

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



City of Elkhart
Redevelopment Commission

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

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 12, 2025 at 4:00 P.M.**

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

To join, go

<https://signin.webex.com/join>

enter 2300 815 5595 as the event number and RDC11 as the event password.

To join by phone, call 1-415-655-0001, enter 2300 815 5595##

*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@coei.org prior to the meeting.

1. Call to Order

2. Approval of Minutes

- October 14, 2025, Regular Meeting Minutes

3. New Business

a) Open Bids

b) Asbestos Assessment and Remediation Bid Rejection

- Reject asbestos assessment and remediation project bids received on 420 S 2nd Street and 812 South Main Street.

c) Parcel Transfer

- Accept transfer of Real Estate (403 Jackson Place) from the BPW

- d) **403 Jackson Place**
 - Approve sale of 403 Jackson Place
- e) **928 W Marion Street**
 - Approve sale of 928 W. Marion Street
- f) **Indiana Ave Extension**
 - Approve extension of time to complete construction under development agreement for vacant lots on East Indiana Avenue.
- g) **Karen Drive Right of Way Proposal**
 - Approve DLZ Indiana contract for land survey, appraisals and right of way purchase for Karen Drive extension project.
- h) **SoMa Garden Park Improvements**
 - Approve SoMa Garden improvements fund in the sum of \$22,000 from Fund 281 Proceeds From Sale of Property
- i) **Ancon Contract Adjustment for Woodland Crossing Engineering**
 - Amend Ancon Construction contract for Phase I renovation design-build services at Woodland Crossing Shopping Center.
- j) **420 South Second Street Asbestos Remediation Assessments**
 - Approve asbestos assessments at 420 South Second Street and appropriate \$1,250 from Downtown TIF.
- k) **812 South Main Street Asbestos Remediation Assessments**
 - Approve asbestos assessments at 812 South Main Street and appropriate \$600 from Consolidated TIF.
- l) **2026 Spending Plan**
 - Approve the 2026 Spending Plan for Redevelopment.
- m) **River District Development Company MOU**
 - Approve MOU with River District Development Company
- n) **G&W PFAS Testing**
 - Approve Enviroforensics for G&W PFAS testing services and appropriate \$18,196 from Consolidated South Elkhart Economic Development/Redevelopment TIF Area Special Fund.
- o) **Woodland Crossing 2026 CAM Budget**
 - Approve Woodland Crossing 2026 CAM Budget
- p) **CDBG Owner Occupied Rehabilitation Program resolution approving Rehabilitation Program Raising Cap on Rehab Funding**
 - Approve CDBG Owner Occupied Rehabilitation Program raising cap on rehab funding to \$75,000 maximum limit per dwelling.
- q) **CDBG Program Community Planning Insights contract for consulting services**
 - Approve employment of Community Planning Insight (Aaron Sorrell) for consulting and technical assistance on CDBG and CDBG-CV programs in a not to exceed amount of \$5,620.23 and appropriate funds CDBG Special Fund.

r) Turkey Stampede use Agreement

- Approve Faith Mission Turkey Stampede use agreement for greenspace that is Zone 2 in the River District.

4. Staff Updates

5. Other Business

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

9. Public Comment

10. Adjournment