

**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

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> 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](mailto: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 2<sup>nd</sup> 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**