



REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, August 12, 2025
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Joshua Hofer, Clayten Sidenbender (Elkhart Truth), John Hundberger (ECCVB), Brandon Eakins (Elkhart Community Schools), Jesse Tindle (Elkhart Area Career Center) and Paul Phair (Development Properties).

PRESENT BY WEBEX: Chris Pottratz, Lewis Anne Deputy and Mary Lou Timmons

CALL TO ORDER

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

AMEND AGENDA

Ms. Schreiber asked for a motion to amend the August 12, 2025, agenda to remove item b, Economic Development Agreement for River District Garage Project). Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the July 8, 2025, Regular Meeting Minutes and the amended July 29, 2025, Special Meeting Minutes. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

Mr. Wolgamood addressed the commission stating there are bids to open for Second Street planters. The Development Team will review the submitted bids and bring their recommendation back to the commission at a later date.

Second Street Planter Bids received:

- Wausau Tile-72" Planter, Reservoir System, Shipping = \$141,254.58
- Wausau Tile-96" Planter, Reservoir System, Shipping = \$177,445.34
- Reading Precast-72" Planter, Shipping = \$115,200.00
- Doty & Sons Concrete Products. Inc.-72" Planter, Shipping = \$169,800.00

B. Economic Development Agreement for River District Garage Project

This item was removed from the agenda.

C. Transfer of Real Property to Elkhart Community Schools

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the transfer of property at 1425 W. Indiana Ave. and 1720 W. Indiana Ave. to Elkhart Community Schools. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

D. Parkway at 17 Development Agreement

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the assignment assumption and amendment to the Economic Development Agreement with HP the Flats at Pinecreek, LLC as purchaser and developer for construction of multi-family apartment complex on real estate off of CR 17 as presented to the commission. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

E. Courthouse Block Consultant

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Moules and Polyzoides and the agreement for professional services to perform conceptual design services on the county courthouse block at a fee not to exceed \$110,000 and appropriate \$55,000 from Downtown Allocation Area No. 1 Special Fund and \$55,000 from the Cassopolis Street Corridor Allocation Area Special Fund to cover the cost of those services. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

F. Great Lake Mennonite Thrift, Inc. Access Agreement for 138-4 Woodland Crossing

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the six-month access agreement with Great Lakes Mennonite Thrift, Inc. for 138-5 at Woodland Crossing set to expire February 28, 2026. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

STAFF UPDATES

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

- **2025 Brownfield Conference** - Adam Fann and Jacob Wolgamood attended the 2025 Brownfield Conference in Chicago, IL this month.
- **EPA and Roberts Environmental** - Discussions with Ice Miller and Nelson Law about what the EPA intends to do regarding cleanup action. Roberts Environmental is almost done with injections. Once Roberts is done, the plan is EPA will step in and start some of the excavations.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$29,773.54. Moved by Mr. Steffen. Seconded by Ms. Harris. 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. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:21 p.m.


Sandra Schreiber, President



City of Elkhart
Redevelopment Commission

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For August 8, 2025

PRESENT: Sandi Schreiber, Willie Brown, Chris Pottratz, Mike Huber, Sherry Weber, Mary Kaczka, and Drew Wynes

PRESENT BY WEBEX:

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 August 12, 2025.