



REGULAR MEETING  
ELKHART REDEVELOPMENT COMMISSION  
LOCATION: CITY HALL, 2<sup>ND</sup>. FLOOR, COUNCIL CHAMBERS  
Tuesday, May 13, 2025  
4:00 p.m.

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PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Luke Lefever, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Mary Kaczka and Joshua Hofer

PRESENT BY WEBEX: Chris Pottratz, Rodney Harris (JQOL), and EOL

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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 4:01 p.m. by Ms. Schreiber, President.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the April 8, 2025, April 29, 2025 and May 6, 2025 meeting minutes. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

Mr. Huber addressed the commission stating there are no bids to open. Bids did come in for pervious demolition related to the interior of Big Lots and starting to prep the space for new tenant build out. We did receive two quotes. Right Way Construction for \$152,500 and Ankon Construction for \$148,900. After reviewing all of the quality and details of the two quotes received, we would like to accept and award the Ankon Construction. You will see this as an agenda item later in the meeting.

B. PUBLIC HEARING AND CONFIRMATORY RESOLUTION FOR ALLOCATION AREA 7

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber opened the public hearing for Downtown Elkhart Allocation Area 7. There was no public comment. Ms. Schreiber closed the public hearing. Ms. Schreiber asked for a motion to approve the confirming resolution

creating Downtown Elkhart Area Allocation No. 7. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

#### C. PUBLIC HEARING AND CONFIRMATORY RESOLUTION FOR ALLOCATION AREA 8

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber opened the public hearing for Elkhart Downtown Allocation Area 8. There was no public comment. Ms. Schreiber closed the public hearing. Ms. Schreiber asked for a motion to approve the modifying and confirming resolution creating Elkhart Downtown Allocation Area No. 8. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### D. CONFIRMATORY RESOLUTION FOR CASSOPOLIS CORRIDOR AND DOWNTOWN AREA PLAN

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber opened the public hearing for Cassopolis Corridor and Downtown Area Plan. There was no public comment. Ms. Schreiber closed the public hearing. Ms. Schreiber asked for a motion to confirm the resolution that amends the Development Plan for the Downtown Urban Renewal Area and the Cassopolis Street Corridor Economic Development Area. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### E. 234 ST. JOSEPH STREET

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to accept the counteroffer for the property at 234 St. Joseph Street and approve execute committee to accept the purchase agreement. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### F. RIVER GREENWAY BEHIND YORK WOODS APARTMENTS

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve Riverwalk Greenway repair project and appropriate \$55,000 from Downtown Allocation Area No. 1 Special Fund to cover the cost of repairs, request and authorize Board of Public Works, City Development Services and Engineering Department to proceed with the project. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### G. WOODLAND CROSSING DEMO CONTRACT

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to award the contract for demolition services to Ancon Construction and appropriate \$148,917 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to cover the cost of demolition and authorize officers to execute the agreement. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### H. WOODLAND CROSSING 2025 NEVO PROPOSAL

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Neighborhood Evolutions at a fee not to exceed \$171,000, approve a contract for services for continued engagement and appropriate \$85,500 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to cover the cost of part

one services, appropriate \$40,500 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to cover the cost of part two, and \$45,000 from Woodland Operations Special Account and authorize an execution of the agreement. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### I. WOODLAND CROSSING PARKING LOT SWEEP CONTRACT

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve Best Sweep Specialist contract for parking lot sweeping at Woodland Crossing and appropriate funds from Woodland Crossing CAM budget to pay for services. Moved by Mr. Steffen. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

#### J. WOODLAND CROSSING LANDSCAPE MAINTENANCE CONTRACT

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to \_\_\_\_ approve M.A.A.C. Property Services to provide landscaping maintenance services at Woodland Crossing on the common areas and appropriate \$16,684.64 from Woodland Crossing Operations account to cover services and authorize execution of all agreements. 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

- State Road 19 should be wrapped up by the end of the month
- Working with EPA on two properties (1101 Beardsley and Walter Piano site). A representative from the EPA will be on site to speak about the public engagement they will be doing and what their end of the project will look like and what they will be addressing.
- Official Groundbreaking with the developer for 515 East Project will be on May 20<sup>th</sup> at 2:30 pm

#### OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$27,894.72. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

The commissioners have the TIF Report.

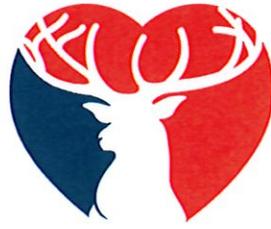
#### PUBLIC COMMENT

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 Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:24 p.m.

  
Sandra Schreiber, President



**City of Elkhart**  
*Redevelopment Commission*

Elkhart Redevelopment Commission  
Pre-Agenda Meeting Summary  
For May 9, 2025

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PRESENT: Sandi Schreiber, Gary Boyn, Dina Harris, Wes Steffen, Mike Huber, Sherry Weber, Jacob Wolgamood, Mary Kaczka, Drew Wynes and Joshua Hofer

PRESENT BY WEBEX: Chris Pottratz and Adam Fann

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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 May 13, 2025.