



REGULAR MEETING
ELKHART REDEVELOPMENT COMMISSION
LOCATION: CITY HALL, 2ND. FLOOR, COUNCIL CHAMBERS
Tuesday, September 9, 2025
4:00 p.m.

PRESENT: Dina Harris, Sandi Schreiber, Willie Brown, Luke Lefever, Gary Boyn, Sherry Weber (Recording Secretary), Mike Huber, Adam Fann, Jacob Wolgamood, Mary Kaczka, Drew Wynes, Thalia Mora, Jeff Schaffer, Clayton Sidenbender (Elkhart Truth)

PRESENT BY WEBEX: Chris Pottratz, Aaron Sorrell, John H and Cindy

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.

AMEND AGENDA

Ms. Schreiber asked for a motion to amend the September 9, 2025, Regular Meeting Agenda. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved

APPROVAL OF MEETING MINUTES

Ms. Schreiber asked for a motion to approve the August 12, 2025, Regular Meeting Minutes. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

NEW BUSINESS

A. OPENING OF BIDS

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

B. CAPER Public Hearing

Ms. Mary Kaczka and Mr. Aaron Sorrell (CPI) addressed the commission and answered questions. Ms. Schreiber opened the public hearing for the July 1, 2024 to June 30, 2025 CAPER. There was no public comment. Ms. Schreiber closed the public hearing. Ms. Schreiber asked for a motion to

approve the CAPER report. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

C. RFQ/P Woodland Crossing Renovations Phase 1

Mr. Jacob Wolgamood addressed the commission and answered questions. Three companies (R. Yoder Construction, Ankon Corporation and CME Construction) submitted proposals for the Woodland Crossing Renovations Phase 1. The Technical Review Committee will review the proposals and get back to the Commission with their recommendation.

D. Award Second Street Planter Bid

Mr. Jacob Wolgamood addressed the commission and answered questions. The Technical Review Committee has reviewed all quotes submitted and determined that Wausau Tile is the lowest responsive reasonable quote provider with a quote of \$148,525.34 for 96" planters without reservoirs. Ms. Schreiber asked for a motion to accept the proposal and award the contract for the acquisition and installation of 90 to 120, 96" planters on Second Street to Wausau Tile and appropriate \$160,000 from Downtown Allocation No. 1 Special Fund to pay for the work. Moved by Mr. Lefever. Seconded by Ms. Harris. Voice vote, all in favor. Motion approved.

E. Asbestos Assessment and Remediation for 812 S. Main and 420 S. 2nd Street

Mr. Jacob Wolgamood addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the advertisement for bids for 812 S. Main and 420 S. 2nd Street asbestos assessment and remediation. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

F. This item was removed

G. Aeroplex TIF funds requested for costs associated with runway joint replacement

Mr. Adam Fann addressed the commission and answered questions. Ms. Schreiber asked for a motion to appropriate \$476,714.55 from Aeroplex Allocation Area Special Fund to pay for the runway work and the fees determined in site work engineering occurred in drafting specifications and advertising for bids. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

H. LaBour Pump expert witness additional funds

Mr. Gary Boyn addressed the commission and answered questions. Ms. Schreiber asked for a motion to an additional appropriation of \$25,500 from the Brownfield Services Special Fund to be applied to current and future expert witness fees as they are billed to help prepare for the litigation. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

I. Approve Economic Development Agreement for River District Garage Project

Mr. Mike Huber addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve the garage project as described and fund a series 2025 note in the amount of \$8,000,000 through an appropriation through the Cassopolis Allocation Area Special Fund and conditionally approve the terms and conditions of the Economic Development Agreement subject to party's final approval of the terms in Exhibit C, the parking easement and Exhibit D, the parking facility

management Services Agreement and authorize the President and in her absence, the Vice-President to approve any revisions there to that she deems necessary and appropriate and consistent with the intent of the parties subject to prior review and approval by legal council. Moved by Ms. Harris. Seconded by Mr. Brown. Voice vote, all in favor. Motion approved.

J. Woodland Crossing snow and salt quotes

Mr. Mary Kaczka addressed the commission and answered questions. Ms. Schreiber asked for a motion to approve Advanced Properties Maintenance of South Bend contract for snow and ice removal services at Woodland Crossing at a cost of \$99,445 and to be paid from the Woodland Crossing CAM Budget. Moved by Mr. Brown. Seconded by Mr. Lefever. Voice vote, all in favor. Motion approved.

STAFF UPDATES

Mr. Mike Huber introduced our new employee, Thalia Mora, Economic Development Specialist. Ms. Mary Kaczka reminded the commission about the Educational Resources Fair at Woodland Crossing on September 11 from 5-7 pm

OTHER BUSINESS

Ms. Schreiber asked for a motion to approve the Warrick and Boyn invoice in the sum of \$18,596.60. 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. Brown. Voice vote, all in favor. Motion approved. The meeting adjourned at 4:34 p.m.


Sandra Schreiber, President



City of Elkhart
Redevelopment Commission

Elkhart Redevelopment Commission
Pre-Agenda Meeting Summary
For September 5, 2025

PRESENT: Sandi Schreiber, Dina Harris, Willie Brown, Gary Boyn, 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 September 9, 2025.