



City of Elkhart

Redevelopment Commission

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, MAY 9, 2023 at 4:00 P.M.

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

To join, go

<https://coei.webex.com/coei/j.php?MTID=mfbe04f1074df8e3ea16ea2b4009d6005>

enter **2315 003 0452** as the event number and **“RDC5”** as the event password.

To join by phone, call **1-415-655-0001**, enter **2315 003 0452 ##**

*Press *6 to unmute telephone*

Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to adam.fann@coei.org prior to the meeting.

1. **Call to Order**
2. **Approval of Minutes**
 - April 11, 2023 Regular Meeting Minutes
3. **New Business**
 - a) **Open Bids**
 - b) **Annual Presentation on Taxing Units**
 - 2024 Budget Year Determination for TIF Revenues
 - c) **Enviroforensics – Former G&W Industrial – VRIP**
 - Approve employment of Enviroforensics to perform additional VRIP Plan Site investigation for the G&W site
 - Appropriate \$43,058.00 from Consolidated South Elkhart Economic Development/Redevelopment TIF Area Special Fund to cover the cost of VRIP services.
 - d) **Appraisals on Parcel North of 1701 Sterling**
 - Appropriate funds to pay for appraisals on parcel North of 1701 Sterling
 - e) **Garfield Parcel Proposal**
 - Collin Applewhite Summary of Purchase Request

- f) **Roundhouse Clearance Overage**
 - Approve Change Order for Cross Excavating to install silt fencing at 613 Dr. King Drive.
 - Appropriate \$5039.42 from Downtown Allocation Area No. 1 Special Fund to cover the cost of the services.
- g) **Storm Water Pollution Prevention Plan (SWPPP) for Roundhouse and 1101 E Beardsley**
 - Approve contract with Metric Environmental, LLC to perform SWPPP services on Roundhouse and 1101 E. Beardsley.
 - Appropriate \$9720 from the Foundry Settlement Special Fund to cover the cost of these services.
- h) **209 North Second Street - Lacasa**
 - Approve transfer of real estate and purchase & development agreement with Lacasa of Goshen, Inc. for 209 N. Second Street.
 - Appropriate \$226,000 from the Community Development Block Grant Fund to be applied to the cost of the Lacasa Real Estate Improvements for 209 North Second Street.
- i) **CDBG Fair Housing Contract-Kemple Fair Housing Consulting Services, LLC**
 - Approve the employment of Kemple Fair Housing Consulting Services, LLC to provide technical assistance on CDBG Fair Housing Programs and appropriate \$18,000 from Community Development Block Grant Program Special Fund to cover the services.
- j) **1101 E. Beardsley Demolition**
 - Awarding Bid

4. **Staff Updates**

5. **Other Business**

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

9. **Public Comment**

10. **Adjournment**