

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

REGULAR MEETING MINUTES February 2, 2026 at 3:00 pm City Annex Building Conference Room

Present: James Gardner, Therese Geise, Bill Lavery, Kristen Smole, Mike Huber, Drew Wynes, Thalia Mora, and Lucas Ribeiro (Premier Properties, LLC)

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 3:00 p.m.

Approval of Minutes

Mr. Gardner asked for a motion to approve the regular meeting minutes for December 1, 2025. Moved by Mr. Lavery and seconded by Mr. Dawson. Voice vote, all in favor. Minutes approved.

Election of Officers

Mr. Dawson moved to re-elect the existing officers to the same positions. Seconded by Ms. Huber. Voice vote, all in favor. Motion approved.

- a) Secretary: Ms. Kristen Smole
- b) Vice President: Ms. Therese Geise
- c) President: Mr. James Gardner

Financials:

Mr. Huber made a motion to approve November 30, 2025 and December 31, 2025 INOVA financial statement. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.

Mr. Huber made a motion to approve the 2025 Community Foundation financial statement. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.

Mr. Huber made a motion to approve Kruggel Lawton invoice #395963 for \$1,433.75. Seconded by Ms. Smole. Voice vote, all in favor. Motion approved.

Old Business

No old business

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New Business

a) Premier Property Emergency Grant Application

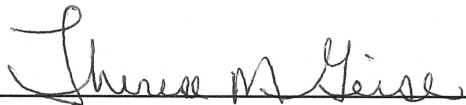
Lucas Ribeiro from Premier Properties, LLC addressed the board and answered questions regarding the emergency grant application he submitted for \$5,000 to complete necessary repairs to the rear porch entrance, ensuring safety and accessibility for residents at 130 North Main St. Mr. Dawson moved to approve the \$5,000 emergency grant for Premier Properties (130 North Main St location). Seconded by Mr. Gardner. Voice vote, four in favor, Ms. Geise abstained. Motion approved.

b) Future of Grant Program

The board continued discussions on developing a more robust grant program with clearer criteria for funding applications, evaluating and potentially raise the cap on the existing grant program, and bring back a proposal regarding the new programs and their guidelines for further discussion.

Adjournment:

Mr. Gardner asked for a motion to adjourn the meeting. Moved by Ms. Smole. Seconded by Mr. Lavery. Voice vote, all in favor. Meeting adjourned at 3:32 p.m.



James Gardner, President, Vice
Therese M. Geise