

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  
Member  
Appointed by Mayor  
Jan. 1, 2024 to Dec. 31, 2027



Dina Harris  
Secretary  
Appointed by Council  
Jan. 1, 2024 to Dec. 31, 2024

Wes Steffen  
Vice President  
Appointed by Council  
Jan. 1, 2024 to Dec. 31, 2024

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, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Wednesday, December 9, 2025  
4:00 p.m.

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PRESENT: Sandi Schreiber, Wes Steffen, Willie Brown, Dina Harris, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Drew Wynes, Thalia Mora, Jon Hunsberger (ECCVB) and Griffin Eaton (Juke)

PRESENT BY WEBEX: Chris Pottratz

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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.

Ms. Schreiber asked for a motion to amend the December 9, 2025, meeting agenda. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion Approved.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the November 12, 2025, Regular Meeting Minutes. Moved by Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

Mr. Adam Fann addressed the commission stating there are no bids to open.

B. Preliminary Bond Resolution for South Main Street and Woodland Crossing  
Infrastructure Construction

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to adopt a resolution which approves \$10,500,000 of residential infrastructure bonds with the

final maturity in 20 years and an interest rate not to exceed 6%. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### C. 1030 Princeton Offering

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the resolution as presented authorizing the offering of 1030 Princeton for sale to the general public for development of a single-family, homeowner occupied build, approving the offering sheet at \$6,200 and approving the form of public notice which will be published in the Elkhart Truth. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### D. Elkhart County Convention and Visitors Bureau

Mr. Mike Huber and Mr. Jon Hunsberger addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the 2026 strategy for the Exit 92 program, approve the agreement contract with the Elkhart County Convention and Visitors Bureau for services as attached and appropriate \$160,000 from the Cassopolis Street Corridor Economic Development Area Allocation Special Fund to cover the City share of that program. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

Mr. Jon Hunsberger addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the 2026 strategy for the Do Downtown program, approve the agreement contract with the Elkhart County Convention and Visitors Bureau for services as attached and appropriate \$60,000 from Downtown Allocation Area No. 1 Special Fund to cover the City share of that program. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved

#### E. Juke Entertainment Contract

Mr. Mike Huber and Mr. Griffin Eaton addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the collaboration agreement with Juke Technologies, Inc. and appropriate \$100,000 from the Downtown TIF, Consolidated TIF, Cassopolis TIF and Technology TIF in equal shares. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

#### F. Murals Contract

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the contract authorizing the employment of the named artists (Alex Ann Allen, Brittany Johnson and Efren Rebugio, Jr.) at a base fee of \$162,625 and provides for a 5% contingency fund to perform the services described and appropriate \$170,756.25 from the Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

#### G. CB Burke Contract Amendment

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve amendment number one to the CB Burke Engineering, LLC contract, increasing the total contract price to \$250,310 and appropriate the sum of \$93,580 from the Downtown Allocation Area

No. 1 Special Fund to cover the cost of the additional services. Moved by Mr. Steffen. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

#### H. Neighborhood Evolutions Contract

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Neighborhood Evolution contract for services at a fee of \$59,500 and appropriate that sum from the Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

#### I. Ancon Change Order

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the change orders submitted by Ancon Construction, increase the full amount of the contract price to \$3,401,347.80 and appropriate the additional \$58,594.80 from the Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund to cover the additional cost of services. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### J. Woodland Crossing Infrastructure Design Contract with Bodwe (WBK)

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Bodwe (WBK) contract for design services for portions of the Woodland Crossing Shopping Center, approve the employment of Bodwe (WBK) Engineering, LLC to provide design services at a projected cost of \$321,450 and appropriate \$385,800, which includes additional funds to cover any contingencies that may arise from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### K. Woodland Crossing Topographic Survey Contract with JPR

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of JPR to provide topographical survey services at a not to exceed cost of \$20,500, approve the form of engagement letter attached and appropriate \$20,500 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Aea Special Fund. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

#### L. Amendment to 2025 Woodland Crossing Operations Budget

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve an increase of professional services line for the Woodland Crossing 2025 Operations Budget by \$2,000 to cover lease commissions due to renewed leases and the December property management fee and authorize the controller to make the appropriate Incode changes. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### M. Woodland Crossing 2026 Operating Expenses Budget

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the 2026 Operations Budget for the Woodland Crossing Shopping Center. Moved by Ms. Harris. Seconded 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

- **Second Street Planters** – Delivery and placement is planned for February 2026.

#### OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$12,354.52. Moved by Ms. Harris. Seconded by Mr. Steffen. 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 Mr. Steffen. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved. The meeting adjourned at 5:12 p.m.



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Elkhart Redevelopment Commission  
Pre-Agenda Meeting Summary  
For December 5, 2025

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PRESENT: Sandi Schreiber, Gary Boyn, Willie Brown, Wes Steffen, Mike Huber, Sherry Weber, Adam Fann, Jacob Wolgamood, Mary Kaczka, and Thalís Mora

PRESENT BY WEBEX:

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The Commission reviewed each agenda item and 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 December 9, 2025.