

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

REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, JUNE 10, 2025
4:00 p.m.

PRESENT: Sandi Schreiber, Dina Harris, Luke Lefever, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Mary Kaczka, Joshua Hofer, Chris Erb, Conway Hershberger, Greg Balsano (Baker Tilly), Alex Holtz, Crystal Welsh, Andy Jones

PRESENT BY WEBEX: Chris Pottratz, Lewis Anne Deputy, 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.

AMENDMENT OF AGENDA

Ms. Schreiber asked for a motion to amend the June 10, 2025, Regular Meeting Agenda. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the May 13, 2025, Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Minutes approved.

NEW BUSINESS

A. OPENING OF BIDS

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

B. 2025-2029 CITIZEN PARTICIPATION PLAN, 2025-2029 NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA), CDBG CONSOLIDATED PLAN, and 2025 ANNUAL ACTION PLAN PUBLIC HEARING

Ms. Mary Kaczka gave a presentation and addressed the commission to answer questions. Ms. Schreiber opened the public hearing. No one from the public was present to ask questions. Ms. Schreiber closed the public hearing.

C. BAKER TILLY PRESENTATION OF ANNUAL TIF REPORT

Mr. Greg Balsano from Baker Tilly presented the Annual TIF Report to the commission and answered questions.

D. ADOPTION OF NO EXCESS TIF STATEMENTS

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to acknowledge there is no excess TIF to be distributed. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

E. BOULDER RUN PUBLIC HEARING AND CONFIRMING RESOLUTION

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber opened the public hearing. No one from the public was present to ask questions. Ms. Schreiber closed the public hearing. Mr. Boyn noted on April 8 the commission approved and adopted a resolution which created the Boulder Run Economic Development Area, approved a plan for the area and a housing development program plan and established an allocation area for purposes of tax increment financing. That went before the Elkhart City Plan Commission. On May 5, 2025, it issued its order certifying the resolution plan conformed to the general plan of development for the City and it went before the Common Council on May 19, 2025, which approved the written order of the Plan Commission and the plan for the area to improve the designation of the area as an Economic Development area. On May 29, 2025, required public notice was published in the Elkhart Truth. Pending today is a motion to confirm that declaratory resolution, the findings determinations and designations and adopt the resolutions that were taken in that declaratory resolution, confirm the findings of fact, and determine it will be a public utility and benefit to proceed with the plan which is attached as exhibit C to that resolution. Ms. Schreiber asked for a motion to confirm that declaratory resolution all is set forth in the confirming resolution. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

F. BOULDER RUN TIF PLEDGE

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to pledge the tax increment revenues from the Boulder Run Economic Development Area to the payment of certain economic development tax increment revenue bonds of the City relating to that housing project as set with two different series of bonds with a length of 20 years and approve that resolution as presented. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

G. EMERALD CHASE ECONOMIC DEVELOPMENT AGREEMENT

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Emerald Chase Economic Development Agreement for Boulder Run that is attaches to the resolution and authorize the president to execute and attest that agreement in the form attached with such changes as the president shall approve, in the event there are any changes or additions that need to be made to it. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

H. ICE MILLER FUND APPROPRIATE ADDITIONAL FUNDS FOR LABOUR PUMP VRP SERVICES

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to appropriate \$20,000 from Consolidated South Central Elkhart Economic Development/Redevelopment Area Allocation Areas Special Fund to apply to the payment of the current and future Ice Miller LaBour Pump VRP services billings as received. Any balance remaining after completion of all those services will be applied back to the appropriate account. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

I. AIRPORT ROOF REPLACEMENT

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the award of the Board of Aviation Commission (BOAC) project contract to Midland Engineering Company, Inc. and appropriate \$100,000 from the Aeroplex Allocation Area Special Fund to pay for the roof replacement project at the airport. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

J. ROBERTS ENVIRONMENTAL SERVICES AT 1101 EAST BEARDSLEY

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the Roberts Environmental proposal to provide the services outlined in it, in an amount not to exceed \$144,000 and appropriate \$144,000 from the Brownfield Services account. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

K. PURCHASE 234 ST. JOSEPH STREET

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to appropriate \$40,000 from the Downtown Allocation Area No. 1 Special Fund to cover the costs associated with the acquisition of 234 St. Joseph Street with any excess funds remaining after closing on the purchase to be returned to the Downtown Allocation Area No. 1 Special Fund. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

L. DLZ AMENDMENT 1 TO ON-CALL CONTRACT

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the amendment to the DLZ Agreement as attached to the resolution. Moved by Ms. Harris. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

M. LABOUR PUMP EXPERT WITNESS

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to appropriate \$29,000 from Brownfield Services Special Fund to apply payment of current and future expert witness fees as billed with any funds remaining after completion of all those services to be applied to the appropriate account. Moved by Ms. Harris. 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

- **SR 19 Ribbon Cutting Ceremony** – held on June 16, 2025 at 10:30 a.m.
- **1101 Beardsley** – Roberts Environmental is on site doing additional well installations for monitoring as well as some injections.

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn May 2025 invoice in the sum of \$22,113.61. Moved by Mr. Lefever. Seconded 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 Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:57 p.m.


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Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For June 6, 2025

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

PRESENT BY WEBEX:

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 June 10, 2025.