

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, October 14, 2025
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, and Mary Kaczka

PRESENT BY WEBEX: Chris Pottratz and Lewis Anne Deputy

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 September 9, 2025, Regular Meeting Minutes and July 29, 2025, Special Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

Mr. Wolgamood addressed the commission and opened submitted bids for asbestos assessment and remediation at 812 South Main Street and 420 South Second Street. Mr. Wolgamood will review the bids and report back to the commission.

420 South Second Street

- Star Environmental \$125,000
- Jerry Reed \$36,200

812 South Main Street

- Star Environmental \$25,000
- Jerry Reed \$55,000

B. 2026 Redevelopment Commission Meeting Schedule

Ms. Schreiber asked for a motion to approve the proposed 2026 Redevelopment Commission meeting schedule. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

C. Roundhouse Proposal

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the proposal of Roberts Environmental and appropriate the sum of \$12,000 from the Downtown Allocation Area No. 1 Special Fund. Moved by Mr. Lefever. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

D. Parcel Offering

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to offer the four parcels listed in the resolution under item #IC36-7-14-22.6 to abutting property owners all on the terms set forth on the resolution that has been presented. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

Parcels: 928 W Marion 403 Jackson Place
 Adjacent and East of 507 Virginia Street 322 Gross Street

E. 742 S Main Purchase Agreement

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the purchase of the property at 742 South Main Street for \$235,000, approving the terms and conditions of the purchase agreement and appropriate \$245,000 from the Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund to cover the cost of the acquisition-related costs. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

F. Woodland Crossing Phase 1 RFQ-P Design Build Firm

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the proposal submitted by Ancon Construction Company, Inc. in the amount of \$3,314,000 and appropriating that sum from the Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund to cover the cost of those services. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

G. PY 2025 CDBG Subrecipient Agreements

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the CDBG Subrecipient Agreements for Boys and Girls Club of Elkhart County, County, Inc., Council on Aging of Elkhart County, Health Plus Indiana, Maple City Health Care Center, and YWCA North Central Indiana. Moved by Mr. Steffen. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

H. 229 State Street Purchase Agreement

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the sale of 229 State Street in accordance to the terms in the purchase agreement attached to the resolution. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

I. 138 West Hively Ste. 1 Asbestos Abatement

Ms. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the employment of Specialty Systems of South Bend, Inc. to provide services for asbestos abatement at 138 W. Hively Avenue, Suite 1 at a not to exceed price of \$8,420 and appropriate that sum from the Woodland Crossing Operating Fund. Moved by Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved.

Mr. Jacob Wolgamood addressed the commission and asked for more time to review the submitted bids in more detail, compare them to Clean Air Environmental who we have on contract with the City to do some of this type of work and compare the costs then get back to the commission on a decision.

STAFF UPDATES

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

- Second Street Planters – Delivered in November and installed
- Roundhouse – City is hosting a public meeting for Roundhouse. Roberts Environmental will present on the cleanup procedure, clean up types, and collect input through the community on the end use for the site.
- IEDC/Lilly Endowment – City is the recipient of \$12,000,000 from the IEDC through the Lilly Endowment Blight Elimination Program for projects in the Benham Neighborhood, Garrison Frazier development for South Main and Freight Street, Heart City and Goodwill build out of Sears, the Woodland Crossing build out of the new municipal utility infrastructure to support the new housing and the interior build out of the old Big Lots space,
- The Technical Review Committee is outright rejecting the proposal from R. Yoder for Woodland Crossing Phase I due to a lack of budget justification.
- We will present the 2026 budget for approval at the November RDC Meeting.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyne invoice in the sum of \$23,590.63. Moved by Mr. Lefever. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

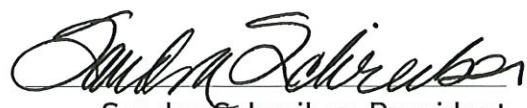
The commissioners have the TIF Report.

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 Ms. Harris. Seconded by Mr. Steffen. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:23 p.m.



Sandra Schreiber, President

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Elkhart Redevelopment Commission Pre-Agenda Meeting Summary For October 10, 2025

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

PRESENT BY WEBEX: Chris Pottratz

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 October 14, 2025.