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

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

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

City of Elkhart
Redevelopment Commission

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

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

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

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, October 13, 2026
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Willie Brown, Luke Lefever, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Dana Donald, Megan Erwin, Jeff Schaffer, Kristie Wendorf, and Thomas Everett (Barnes & Thornburg)

PRESENT BY TEAMS: Chris Pottratz, Chris Godlewski, Maggie Marnocha, Greg Balsano (Baker Tilly) and Ethan Neil

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Call to Order

This meeting was held in-person, telephonically, and virtually through Teams. The meeting was called to order at 4:00 p.m. by Ms. Schreiber, President.

AMENDMENT TO THE AGENDA

Ms. Schreiber asked for a motion to amend the October 13, 2026, Redevelopment Commission Meeting Agenda. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the September 8, 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. Mike Huber addressed the commission and answered questions regarding the Redevelopment Commission's RFP for the redevelopment of the county courthouse block. There were three very strong proposals received. The review committee was provided with a scoring matrix, asked to

score each proposal based on the completeness of the response. The review committee interviewed all three developers and met once more to rank their choice based on both the proposal review and the interview process. Based on the reviews, the committee recommends Prince Property Group and Barrett Realty be the preferred developer. Ms. Schreiber asked for a motion to accept the proposal of Prince Property Group and Barrett Realty Group, authorizing the staff to initiate a letter of intent on the project and negotiate a development agreement to bring back to the commission at a later date. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

B. Approval of 2027 Redevelopment Commission Meeting Schedule

Ms. Schreiber asked for a motion to approve the 2027 Redevelopment Commission meeting schedule. Moved by Mr. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

C. Approval of form of Redevelopment Authority Lease

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the resolution as presented, which includes preliminary approval of the lease attached to the resolution, setting the public hearing on the lease for Tuesday, November 10th and authorizing the publication of the notice of public hearing on the lease pursuant to law. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

D. McCarter G&W Allocation

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve payment of invoices in the total of $29,744.47 and allocate the sum of $75,000 from Consolidated TIF Brownfield Services account 4453-5-000-4390121 to pay these and future invoices as presented for services. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

E. Amend the 2026 TIF Spending Plan

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve amending the spending plan to appropriate new resources within the Downtown TIF in this 2026 Spending Plan, first to the Contract Services account line 4445-5-000-4390912 in the amount of $946,550 and the Brownfield Services account line 4445-5-000-4390121 by $250,000. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

F. Impacted soil disposal at 1101 E. Beardsley

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve payment of the Elkhart County Landfill costs incurred in disposing of the contaminated soil from 1101 East Beardsley and appropriating $250,000 from Downtown Allocation Area No 1 Special Fund Brownfield Services account 4445-5-000-4390121 to cover disposal costs. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

G. Approval of Selge Construction Change Order #2

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amendment of the contract with Selge Construction to provide for additional services mentioned in the resolution, change order #2 of the contract and allocate the additional sum of $55,322 from the proceeds of the City of Elkhart 2026 Redevelopment District Bond to cover the cost of the additional services. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

H. Peace Memorial Sculpture contract and appropriation

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Garrison Frazier contract presented and employment of Garrison Frazier for the design, creation and instillation of the Love Plaza Peace sculpture at a not to exceed fee of $946,550 and appropriate funds out of the Downtown Allocation Area No 1 Contract Services account 4445-5-000-4390912 to cover the cost of the project, all subject to reimbursement as set forth in the resolution. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

I. Approve employment of enFocus to assist in replanning of redevelopment area and allocate funds

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the enFocus contract as presented and authorize its execution as a not to exceed fee of $45,000 and allocate $22,500 from Tech Park Area Professional Services account 4451-5-000-4310400 and allocate $22,500 from Elkhart Aeroplex Professional Services account 4448-5-000-4310400 to cover the cost of the services. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

J. Approve Woodland Crossing operations budget amendment

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amendment and request controller decrease the Woodland Crossing Rent Revenue account 2560-4-000-362000 by $9,000 and appropriate $9,000 to increase the Woodland Crossing Professional Services account 2560-4-000-4310400 to cover the expense. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

K. Approve Turkey Stampede use agreement

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the request for access to our property designated on the agreement, approve the form of agreement and authorize its execution and delivery. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

L. Approve CDBG PY26 Public Service Subrecipient Agreements

Ms. Dana Donald addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the sub-recipient agreements with the Boys and Girls Club, Maple City Health, YWCA, Council on Aging, Goodwill and James AME Church in the amount specified in the

agreements. Moved by Mr. Lefever. 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

- **Main Street** – on track for completion at the beginning of December.
- **The 131** – Furniture should be delivered in November.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of $16,362.87. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

The commissioners have the TIF Report.

PUBLIC COMMENT

No public was present to address the commission.

ADJOURNMENT

There being no further discussion, Ms. Schreiber asked for a motion to adjourn the meeting. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:34 p.m.

Sandra Schreiber, President