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, September 8, 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, Mary Kaczka, Thalia Mora, Drew Wynes, Chris Godlewski, Bil Murray (EFI), John Hunsberger (ECCVB), Trevor Wendzonka (EFI), and Haj Patel (Abonmarche)

PRESENT BY TEAMS: Chris Pottratz

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.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the August 11, 2026, Regular Meeting Minutes. Moved by Ms. Ostrom. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. Opening of Bids

Mr. Mike Huber addressed the commission stating we received three bids for the redevelopment of the courthouse block. Bids were submitted by Prince Properties, Flarity & Collins and Seven Diamonds, LLC.

B. CDBG Program Year 2025 Consolidated Annual Performance Evaluation Report (CAPER) Public Hearing

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber opened the public hearing. No one from the public was present to comment or ask questions. Ms. Schreiber closed the public hearing.

C. State Street Parcel Purchase Agreement

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to accept the buyer's offer at a $500 price and on the terms contained in the attached purchase agreement, approving the form of purchase agreement and authorizing its execution. Moved by Ms. Ostrom. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

D. McCarter & English Letter of Engagement for LaBour Pump Litigation

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the engagement of McCarter and English to provide the legal services on the term set forth in the engagement letter and authorizing its execution. Moved by Mr. Brown. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

E. Neon Nights Contract with EFI and Allocation of Funds

Mr. Adam Fann and Bil Murray addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Neon Lights Festival as a sub-project of the SOMA Initiative project, which is a part of the downtown economic development plan, and contracting with Elkhart Festivals Inc. to serve as project coordinator at a fee of $15,000 and allocate that $15,000 from the Downtown Allocation Area No 1 account 4445-5-000-4390912 to help cover the cost of the project with any unused funds to be returned to the appropriate account and authorizing execution of all agreements deemed necessary to in furtherance of the resolution. Moved by Mr. Lefever. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

F. Selge Construction Company Change Order #1 for South Main Streetscape

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the contract amendment to provide for the additional services outlined therein, approving change order number one to the contract, increasing the total contract price to $3,717,230.51 and allocate the sum of $164,000 from the proceeds of the City of Elkhart 2026 Redevelopment District bonds, the RIF loan, to cover the cost of the additional services and authorize officers to execute any and all agreements necessary to carry out this resolution. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

STAFF UPDATES

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

- **South Main Project** – moving along quite quickly. They are mostly down the road with the sewer and the water is about halfway down the road.
- **1101 Beardsley** – quite a bit of dirt being taken out. We're probably going to be between 40 and 45,000 ton of soil removed from that site by the end of it. And that's not including the 13,000 ton that the EPA took out before we got back on site.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of $21,355.15. Moved by Mr. Harris. Second by Mr. Lefever. 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 4:23 p.m.

Sandra Schreiber, President

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Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For September 4, 2026

PRESENT: Sandi Schreiber, Dina Harris, Willie Brown, Cindy Ostrom, Gary Boyn, Mike Huber, Sherry Weber, Adam Fann, Mary Kaczka, Drew Wynes and Thalia Mora

PRESENT BY WEBEX: Isaiah S

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 September 8, 2026.