) to be applied to the payment of those services. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

D. Ancon Change Order 10 for Woodland Crossing

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve Ancon change order 10 and the increase of Ancon contract price to \$4,284,252.08 and allocate the sum of \$28,390.97 from Consolidate South Elkhart Allocation Area Special Fund account (4453-5-000-4310400) to cover the cost of the additional services with all unused funds to be returned to the appropriate account. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

E. Elkhart Public Library and Elkhart Community Schools Access Agreement at Woodland Crossing

Mr. Drew Wynes addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the two requests for access to the property at Woodland Crossing as set forth in the access agreements with Elkhart Public Library and Elkhart Community Schools, approve the form of access agreement and authorize their execution. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

F. Woodland Crossing Utilities Budget Adjustment

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amendment to the Woodland Crossing operations budget for 2026 to increase the Incode budget for Woodland Crossing electricity (2560-5-000-4350100) by \$24,345.02, natural gas (2560-5-000-4350200) by \$14,764.42, and water/sewer (2560-5-000-4350400) by \$4,211.67 and approve the appropriation of \$43,211.11 from the Woodland Crossing Shopping Center rent revenues to cover those additional budget costs. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

G. Amend CDBG Subrecipient Agreement with YWCA

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the extension request by YWCA for its performance period to end on June 30, 2026. Moved by Ms. Ostrom. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

STAFF UPDATES

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

- **Conn** – the EPA has demobilized and is off site. Roberts Environmental is taking over the oversight of our remediation and contract for fencing as well as one of the office trailers
- **Park 131** – Lighting has gone in and is completed. The pergolas should be started in the next week or two.
- **Yuma Property** – The work we required by the owner has all been completed
- **READI Arts & Culture Grant** – The City of Elkhart received \$1,500,000 to supplement the Freight Street District project and bring improvements to the Railroad Museum

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$16,340.65. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

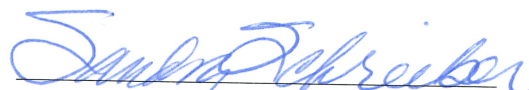
The commissioners have the TIF Report.

PUBLIC COMMENT

Ms. Nekeisha Alayan Alexis addressed the commission regarding data centers. Ms. Alexis states that the City and County are interconnected. Elkhart will be affected if a data center goes into Bristol or South Carlisle. Ms. Alexis is unable to find any citizen who wants data centers except the corporations who stand to make millions and don't have to live with the consequences. The cost to the people, to the land, to our future is too great for the data centers to trial and error on our community. Elkhart citizens do not support a data center. Ms. Alexis calls on us to not just let things fall out, use our voice, on behalf of the people in this area, to fight against data centers as it affects everyone.

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Ostrom. Second by Ms. Harris. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:26 p.m.


Sandra Schreiber, President

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Elkhart Redevelopment Commission Pre-Agenda Meeting Summary For July 10, 2026

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

PRESENT BY WEBEX: Willie Brown

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 July 14, 2026.