

James Gardner
President
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

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

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



ELKHART URBAN ENTERPRISE ZONE

MANAGED BY ELKHART URBAN ENTERPRISE ASSOCIATION

Kristen Smole
Secretary
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

Therese Geise
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

Bill Lavery
Treasurer
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

RESCHEDULED

Elkhart Urban Enterprise Association Board Meeting
City Hall Annex Building (201 South Second) Conference Room
Monday, **February 2, 2026** @ 3:00 pm

THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY

To join, go to

<https://signin.webex.com/join>

Enter **2312 398 2567** as the event number and "EUEA" as the password

To join by phone, call **1-415-655-0001** Access Code **2312 398 2567##**

AGENDA

- Call to Order
- Approval of December 1, 2025, Regular Meeting minutes
- Election of Officers
- Financial
 - a) INOVA statement of 11/30/25 and 12/31/25
 - b) Community Foundation statement of 2025
 - c) Kruggel Lawton invoice #395963 for \$1,433.75
- Old Business
- New Business
 - a) Premier Property Company's Emergency Grant Application
 - b) Future of Grant Program
- Adjournment

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REGULAR MEETING MINUTES

December 1, 2025 at 3:00 pm - City Annex Building Conference Room

Present: James Gardner, Therese Geise, Bill Lavery, Mike Huber, Sherry Weber (Recording Secretary)
Drew Wynes, Thalia Mora, and Lon Zimmerle (Center for Community Justice)

Present via Webex: Arvis Dawson

Call to Order

This meeting was held in-person and via Webex. Mr. Garner called the meeting to order at 3:03 p.m.

Amend Agenda

Mr. Huber moved to amend the agenda to include an invoice from Warrick & Boyn. Seconded by Ms. Geise. Voice vote, all in favor. Motion approved.

Approval of Minutes

Mr. Gardner asked for a motion to approve the regular meeting minutes for October 27, 2025. Moved by Mr. Huber and seconded by Ms. Geise. Voice vote, all in favor. Minutes approved.

Financials:

Mr. Huber made a motion to approve October 31, 2025 INOVA financial statement. Seconded by Ms. Geise. Voice vote, all in favor. Motion approved

Mr. Huber made a motion to approve the Warrick & Boyn invoice in the amount of \$518.00. Seconded by Ms. Geise. Voice vote, all in favor. Motion approved.

Old Business

No old business

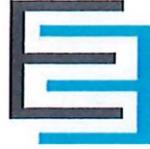
New Business

Mr. Lon Zimmerle from Center for Community Justice addressed the board and answered questions regarding a grant request for \$5,130 to install windows donated by Quality Window & Door Inc. Motion to approve grant request in the amount of \$5,130 with pay direct to Quality Window & Door made by Mr. Lavery. Seconded by Mr. Huber. Voice vote, all in favor. Motion approved.

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Adjournment:

Mr. Gardner asked for a motion to adjourn the meeting. Moved by Mr. Lavery. Seconded by Mr. Huber. Voice vote, all in favor. Meeting adjourned at 3:11 p.m.

James Gardner, President

DRAFT



101 S. Main Street Suite 200
Elkhart, IN 46516
574-264-2247



INVOICE

Elkhart Urban Enterprise Association, Inc.
Sherry Weber
sherry.weber@coei.org

Date: 11/30/2025
Invoice #: 395963
Customer #: ELK06062
Terms: Due Upon Receipt

Please send payment to: "Kruggel, Lawton & Company, LLC" at 210 S. Michigan Street, Suite 200, South Bend, IN 46601 and include the invoice number on remittance.
Pay securely online at: www.klcpas.com/pay/

Preparation of form 990EZ for December 31, 2024.

CURRENT INVOICE \$1,433.75

Rod Roberson
Mayor

Michael Huber
Director of Development Services



Development Services
Community Development
Economic Development
Planning Services
Redevelopment
229 S. Second St.
Elkhart, IN 46516
574.294.5471
Fax: 574.295.7501

DATE: January 26, 2026

TO: Elkhart Urban Enterprise Association

FROM: Drew Wynes, Development Services

RE: Premier Property Company LLC Emergency Grant Fund Application

Premier Property Company LLC is a local developer that recently acquired 130 North Second Street in Downtown Elkhart. They are requesting \$5,000 to complete necessary repairs to the rear porch, ensuring safety and accessibility for residents. Premier Property Company included a quote from Premiere Aquascapes.

**ELKHART URBAN ENTERPRISE ASSOCIATION
FUND APPLICATION**

CONTACT INFORMATION (Please print or type)

Business Name MIT Properties LLC
Address 221 US 20, St E, Middlebury, IN City Elkhart State Indiana Zip 46540
Phone (Business) 260-214-1647
Phone (Mobile) 616-502-2098
Email premierproperty221@gmail.com

I, Lucas Ribeiro (Print Name), am formally requesting a grant of
\$ 5,000 on behalf of my business, MIT Properties LLC

Please describe your program and/project that you are requesting funds for:

~~MIT Properties LLC is requesting grant assistance to complete an emergency repair to the rear porch of the building located at 130 North 2nd Street in downtown Elkhart. The existing back porch is significantly damaged and currently presents a safety and accessibility concern for tenants who rely on this entrance to access the building.~~

~~The proposed project includes repairing and rebuilding the rear porch structure to ensure safe, reliable access for tenants and visitors. This repair is necessary to maintain habitability, prevent further deterioration of the building, and ensure compliance with basic safety standards. Due to the current condition of the porch, timely action is required to avoid additional structural damage and potential liability issues.~~

~~The estimated total cost of the project is \$6,225.96, and the work is planned to be completed by the end of March.~~

Is this request part of a larger fundraising campaign? (current or future):

~~This request is not part of a larger fundraising campaign. The grant request is specific to this emergency repair project. There could be more grant asked from us for future projects in other buildings.~~

Please list all sources and amounts of matching funds for this program and/or project:

~~MIT Properties LLC will contribute any additional funds necessary to fully complete the project beyond the requested grant amount. The grant request of \$5,000 will be combined with owner-contributed funds to cover the full project cost of \$6,225.96.~~

~~No other grants or loans have been received or applied for in connection with this project.~~

If more space is needed, please attach/submit document with application

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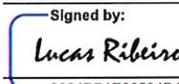
Please describe the outcomes of the program and/or project and how this furthers the mission of the EUEA priority areas:

~~The completion of this project will significantly improve building accessibility and safety for tenants by restoring a secure and functional rear entrance. By addressing this emergency repair, MIT Properties LLC will preserve the structural integrity of a downtown Elkhart building and prevent further deterioration.~~

~~This investment aligns with the mission and priority areas of the Elkhart Urban Enterprise Association by supporting responsible property ownership, improving housing conditions, and contributing to the overall improvement and revitalization of the downtown Elkhart neighborhood. Safe and accessible buildings are essential to maintaining a vibrant downtown and supporting long-term community and economic development.~~

By signing below, you represent that all information in this application is accurate and complete, that you are authorized to establish contracts, and that no bankruptcy proceedings are in progress or anticipated which involved you and/or your business/or organization.

EUEA is not obligated to approve a grant to you and/or your business, and we may retain this application whether a grant is given.

Print Name Lucas Ribeiro
Sign Name  Signed by:
Lucas Ribeiro
2924DB1E96594D4...
Title Property Manager
Date 1/19/2026

Print Name _____
Sign Name _____
Title _____
Date _____

221 US 20 Unit E
 Middlebury, IN 46540
 574 202 1636
 wfalls@gmx.com | Premieraquascapes.com



RECIPIENT:

Premier Property Company, LLC

130 North 2nd Street
 Elkhart, Indiana 46516

Quote #1653

Sent on Jan 16, 2026

Total \$6,225.96

Product/Service	Description	Qty.	Unit Price	Total
4x4x12 ft treated posts		5	\$20.28	\$101.40
2x6x12 ft treated boards		5	\$11.88	\$59.40
Simpson strong tie 2x6 Joist brackets		5	\$1.98	\$9.90
Trex enhance basic 1in x6in x12 ft saddle grooved composite decking		19	\$24.00	\$456.00
Trex enhance basic 1in x12in x12ft composite saddle faiscia deck boards		4	\$134.56	\$538.24
10 steep treated stair stringers		4	\$48.99	\$195.96
Trex enhance 6ft x 36in charcoal black composite stair rail kit		4	\$164.00	\$656.00
Trex enhance 6ft x 36in charcoal black composite deck railing		2	\$98.37	\$196.74
Trex 4in x 4in x 4ft charcoal black composite deck post sleeve		9	\$9.99	\$89.91
Trex 4in x 4in composite post caps		7	\$11.98	\$83.86
Trex 4in x 4in composite post base trim		7	\$4.57	\$31.99
Trex #10 x 2 1/2 in composite deck screws		1	\$57.98	\$57.98
Grip rite # 9 x 3in construction screws		1	\$29.98	\$29.98
Simpson strong tie 4in x 4in wood post base		2	\$8.45	\$16.90
Labor	labor to install composite deck, stairs and railing	1	\$3,525.00	\$3,525.00*

221 US 20 Unit E
Middlebury, IN 46540
574 202 1636
wfalls@gmx.com | Premiereaquascapes.com



* Non-taxable

Subtotal	\$6,049.26
Sales Tax (7.0%)	\$176.70
Total	\$6,225.96

This quote is valid for 30 Days and will be subject to changes after that period. Premiere Aquascapes will provide all materials and labor necessary to complete the project, with the exception of electrical or gas hook up. Premiere Aquascapes will complete the project in a workmanlike manner and provide a 2 year workmanship warranty as well as any manufacturers warranty. Any alterations or deviations from listed specifications will be executed on written change orders. Any buried lines, stumps or debris that needs to be moved will be an additional charge above the quoted estimate. Construction dates are approximate due to variable weather conditions.