

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



City of Elkhart
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

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, MARCH 10, 2026 at 4:00 P.M.**

THIS MEETING WILL BE HELD IN-PERSON & ELECTRONICALLY VIA WEBEX

To join, go <https://signin.webex.com/join>
enter **2303 406 2511** as the event number and **RDC3** as the event password.

To join by phone, call **1-415-655-0001**, enter **2303 406 2511##**
*Press *6 to unmute telephone*

Comments and questions may be submitted via the WebEx app during the meeting or may be submitted to Michael.Huber@cityofelkhartin.gov prior to the meeting.

1. **Call to Order**
2. **Approval of Minutes**
 - February 10, 2026, Regular Meeting Minutes
3. **New Business**
 - a) **Open Bids**
 - b) **Second Street Planter Materials**
 - Authorize the expenditure of funds for Second Street planter material from Willoway Nurseries, Inc. and appropriate \$19,999 from Downtown Allocation Area No. 1 Special Fund.
 - c) **Bus Shelter**
 - Authorize expenditure of funds for Second Street bus shelters and appropriate \$25,000 from Downtown Allocation Area No. 1 Special Fund.
 - d) **Award Park 131 Bid**
 - Approve Park 131 Award of Premium Concrete contract and appropriate \$250,000 from Downtown Allocation Area No. 1 Special Fund.
 - e) **Concord Lease Amendment 1**
 - Approve Amendment No. 1 to lease agreement for Concord Mall parking lot.

f) Approval of Barnes and Thornberg, LLP as Bond Counsel

- Approve employment of Bond Counsel (Barnes & Thornberg, LLP) and appropriate \$30,000 plus expenses.

g) Amendment to Karen Drive Right of Way Contract

- Approve amendment to Karen Drive Right of Way contract with DLZ.

4. Staff Updates

5. Other Business

- a) Warrick and Boyn Invoice
- b) TIF Report

9. Public Comment

10. Adjournment

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

PRESENT: Dina Harris, Sandi Schreiber, Willie Brown, Luke Lefever, Cindy Ostrom, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Drew Wynes, and Greg Conrad (Habitat for Humanity)

PRESENT BY WEBEX: Chris Pottratz, 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 4:00 p.m. by Ms. Schreiber, President.

Acceptance of Resignation

Ms. Schreiber asked for a motion to accept the resignation of Wes Steffen as a member of the commission and Vice President. Moved by Ms. Harris. Second by Mr. Brown. Cindy Ostrom is appointed by Council to fill this position on the Redevelopment Commission.

Re-Election of Officers

Mr. Brown made a motion to elect Dina Harris as Vice President of the Redevelopment Commission. Second by Ms. Ostrom. Voice vote carried with all in favor and non-opposed. Motion approved.

Ms. Harris made a motion to elect Willie Brown as Secretary of the Redevelopment Commission. Second by Ms. Ostrom. Voice vote carried with all in favor and non-opposed. Motion approved

- Secretary: Mr. Willie Brown
- Vice President: Ms. Dina Harris

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the January 13, 2026, Regular Meeting Minutes. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. Opening of Bids

Mr. Jacob Wolgamood opened submitted bids for the Park 131 project. The commission received the following bids:

Robert Henry Corporation	\$139,719
Indiana Earth, Inc.	\$314,000
Premium Concrete Services	\$228,550

B. Garrison Frazier

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.

Ms. Schreiber asked for a motion to approve the resolution as presented approving the use of \$2,000,000 of Consolidated South Elkhart TIF Revenues and \$3,800,000 of Downtown No. 1 TIF Revenues subject to appropriation to apply to the cost of the Garrison Frazier Project. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the resolution as presented pledging the \$2,000,000 of Consolidated South Elkhart and \$3,800,000 of Downtown Allocation Area No. 1 TIF revenues to the payment of the \$9,000,000 of bonds for the Garrison Frazier Project. Moved by Ms. Harris. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the resolution as presented appropriating the \$2,000,000 of Consolidated South Elkhart TIF Revenues and \$3,800,000 of Downtown Allocation Area No. 1 TIF Revenues from the accounts specified in the resolution. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

C. Advantix

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.

Ms. Schreiber asked for a motion to approve the resolution as presented approving the use of \$500,000 of Consolidated South Elkhart TIF Revenues to fund the EDC loan to Advantix Development Corporation. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

Ms. Schreiber asked for a motion to approve the resolution as presented appropriating the sum of \$500,000 from Consolidated South Elkhart TIF Revenues from the specified account to fund the EDC loan. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

D. South Main Street Infrastructure

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to give permission to release the South Main Street infrastructure bid. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

E. Woodland Crossing Ancon Change Orders #3-#7

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve change orders three through seven which increase the contract price by \$602,100.56 to arrive at the final contract price of \$4,237,979.76 and appropriate the sum of \$602,100.56 from the Consolidated South Elkhart Allocation Area Special fund to cover the cost of these additional services with all funds unused to be returned to the appropriate account. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, four in favor, Mr. Lefever abstained. Motion approved.

F. Woodland Crossing HVAC Systems and Roof Replacement

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to rescind the bid opportunities for Woodland Crossing HVAC system and roof replacement. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, four in favor, Mr. Lefever abstained. Motion approved.

G. TIF Spending Plan Adjustment

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amended 2026 spending plan as outlined in the resolution which pertains to the accounts specified in the resolution. Moved by Mr. Brown. Second by Mr. Lefever. Voice vote, all in favor. Motion approved.

H. CDBG Subrecipient Agreement

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the project and use of the CDBG grant funds to cover the public improvements as requested and appropriate the sum of \$235,000 as follows from Plan Year 2021 the amount of \$22,370.19, from Plan Year 2023 the amount of \$43,750, from Plan Year 2024 the amount of \$125,000, from Plan Year 2025 the amount of \$43,877.81 all of which is to be assigned to account number 2226-5-631-4314310. Moved by Mr. Lefever. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

I. Park 131 Bids

Mr. Jacob Wolgamood addressed the commission stating he would like more time to review the bids submitted for the Park 131 project and will report back with a recommendation for award at the next meeting. Ms. Schreiber asked for a motion to request staff to review the bids in more

detail and report back to the commission at the March meeting with a recommendation. Moved by Mr. Brown. Second by Ms. Harris. Voice vote, all in favor. Motion approved.

J. Ice Miller G&W VRP Services Fund Appropriation

Ms. Schreiber asked for a motion to appropriate \$30,000 from the Consolidated South Elkhart Allocation Area Special Fund to apply to the payment of current and future Ice Miller G&W VRP Services statements as billed with any balance remaining after completion of the services to be applied back to the appropriate account. Moved by Ms. Harris. Second by Mr. Brown. Voice vote, all in favor. Motion approved.

STAFF UPDATES

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

- **Second Street Planters** – Planters are delivered. We are working with Buildings and Grounds to get them filled with soil and how to place them. A contract for trees and plant material for the planters to be presented at the March meeting.
- **Woodland Crossing** – We are about 30% completed and should have spaces open around the end of April to the beginning of May.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$19,928.13. Moved by Ms. Harris. Second by Mr. Lefever. 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 4:34 p.m.

Sandra Schreiber, President

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

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

PRESENT BY WEBEX: Gary Boyn

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 February 10, 2026.

RESOLUTION NO. 26-R-_____

A RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF ELKHART, INDIANA APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF ALLOCATION AREA NO.1 FUNDS FOR SECOND STREET PLANTER MATERIAL

WHEREAS, the conversion of 2nd Street to two way traffic and installation of the related streetscape improvements is an important element of its Downtown Redevelopment Plan and the Commission has received a request to provide funding to continue the project by funding the purchase planter material for the new planters installed as part of that project; and

WHEREAS, the Commission deems it proper and in the best interest of the community and its citizens that the request be approved and funded.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission approves the purchase of planter material from Willoway Nurseries Inc. as described in the attached Allocation Of Order and appropriates from the Allocation Area No. 1 Special Fund, Account 4445-5-000-4420000, and authorizes the expenditure of, the sum of \$19,999.00 to fund the purchase.
2. Such appropriation shall continue in effect until the completion of the Project. Any surplus shall be credited to the proper fund as provided by law.

ADOPTED BY MAJORITY VOTE OF THE REDEVELOPMENT COMMISSION AT A PUBLIC MEETING HELD ON THE 10TH DAY OF MARCH 2026.

ELKHART REDEVELOPMENT COMMISSION

BY _____
Sandra Schreiber, President

ATTEST:

Willie L. Brown, Secretary

Memo

To: Redevelopment Commission Member
From: Adam Fann
Date: 3/3/26
Re: 2nd Street Planters

As you know part of the 2nd Street 2 way conversion the RDC purchased planters to go along the West side of the road to improve pedestrian comfort and add visual interest to the corridor. The attached orders are for the plant material to go in those planters. Staff is requesting the Commission approve the orders and allocate the sum of \$19,999 from DT TIF account 4445-5-000-4420000 to cover these costs. This money has already been budgeted for in our spending plan.



Allocation of Order

This document confirms the committed product and pricing per your request.

Doc No. ORD109773
 Doc Date 2/6/2026
 Printed Date 2/20/2026
 Page 1

P.O. Box 299 - Avon, OH 44011
 866-934-4435 phone 440-934-5826 fax

Bill To

CITY OF ELKHART BUILDINGS & GROUNDS
 229 S. 2nd ST.
 ELKHART IN 46516

Ship To

CITY OF ELKHART BUILDINGS & GROUNDS
 1100 MCDONALD ST.
 ELKHART IN 46516

(574) 970-0542 Ext. 0000

(574) 970-0542 Ext. 0000

PO Number	Customer	Salesperson	Ship Method	Terms
	32330	46	DELIVERY	Net 30

Qty Commit	Req	UPC #	Item Description	Unit Price	Ext Amount	Units	Date Avail	
60	60	20908	ASTER ERICOIDES SNOW FLURRY G1 AB	\$8.80	\$528.00	300	2/20/2026	
60	60	10329	CERATOSTIGMA PLUMBAGINOIDES 19CM	\$7.60	\$456.00	300	2/20/2026	
60	60	21736	GERANIUM 'AZURE RUSH' G1 PTW	\$12.80	\$768.00	300	2/20/2026	
60	60	20189	GERANIUM SANGUINEUM 'MAX FREI' 19CM	\$9.60	\$576.00	300	2/20/2026	
60	60	21733	GEUM 'TEMPO ORANGE' G1 PTW	\$11.15	\$669.00	300	2/20/2026	
60	60	21408	HEMER 'DOUBLE PARDON ME' 19CM PTW	\$12.25	\$735.00	300	2/20/2026	
60	60	18405	HEMER 'GOING BANANAS' 19CM PW	\$11.75	\$705.00	300	2/20/2026	
60	60	11449	HEMER 'GRAPE MAGIC' 19CM	\$9.15	\$549.00	300	2/20/2026	
56	56	21669	MALUS 'RASPBERRY SPEAR' G15 72"	\$117.40	\$6,574.40	2800	2/20/2026	
60	60	14458	NEPETA X 'WALKER'S LOW' 19CM	\$7.10	\$426.00	300	2/20/2026	
60	60	18817	PHLOX SUB. 'EMERALD PINK' 19CM	\$8.55	\$513.00	300	2/20/2026	
60	60	20931	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' G1 AB	\$10.75	\$645.00	300	2/20/2026	
Total Units						6100	Total Amt	\$13,144.40

Thank You For Your Business

The products listed above have been reserved for your account. Please review this document for accuracy. Contact us with any questions. Willoway accepts your order as indicated above. Final plant delivery is subject to conditions that may limit ability to ship including: crop failure, fire, drought, frost, and general inclement weather. Plant deliveries may be delayed based on the condition of the plant. All claims for condition of plants/quantity of plants shipped must be made upon receipt of the plants.




Load Detail For: 32330
 CITY OF ELKHART BUILDINGS & GROUNDS

System: 2/20/2026 11:17:03 AM

Ship To: SHIP-ELKH

Load #: 234681

PO/Job Code:

Item #	Description	UPC Chk	Qty To Ship	Value	Amount	Units	Retail Price
21669	MALUS 'RASPBERRY SPEAR' G15 72"	746326216694	56	\$117.40	\$6,574.40	2,800.00	
			 * 7 4 6 3 2 6 2 1 6 6 9 4 *				
# of items: 1			56	\$6,574.40	2,800.00		

RESOLUTION NO. 26-R-_____

A RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF ELKHART, INDIANA APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF ALLOCATION AREA NO.1 FUNDS FOR SECOND STREET BUS SHELTERS

WHEREAS, the conversion of 2nd Street to two way traffic and installation of the related streetscape improvements is an important element of its Downtown Redevelopment Plan and the Commission has received a request to provide funding to purchase and install new bus shelters on 2nd Street as part of that project; and

WHEREAS, the Commission deems it proper and in the best interest of the community and its citizens that the request be approved and funded.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission approves the purchase and installation of new bus shelters on 2nd Street from Premium Concrete Services as described in the attached Quote and appropriates from the Allocation Area No. 1 Special Fund, Account 4445-5-000-4420000, and authorizes the expenditure of, the sum of \$25,000.00 to fund the purchase and installation.
2. Such appropriation shall continue in effect until the completion of the Project. Any surplus shall be credited to the proper fund as provided by law.

ADOPTED BY MAJORITY VOTE OF THE REDEVELOPMENT COMMISSION AT A PUBLIC MEETING HELD ON THE 10TH DAY OF MARCH 2026.

ELKHART REDEVELOPMENT COMMISSION

BY _____
Sandra Schreiber, President

ATTEST:

Willie L. Brown, Secretary

Memo

To: Redevelopment Commission Member
From: Adam Fann
Date: 3/3/26
Re: 2nd Street Bus Shelters

As part of the 2nd Street 2 way conversion and Court House redevelopment the Commission has been asked by the Public Works staff to help in relocating the bus transfer area to the South end of 2nd Street. In doing so new shelters are needed so staff is requesting the Commission approve the purchase and management of the installation of new bus shelters to be located in this area. Allocate the sum of \$25,000 from DT TIF account 4445-5-000-4420000 to cover these costs. This money has already been budgeted for in our spending plan.

ITEMIZED QUOTE FORM
SECOND STREET BUS SHELTER INSTALLATION

Item	Description	Estimated Quantity	Units	Unit Price	Subtotal
1	Mobilization and Demobilization, Maximum 10%	1	LSUM	\$ 2,250 ⁰⁰	\$ 2,250 ⁰⁰
2	Bus Shelters	3	EACH	\$ 7,500 ⁰⁰	\$ 22,500 ⁰⁰
	GRAND TOTAL			\$ 24,750 ⁰⁰	

RESOLUTION NO. 26-R-_____

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF ELKHART, INDIANA, APPROVING PARK 131 AWARD OF CONTRACT AND APPROPRIATING FUNDS

Whereas, the Commission has received and reviewed bids for the Park 131 Project for the construction of a pocket park at the corner of West Lexington and South Main; and

Whereas, the Commission has determined that the lowest bid from Robert Henry Corporation should be rejected as incomplete and nonresponsive, having omitted key elements of the Project; and

Whereas, the Commission considers the next lowest bid of \$228,550.00 submitted by Premium Concrete Services ("Premium Concrete") to be responsive and a fair price for the proposed work and believes it is in the best interest of the City and its inhabitants that the contract be awarded to Premium Concrete and the funds be appropriated.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission rejects the bid of Robert Henry Corporation as incomplete and nonresponsive.
2. The Commission approves the award of the Park 131 Project contract to Premium Concrete in the amount of \$228,550.00.
3. The Commission appropriates the sum of \$228,550.00 from the Downtown Allocation Area No. 1 Special Fund, Account No. 4445-5-000-4430100, to pay for the Project.
4. The Officers of the Commission are authorized and directed to perform all acts they deem necessary and appropriate to facilitate the Project.

ADOPTED BY UNANIMOUS VOTE THIS 10th DAY OF MARCH 2026.

CITY OF ELKHART, REDEVELOPMENT
COMMISSION

By _____
Sandra Schreiber, President

ATTEST:

By _____
Willie L. Brown, Secretary

Community and Redevelopment

Memo

To: Redevelopment Commission Members
From: Jacob Wolgamood
Date: 3/2/26
Re: Permission to Award Park 131

Development Services is requesting permission to award a contract for the Park 131 project.

We received and opened three bids for this project at the February 10th commission meeting. The results are as follows:

Company	Base Bid	Bid with Alternates
Premium Concrete Services	\$228,550.00	\$249,850.00
Indiana Earth	\$314,000.00	\$348,000.00
Robert Henry Corp.	\$139,719.00	\$159,804

After review of all the bids received, the bid provided by Robert Henry Corp. was deemed to be non-responsive due to their intentional omission of portions of the project that were outlined in the specifications of the bid documents. Specifically, these items were related to the complete costs for procurement and installation of the pergolas and the alternate water and sewer services. The other two bids provided costs for these items without exception.

We are requesting the Redevelopment Commission award the Park 131 project to Premium Concrete Services who has been determined to be the lowest responsive and responsible bidder.

RESOLUTION NO. 26-R-_____

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE
CITY OF ELKHART, INDIANA, APPROVING AMENDMENT NO. 1 TO
LEASE AGREEMENT FOR CONCORD MALL PARKING LOT

Whereas, The Commission has leased from Elkhart Concord LLC the former Concord Mall parking lot area as described in the Lease Agreement dated March 20, 2024 (the "Property"); and

Whereas, the Commission has reviewed the form and terms of Amendment No. 1 to the Lease Agreement attached hereto (the "Amendment"), and finds that the sale of the Leer Site described therein furthers the Master Development and Economic Development Area Plans, encourages mixed uses in the area, and will incentive and encourage further development of the Mall area and surrounding properties in furtherance of the Plans for the Area, and the Leer Site should be released and omitted from the terms of the Lease Agreement.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission approves the release of the Leer Site from the Lease Agreement as of the date of closing of the sale of the Site.
2. The Commission approves the form and terms of the Amendment.
3. The Officers of the Commission are hereby authorized to execute and deliver the Amendment and do all acts which they deem necessary and desirable in furtherance of this Resolution.

ADOPTED BY MAJORITY VOTE AT A MEETING OF THE COMMISSION THIS 10th DAY OF MARCH 2026.

CITY OF ELKHART, REDEVELOPMENT
COMMISSION

By _____
Sandra Schreiber, President

ATTEST:

By _____
Willie L Brown, Secretary

AMENDMENT NO. 1 TO LEASE AGREEMENT

This Amendment No. 1 (“Amendment No. 1”) to the Lease Agreement dated March 20, 2024 (the “Lease Agreement”) between Elkhart Concord LLC as Landlord and City of Elkhart, Indiana, Department of Redevelopment, acting by and through its Redevelopment Commission, as Lessee, pertaining to a portion of the parking lot area at the former Concord Mall, is entered into as of the 10th day of March 2026.

Whereas, the Landlord is selling the portion of the leased premises as described on Exhibit A hereto (the “Leer Site”); and

Whereas, the Landlord and Tenant agree that Leer Corporation’s proposed use of the Leer Site furthers the Master Development Plan and the Economic Development Area Plan, and the Leer Site should be a released and omitted from the Lease Agreement pursuant to Paragraph 15 of the Lease Agreement.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Leer Site is released from the Lease Agreement as of the date of closing on the sale of the Leer Site and shall thereafter not be deemed part of the Leased Premises or subject to the terms of the Lease Agreement.
2. Elkhart Concord LLC shall remain fully obligated to perform all its duties and obligations under the Lease Agreement, as the future owner is not assuming any of the duties or obligations of Elkhart Concord LLC under the Lease Agreement.

In Witness Whereof, the parties have executed this Amendment No. 1 as of the date above set forth.

Elkhart Concord LLC

City of Elkhart, Indiana
Department of Redevelopment

By: _____
Christopher S. Semarjian, Manager

By: _____
Sandra Schreiber, President
Elkhart Redevelopment Commission

Land Description

A part of the South Half of Section 22, Township 37 North, Range 5 East, Second Principal Meridian, Concord Township, Elkhart County, State of Indiana, prepared by Christian F. Marbach, registration number LS80880002, with Surveying And Mapping, LLC, project number 1025101671, certified on September 21, 2023 and being more particularly described as follows:

Commencing at a 1/2-inch pipe marking the Northeast most corner of Dunlap Dells subdivision, recorded in Plat Book 9 Page 65, in the office of the Recorder of Elkhart County, Indiana, said pipe is also a corner of land conveyed to Elkhart Concord LLC in Document Number 2023-16844 in said Recorder's office; thence South 0 degrees 00 minutes 13 seconds East along the East line of said Dunlap Dells subdivision, also being the East right-of-way line of Concordia Court and the West line of said Elkhart Concord LLC land a distance of 641.45 feet to a 1/2-inch pipe; thence South 18 degrees 50 minutes 20 seconds East along the East line of said Dunlap Dells subdivision, also being the East right-of-way line of Concordia Court and the West line of said Elkhart Concord LLC land a distance of 266.65 feet to a 5/8-inch rebar with a cap stamped SAM LLC Firm 112 marking the Point of Beginning of this description; thence North 38 degrees 37 minutes 51 seconds East a distance of 487.28 feet to a MAG nail with washer stamped SAM LLC Firm 112; thence South 51 degrees 22 minutes 43 seconds East a distance of 767.06 feet to a MAG nail with washer stamped SAM LLC Firm 112; thence South 38 degrees 37 minutes 46 seconds West a distance of 288.04 feet to a MAG nail with washer stamped SAM LLC Firm 112; thence North 53 degrees 01 minutes 59 seconds West a distance of 116.14 feet to a 5/8-inch rebar with a cap stamped SAM LLC Firm 112; thence South 76 degrees 14 minutes 08 seconds West a distance of 64.87 feet to a 5/8-inch rebar with a cap stamped SAM LLC Firm 112; thence South 28 degrees 33 minutes 29 seconds West a distance of 119.67 feet to a 5/8-inch rebar with a cap stamped SAM LLC Firm 112; thence North 62 degrees 39 minutes 56 seconds West a distance of 197.31 feet to a 1/2-inch pipe marking a corner of said Elkhart Concord LLC land; thence North 62 degrees 39 minutes 56 seconds West along a southwesterly line of said Elkhart Concord LLC land a distance of 400.42 feet to a 3/4-inch pipe on the East right-of-way line of said Concordia Court also being on the East line of said Dunlap Dells subdivision; thence North 27 degrees 15 minutes 00 seconds East along the East line of said Dunlap Dells subdivision, also being the East right-of-way line of Concordia Court and the West line of said Elkhart Concord LLC land a distance of 71.23 feet to a 1/2-inch pipe; thence North 18 degrees 50 minutes 20 seconds West along the East line of said Dunlap Dells subdivision, also being the East right-of-way line of Concordia Court and the West line of said Elkhart Concord LLC land a distance of 38.09 feet to the Point of Beginning.

Containing 8.394 acres of land.

RESOLUTION NO. 26-R-_____

RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE
CITY OF ELKHART, INDIANA, APPROVING EMPLOYMENT OF
BOND COUNSEL

Whereas, The Commission desires to employ Barnes & Thornburg LLP as Bond Counsel in connection with the proposed issuance of Taxable Redevelopment District Tax Increment Revenue Bonds (Residential Infrastructure Fund Project) to evidence the loan the Commission expects to receive from the IFA Residential Infrastructure Fund for infrastructure improvements in connection with the South Main Street Project and the Woodland Crossing Project (the "Projects"), which services are outlined in the attached Representation Agreement (the "Agreement"); and

Whereas, the Commission has reviewed the Agreement and believes it is in the best interest of the City and its inhabitants that Barnes & Thornburg LLP be employed to provide the services described therein.

NOW THEREFORE, BE IT RESOLVED:

1. The Commission approves the employment of Barnes & Thornburg LLP to provide professional services required to pursue the Projects all pursuant to the terms set forth in the attached Agreement at a fee not to exceed \$30,000, plus expenses, to be paid from proceeds of the Bonds to be deposited into Account _____.
2. The Commission approves the form and content of the Agreement and all attachments and exhibits thereto.
3. The Commission authorizes its officers to execute and deliver the Agreement and to do all acts which they deem necessary and desirable to carry out the terms and obligations contemplated therein.

ADOPTED BY UNANIMOUS VOTE THIS 10th DAY OF MARCH 2026.

CITY OF ELKHART, REDEVELOPMENT
COMMISSION

By _____
Sandra Schreiber, President

By _____
Willie L. Brown, Secretary

Rod Roberson
Mayor

Michael Huber
Director of Development Services



Development Services
Community Development
Economic Development
Planning Services
Redevelopment
229 S. Second St.
Elkhart, IN 46516
574.294.5471
Fax: 574.295.7501

Warrick & Boyn
February 2026
Invoice
Total Current
Work
\$18,173.21