

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

**Jeff Whisler**  
Secretary  
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**  
Member  
Appointed by Mayor  
Jan. 1, 2024 to Dec. 31, 2027

**Therese Geise**  
Vice President  
Appointed by Council  
Jan. 1, 2024 to Dec. 31, 2025

**Bill Lavery**  
Treasurer  
Appointed by Council  
Jan. 1, 2024 to Dec. 31, 2025

### **Elkhart Urban Enterprise Association Board Meeting City Hall Annex Building (201 South Second) Conference Room Monday, July 21, 2025 @ 3:00 pm**

**THIS MEETING WILL BE HELD IN PERSON AND ELECTRONICALLY  
To join, go to**

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

**Enter 2310 748 4821 as the event number and "EUEA" as the password  
To join by phone, call 1-415-655-0001 Access Code 2310 748 4821 ##**

### **AGENDA**

- Call to Order
- Approval of May 19, 2025, Regular Meeting minutes
- Old Business
- New Business
  - a) Receivership Workgroup Report – Next Steps
- Financial
  - a) INOVA statement of 5/31/2025 and 6/30/2025
  - b) Community Foundation statement of 5/31/2025 and 6/30/2025
- Adjournment

## ANNUAL MEETING MINUTES

May 19, 2025 at 3:00 pm – City Annex Building Conference Room

**Present:** James Gardner, Kristen Smole, Therese Giese, Bill Lavery, Jeff Whisler, Mike Huber, Sherry Weber (Recording Secretary), Joshua Hofer, and Drew Wynes

**Present via Webex:**

### Call to Order

This meeting was held in-person and via Webex. Mr. Garner called the meeting to order at 3:00 p.m.

### Approval of Minutes

Mr. Gardner asked for a motion to approve the Regular Meeting minutes for March 17, 2025. Moved by Mr. Huber and seconded by Ms. Giese. Voice vote, all in favor. Minutes approved.

### Old Business

Mr. Wynes gave an update on EZ-2 Data with focus on ongoing projects and financial incentives for eligible businesses with emphasis placed on improving the understanding of state association regulations and business eligibility. Business Report

Ms. Smole gave an overview on the Tolson Center funding and grant matching commitment of \$25,000 made by EUEA in June 2024 meeting for their phase two construction. Mr. Huber made a motion to authorize the check for \$25,000 be cut to the Tolson Center to support the development of phase two construction. Seconded by Ms. Smole. Voice vote, all in favor. Motion passes. Mr. Hofer to reach out to Tolson Center for process of fulfilling the EUEA commitment to grant matching and reach out to the Community Foundation to write check for Tolson Center from EUEA funds.

### New Business

Mr. Hofer discussed potential receivership processes and necessary legal frameworks. Mr. Hofer prepared documents to clarify roles, responsibilities, and financial requirements for future receivership projects. Mr. Hofer proposed forming a workgroup with at least three EUEA members to coordinate with subcontractor engagement and legal assistance for the receivership process. This workgroup will review qualifications and costs from legal and contracted proposals, make recommendations to the EUEA board as well as prepare a summary document outlining the receivership process to share with potential subcontractors, identify and source 3-4 qualified legal firms and contractors for receivership project, and develop a process for determining project priorities and models before approaching developers. Mr. Hofer will coordinate the workgroup via email and identify legal and developer terms by next EUEA meeting. This workgroup consists of EUEA members, James Gardner, Kristen Smole and Bill Lavery. The board discussed the financial impacts of subcontractors in proposals and potential cost increases. The workgroup will explore role and partnership dynamics with subcontractors and developers for property renovations. Clarity is needed before engaging developers for legal partners.

Mr. Joshua Hofer indicated to the Board that Kruggel applied for an extension for the organizational taxes due in November. He will also keep checking for updates on the 501-C3 status and expedite process if possible.

Financials:

- Mr. Lavery made a motion to approve March 31, 2025 and April 30, 2025, INOVA financial statements. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.
- Ms. Smole made a motion to approve March 31, 2025 and April 30, 2025, Community Foundation financial statements. Seconded by Mr. Huber. Voice vote, all in favor. Motion approved.
- Mr. Lavery made a motion to approve the Warrick & Boyn invoice #192741 for \$91.50. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.

Adjournment:

Mr. Gardner asked for a motion to adjourn the meeting. Moved by Mr. Huber. Seconded by Ms. Smole. Voice vote, all in favor. Meeting adjourned at 3:51 p.m.

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James Gardner, President





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PO Box 1148, Elkhart, IN 46515  
800.645.3732 / Fax 574.293.6119  
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STATEMENT PERIOD  
05-01-2025 TO 05-31-2025

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MEMBER NUMBER  
9335767

**Total Reward Points Available : 0**

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**Account Summary**

Account Number

9589163537 Membership Savings  
9590538191 Free Business Checking  
9590567455 Business Gold Money Market

Balance as of: 05-31-2025

5.00

25,412.77

22,385.98

| DATE   | TRANSACTION DESCRIPTION            | BALANCE               |
|--------|------------------------------------|-----------------------|
| May-01 | 9589163537 Membership Savings      |                       |
|        | Beginning Balance                  | \$5.00                |
|        | Dividends Paid Year To Date \$0.00 | Ending Balance \$5.00 |

**Summary of Overdraft and Returned Item Fees**

|                          | Total For This Period | Total Year-to-Date |
|--------------------------|-----------------------|--------------------|
| Total Overdraft Fees     | \$0.00                | \$0.00             |
| Total Returned Item Fees | \$0.00                | \$0.00             |

|        |                                    |                            |
|--------|------------------------------------|----------------------------|
| May-01 | 9590538191 Free Business Checking  |                            |
|        | Beginning Balance                  | \$15,296.77                |
| May-13 | Deposit                            | 8,835.00 24,131.77         |
| May-15 | Deposit                            | 1,281.00 25,412.77         |
|        | Dividends Paid Year To Date \$0.00 | Ending Balance \$25,412.77 |

**Summary of Overdraft and Returned Item Fees**

|                          | Total For This Period | Total Year-to-Date |
|--------------------------|-----------------------|--------------------|
| Total Overdraft Fees     | \$0.00                | \$0.00             |
| Total Returned Item Fees | \$0.00                | \$0.00             |

|        |                                       |                            |
|--------|---------------------------------------|----------------------------|
| May-01 | 9590567455 Business Gold Money Market |                            |
|        | Beginning Balance                     | \$22,385.98                |
|        | Dividends Paid Year To Date \$0.00    | Ending Balance \$22,385.98 |

**Summary of Overdraft and Returned Item Fees**

|                          | Total For This Period | Total Year-to-Date |
|--------------------------|-----------------------|--------------------|
| Total Overdraft Fees     | \$0.00                | \$0.00             |
| Total Returned Item Fees | \$0.00                | \$0.00             |





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STATEMENT PERIOD

06-01-2025 TO 06-30-2025

PAGE

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MEMBER NUMBER

9335767

Total Reward Points Available : 0

To Redeem Points visit: [rewards.inovafederal.org](https://rewards.inovafederal.org) or call us at 800-826-5465

Account Summary

Account Number

9589163537

9590538191

9590567455

Membership Savings

Free Business Checking

Business Gold Money Market

Balance as of: 06-30-2025

5.00

33,432.71

22,385.98

| DATE  | TRANSACTION DESCRIPTION            | BALANCE                    |
|---|------------------------------------|----------------------------|
| 9589163537 Membership Savings               |                                    |                            |
| Jun-01                                      | Beginning Balance                  | \$5.00                     |
|   | Dividends Paid Year To Date \$0.00 | Ending Balance \$5.00      |
| Summary of Overdraft and Returned Item Fees |                                    |                            |
|   | Total For This Period              | Total Year-to-Date         |
|   | Total Overdraft Fees               | \$0.00                     |
|   | Total Returned Item Fees           | \$0.00                     |
| 9590538191 Free Business Checking           |                                    |                            |
| Jun-01                                      | Beginning Balance                  | \$25,412.77                |
| Jun-06                                      | Deposit                            | 7,132.00 32,544.77         |
| Jun-17                                      | Deposit                            | 887.94 33,432.71           |
|   | Dividends Paid Year To Date \$0.00 | Ending Balance \$33,432.71 |
| Summary of Overdraft and Returned Item Fees |                                    |                            |
|   | Total For This Period              | Total Year-to-Date         |
|   | Total Overdraft Fees               | \$0.00                     |
|   | Total Returned Item Fees           | \$0.00                     |
| Deposits and Other Credits                  |                                    |                            |
| Date  | Amount                             | Date                       |
| Jun-06                                      | 7,132.00                           | Jun-17                     |
|   |                                    | 887.94                     |
| 2 Deposits and Other Credits for \$8,019.94 |                                    |                            |
| 9590567455 Business Gold Money Market       |                                    |                            |
| Jun-01                                      | Beginning Balance                  | \$22,385.98                |
|   | Dividends Paid Year To Date \$0.00 | Ending Balance \$22,385.98 |
| Summary of Overdraft and Returned Item Fees |                                    |                            |
|   | Total For This Period              | Total Year-to-Date         |
|   | Total Overdraft Fees               | \$0.00                     |
|   | Total Returned Item Fees           | \$0.00                     |



**Summary of Fund Activity**  
**Elkhart Urban Enterprise Association (for organ.) - # 11086**

Fund Statement: 5/1/2025 through 5/31/2025

|                               |                   |
|-------------------------------|-------------------|
| <b>Beginning Fund Balance</b> | <b>238,051.64</b> |
| <b>Revenue</b>                |                   |
| Contributions                 | 0.00              |
| Realized Gains/(Losses)       | 0.00              |
| Unrealized Gains/(Losses)     | 0.00              |
| Investment Income             | 0.00              |
| <b>Total Revenue</b>          | <b>0.00</b>       |
| <b>Expenses</b>               |                   |
| Grants                        | 0.00              |
| Administrative Fees           | 49.59             |
| <b>Total Expenses</b>         | <b>49.59</b>      |
| Total Change In Fund Balance  | (49.59)           |
| <b>Ending Fund Balance</b>    | <b>238,002.05</b> |
| Available To Grant            | 238,002.05        |

\*\*\*Fund statements are current through the month ending April 30, 2025. Activity after this date has not been reviewed and is subject to change during the month end close process.\*\*\*



**Summary of Fund Activity**  
**Elkhart Urban Enterprise Association (for organ.) - # 11086**

Fund Statement: 5/31/2025 through 6/30/2025

|                               |                   |
|-------------------------------|-------------------|
| <b>Beginning Fund Balance</b> | <b>238,002.05</b> |
| <b>Revenue</b>                |                   |
| Contributions                 | 0.00              |
| Realized Gains/(Losses)       | (52.58)           |
| Unrealized Gains/(Losses)     | 6,546.66          |
| Investment Income             | 80.25             |
| <b>Total Revenue</b>          | <b>6,574.33</b>   |
| <b>Expenses</b>               |                   |
| Grants                        | 0.00              |
| Administrative Fees           | 50.95             |
| <b>Total Expenses</b>         | <b>50.95</b>      |
| Total Change In Fund Balance  | 6,523.38          |
| <b>Ending Fund Balance</b>    | <b>244,525.43</b> |
| Available To Grant            | 244,525.43        |

\*\*\*Fund statements are current through the month ending May 31, 2025. Activity after this date has not been reviewed and is subject to change during the month end close process.\*\*\*