

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
Member
Appointed by Mayor
Jan. 1, 2024 to Dec. 31, 2027



Dina Harris
Secretary
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2024

Wes Steffen
Vice President
Appointed by Council
Jan. 1, 2024 to Dec. 31, 2024

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, January 13, 2026
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Wes Steffen, Willie Brown, Luke Lefever, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka and Megan Erwin

PRESENT BY WEBEX: Chris Pottratz, Greg Balsano, Thomas Everett, Lewis Anne Deputy, Paul Shaffer, Jamie Arce, 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 4:06 p.m. by Ms. Schreiber, President.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the December 9, 2025, Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. ELECTION OF OFFICERS

Ms. Harris made a motion to re-elect the existing officers to the same positions. Seconded by Mr. Brown. Voice vote carried with all in favor and non-opposed. Motion approved.

- A. Secretary: Ms. Dina Harris
- B. Vice President: Mr. Wes Steffen
- C. President: Ms. Sandra Schreiber

B. OPENING OF BIDS

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

C. Public Hearing for Tax Increment Revenue Bond for South Main and Woodland Crossing Infrastructure

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.

D. Tax Increment Revenue Bond for South Main and Woodland Crossing Infrastructure

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the issuance of tax increment revenue bonds for the local public improvements listed in the resolution, all in accordance with the terms and conditions set forth in the resolutions. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to appropriate the proceeds of the tax increment revenue bond including the investment earnings there on and related matters to pay for the bond issuance that was just approved. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved

E. 1030 Princeton Street Purchase and Development Agreement

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the sale of 1030 Princeton Street at the price on the term set forth in the agreement and approve the terms and conditions of the attached purchase agreement. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

F. Airport Hangar Project

Ms. Megan Erwin addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the expenditure of additional funds to cover the hangar project and appropriate the sum of \$415,098.34 from the Aeroplex Allocation Area Special Fund to reimburse the City for expenditures made on the project. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

G. Courthouse Demolition

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the demolition project that has been proposed and approve the award by the Board of Public Works and CNE Excavating to do the work and appropriate the sum of \$1,175,000 from the Downtown Allocation Area No. 1 Special Fund to cover the projected cost of the project and for the Board of Public Works to do the contracting and supervise the project. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

H. Carriage House Pre-Approval Plans Contract

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Carriage House at the rate set forth in the proposal at a fee not to exceed \$45,265, authorize present staff to negotiate the terms of the contract for services, all subject to final approval by the legal counsel for the commission and appropriate the sum of \$45,265 from the Downtown Allocation Area No. 1 Special Fund to cover the cost of the services. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

I. Locksmith Services for 1913 Yuma

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to employ a locksmith to perform services and appropriate the sum of \$2,000 from the Consolidated South Elkhart Area Special Fund to cover the cost. Moved by Mr. Lefever. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

J. Streetcraft, LLC Contract

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Streetcraft to provide video services at a not to exceed cost of \$5,000, approve the form and content of the contract for services and appropriate \$5,000 from the Downtown Elkhart Allocation Area No. 1 Special Fund to pay for those services. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

K. Abonmarche Woodland Crossing Design Contract

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Abonmarche to provide design services, authorize present staff to negotiate the final terms of the engagement letter and authorize them to present, execute and deliver that engagement letter on approval of legal counsel for the commission and appropriate \$15,000 from Consolidated South Elkhart TIF Area Special Account to cover the cost of those services with any unused amount to be returned to the appropriate account. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

M. Ice Miller (LaBour Pump) Appropriation

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to appropriate \$30,000 for Ice Miller (LaBour Pump) litigation and appropriate \$30,000 from the Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to apply to the current and future Ice Miller fees for the LaBour Pump matter. Moved by Mr. Steffen. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

L. Park 131

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to authorize the issuance of bids. Moved by Mr. Steffen. Seconded 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

- **Walter Piano Site** – The City will receive roughly \$2,000,000 for remediation of the Walter Piano site through the Public Works utilities loan process through Indiana Finance Authority.
- **Roundhouse Grant** – The last public meeting was held for the Roundhouse grant application. We will be submitting our application for a \$4,000,000 clean up grant.
- **Wes Steffen** is resigning from the Redevelopment Commission. Mike Huber thanked Wes Steffen for his years of service to the Redevelopment Commission. Other commission members thanked Wes for his many years of service. Cindy Ostrom was appointed by the council to replace Wes and will start in February.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$32,412.74. Moved by Ms. Harris. Seconded by Mr. Brown. 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 Mr. Brown. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:44 p.m.


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Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For January 9, 2026

PRESENT: Dina Harris, Willie Brown, Wes Steffen, Gary Boyn, Cindy Ostrom, 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 January 13, 2026.