

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



Dina Harris
Vice President
Appointed by Council
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Cindy Ostrom
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Dorisanne Nielsen
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REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, February 10, 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, Drew Wynes, and Greg Conrad (Habitat for Humanity)

PRESENT BY WEBEX: Chris Pottratz, 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 4:00 p.m. by Ms. Schreiber, President.

Acceptance of Resignation

Ms. Schreiber asked for a motion to accept the resignation of Wes Steffen as a member of the commission and Vice President. Moved by Ms. Harris. Second by Mr. Brown. Cindy Ostrom is appointed by Council to fill this position on the Redevelopment Commission.

Re-Election of Officers

Mr. Brown made a motion to elect Dina Harris as Vice President of the Redevelopment Commission. Second by Ms. Ostrom. Voice vote carried with all in favor and non-opposed. Motion approved.

Ms. Harris made a motion to elect Willie Brown as Secretary of the Redevelopment Commission. Second by Ms. Ostrom. Voice vote carried with all in favor and non-opposed. Motion approved

- Secretary: Mr. Willie Brown
- Vice President: Ms. Dina Harris

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the January 13, 2026, Regular Meeting Minutes. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. Opening of Bids

Mr. Jacob Wolgamood opened submitted bids for the Park 131 project. The commission received the following bids:

Robert Henry Corporation	\$139,719
Indiana Earth, Inc.	\$314,000
Premium Concrete Services	\$228,550

B. Garrison Frazier

Mr. Mike Huber gave a presentation and addressed the commission to answer 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.

Ms. Schreiber asked for a motion to approve the resolution as presented approving the use of \$2,000,000 of Consolidated South Elkhart TIF Revenues and \$3,800,000 of Downtown No. 1 TIF Revenues subject to appropriation to apply to the cost of the Garrison Frazier Project. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the resolution as presented pledging the \$2,000,000 of Consolidated South Elkhart and \$3,800,000 of Downtown Allocation Area No. 1 TIF revenues to the payment of the \$9,000,000 of bonds for the Garrison Frazier Project. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the resolution as presented appropriating the \$2,000,000 of Consolidated South Elkhart TIF Revenues and \$3,800,000 of Downtown Allocation Area No. 1 TIF Revenues from the accounts specified in the resolution. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

C. Advantix

Mr. Mike Huber gave a presentation and addressed the commission to answer 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.

Ms. Schreiber asked for a motion to approve the resolution as presented approving the use of \$500,000 of Consolidated South Elkhart TIF Revenues to fund the EDC loan to Advantix Development Corporation. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the resolution as presented appropriating the sum of \$500,000 from Consolidated South Elkhart TIF Revenues from the specified account to fund the EDC loan. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

D. South Main Street Infrastructure

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to give permission to release the South Main Street infrastructure bid. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

E. Woodland Crossing Ancon Change Orders #3-#7

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve change orders three through seven which increase the contract price by \$602,100.56 to arrive at the final contract price of \$4,237,979.76 and appropriate the sum of \$602,100.56 from the Consolidated South Elkhart Allocation Area Special fund to cover the cost of these additional services with all funds unused to be returned to the appropriate account. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, four in favor, Mr. Lefever abstained. Motion approved.

F. Woodland Crossing HVAC Systems and Roof Replacement

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to rescind the bid opportunities for Woodland Crossing HVAC system and roof replacement. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, four in favor, Mr. Lefever abstained. Motion approved.

G. TIF Spending Plan Adjustment

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amended 2026 spending plan as outlined in the resolution which pertains to the accounts specified in the resolution. Moved by Mr. Brown. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

H. CDBG Subrecipient Agreement

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the project and use of the CDBG grant funds to cover the public improvements as requested and appropriate the sum of \$235,000 as follows from Plan Year 2021 the amount of \$22,370.19, from Plan Year 2023 the amount of \$43,750, from Plan Year 2024 the amount of \$125,000, from Plan Year 2025 the amount of \$43,877.81 all of which is to be assigned to account number 2226-5-631-4314310. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

I. Park 131 Bids

Mr. Jacob Wolgamood addressed the commission stating he would like more time to review the bids submitted for the Park 131 project and will report back with a recommendation for award at the next meeting. Ms. Schreiber asked for a motion to request staff to review the bids in more

detail and report back to the commission at the March meeting with a recommendation. Moved by Mr. Brown. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

J. Ice Miller G&W VRP Services Fund Appropriation

Ms. Schreiber asked for a motion to appropriate \$30,000 from the Consolidated South Elkhart Allocation Area Special Fund to apply to the payment of current and future Ice Miller G&W VRP Services statements as billed with any balance remaining after completion of the services to be applied back to the appropriate account. 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

- **Second Street Planters** – Planters are delivered. We are working with Buildings and Grounds to get them filled with soil and how to place them. A contract for trees and plant material for the planters to be presented at the March meeting.
- **Woodland Crossing** – We are about 30% completed and should have spaces open around the end of April to the beginning of May.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$19,928.13. Moved by Ms. 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 4:34 p.m.


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Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For February 6, 2026

PRESENT: Sandi Schreiber, Dina Harris, Willie Brown, Cindy Ostrom, Mike Huber, Sherry Weber, Adam Fann, Jacob Wolgamood, Mary Kaczka, and Thalia Mora

PRESENT BY WEBEX: Gary Boyn

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 February 10, 2026.