

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



Redevelopment Commission

Dina Harris
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2027

Cindy Ostrom
Member
Appointed by Council
Feb. 1, 2026 to Dec. 31, 2027

Dorisanne Nielsen
Non-Voting School
Board Advisor
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, March 10, 2026
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Luke Lefever, Cindy Ostrom, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Clayton Sidenbender (Elkhart Truth)

PRESENT BY WEBEX: Kara Kelly Weigard

Call to Order

This meeting was held in-person, telephonically, and virtually through WEBEX. The meeting was called to order at 4:02 p.m. by Ms. Schreiber, President.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the February 10, 2026, Regular Meeting Minutes. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. Opening of Bids

Mr. Adam Fann addressed the commission stating there are no bids to open.

B. Second Street Planter Materials

Mr. Adam Fann addressed the commission to answer questions. Ms. Schreiber asked for a motion to approve the planter materials from Willoway, Inc. and appropriate \$19,999 from the Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

C. Second Street Bus Shelters

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the purchase and installation of new bus shelters on Second Street from Premium Concrete Services and appropriate \$25,000 from Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Second by Ms. Ostrom. Voice vote, all in favor. Motion approved.

D. Park 131 Award to Premium Concrete

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to reject the bid from Robert Henry Corporation as incomplete and non-responsive and approve the award of the Park 131 project contract to Premium Concrete on their bid of \$228,550 and appropriate \$250,000 from Downtown Allocation Area No. 1 Special Fund to pay for the project with any unused funds to be returned to the appropriate account. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

E. Concord Lease Amendment 1

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the release of the Leer site from the lease agreement with Concord Mall, as of the date of closing of the sale of the Leer site, approve the form in terms of the amendment number one to the lease agreement and authorize its execution. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

F. Approval of Barnes & Thornburg, LLP as Bond Counsel

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Barnes & Thornburg to provide bond council services on the project, pursuant the terms of the agreement that is attached at a fee not to exceed \$30,000 plus expenses to be paid from proceeds of the bond and approve the form and content of that employment agreement and all attachments and exhibit there to. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

G. Amendment to Karen Drive Right of Way Contract with DLZ

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amended and restated contract with DLZ Indiana, LLC for the work being done on Karen Drive extension project. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

STAFF UPDATES

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

- EPA and IDEM in town next week touring the brownfield sites in Elkhart that have ongoing remediation or already remediated and redeveloped.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$18,173.21. Moved by Mr. Lefever. Second 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. Second by Mr. Lefever. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:16 p.m.

A handwritten signature in black ink that reads "Sandra Schreiber". The signature is written in a cursive style with a large initial "S".

Sandra Schreiber, President

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

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

PRESENT BY WEBEX: Chris Pottratz

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 March 10, 2026.