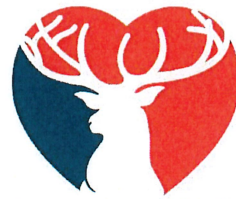


Sandi Schreiber
President
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

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

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Vice President
Appointed by Council
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Dorisanne Nielsen
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REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, April 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, and Colton Sidenbender

PRESENT BY WEBEX: Chris Pottratz, Frank Lucchese, Maggie Marnocha, Rodney Harris, and Don Upton

Call to Order

This meeting was held in-person, telephonically, and virtually through WEBEX. 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 March 10, 2026, Regular Meeting Minutes. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. Opening of Bids

Mr. Adam Fann opened two bids for South Main Streetscape project. Bid from Rieth Riley Construction total is \$4,576,558.15, base bid of \$4,285,830.84, alternate bid is \$290,727.31. Bid from Selge Construction total is \$ 3,553,230.51, base bid of \$3,247,222.95, alternate bid of \$306,007.56. Staff will hand over to our consulting firm to do a bid tabulation. Will award bid at special Redevelopment Commission meeting on April 20, 2026.

B. CDBG Annual Action Plan 2026 Public Hearing

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber opened the public hearing for the 2026 CDBG Annual Action Plan. There was no public comment. Ms. Schreiber closed the public hearing. Ms. Schreiber asked for a motion to approve the FY2026 CDBG Annual Action Plan. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

C. 2025 Annual Report of the Redevelopment Commission

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the 2025 Annual Report for the Redevelopment Commission and authorizing its issuance. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

D. Transfer of Property from the Board of Works

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the transfer of the three properties listed on exhibit A to the City of Elkhart Board of Public Works. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

E. 1913 Yuma Avenue Property Sale

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to accept the offer from Carolyn Axem to purchase 1913 Yuma Avenue for \$6,500, approve the terms and conditions of the purchase agreement and authorizing the officers to execute the same. Moved by Ms. Ostrom. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

F. DLZ Contract for Woodland Crossing Geotech Services

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the services and funding as outlined in the work order at a not to exceed cost of \$27,150 and appropriate that sum from the Consolidated South Elkhart Allocation Area Special Fund (4453-5-000-4420000) to cover the cost of those services. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

G. enFocus Contract Approval for READI 2.0 Arts & Culture grant application

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve contracting with enFocus to prepare the complete READI Grant as described in the contract and scope of services attached to the resolution and appropriate a not to exceed sum of \$5,000 from the Downtown Allocation Area No. 1 Special Fund (4445-5-000-4390912). Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

H. Meticulous Contract Approval for Railroad Museum Phase 1

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Meticulous to provide the services set forth in

the contract at a not to exceed fee of \$8,500, approve the form of the contract, authorize its execution, and appropriate \$8,500 from Downtown Allocation Area No. 1 Special Fund (4445-5-000-4390912) to cover the cost of the services. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

I. Lacasa Owner Occupied Rehabilitation Inspection Contract Approval

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Lacasa, Inc. to provide the services as described in the agreement that's been submitted, approve the form and content of that agreement and all exhibits there to and appropriate \$20,000 from the CDBG Rehabilitation Program Funds (2226-5-631-4314260) to cover the costs of services and authorize execution of the agreement. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

J. Advanced Property Maintenance (APM) Contract Approval for Woodland Crossing Lawncare

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to award the bid to Advanced Property Maintenance of South Bend (APM) and approve the contract for landscaping, mowing services at Woodland Crossing in the amount of \$17,980 and appropriate that sum from the Woodland Crossin General Ledger (2560-5-000-4360400) to cover the cost of services described in the contract and authorizing execution of all agreements. Moved by Ms. Ostrom. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

K. 229 West Garfield Real Estate Mortgage with Longbridge Financial, LLC

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the terms in form of the subordination agreement attached to the form of resolution and agreeing to subordinate your \$25,000 mortgage on the real estate to the Longbridge Reversible Mortgage and the HUD leans on the real estate and authorize execution of the agreement. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

STAFF UPDATES

Mr. Adam Fann addressed the commission stating there are no updates on projects around the city.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$16,914.88. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

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 4:25 p.m.



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

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

PRESENT BY WEBEX: Chris Pottratz

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 April 14, 2026.