



City of Elkhart  
*Redevelopment Commission*

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, AUGUST 8, 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=m78b80c201dec37295dad6f56162122c3>

enter **2302 012 6765** as the event number and **RDC8** as the event password.

To join by phone, call **1-415-655-0001**, enter **2302 012 6765 ##**

*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](mailto:adam.fann@coei.org) prior to the meeting.

1. **Call to Order**
2. **Approval of Minutes**
  - July 11, 2023 Regular Meeting Minutes
3. **New Business**
  - a) **Open Bids**
  - b) **Approve Ice Miller billing for VRP closure services**
    - Approve Ice Miller invoice #01-2215388 for \$225.00 for VRP Closure services through June 30, 2023.
  - c) **Niblock Access Agreement**
    - Approve request granting Niblock Excavating, Inc. access to Real Estate at 3508 South Main Street to place work trailer and perform services described in the access agreement.
  - d) **511 Division - Lacasa**
    - Authorize publication of notice of public hearing to consider the offering of real estate (Alley at 511 Division Street) for sale or grant to Lacasa, Inc. under 36-7-14-22.2

**e) State Road 19 Improvements**

- Approve funding for the Cassopolis Street improvements and appropriate \$8,140,000 from the Cassopolis Corridor Economic Development Area Allocation Area Special Fund.
- Approve Abonmarche contract for engineering oversight of construction of the Cassopolis Street improvements and appropriate \$300,000 from Cassopolis Corridor Economic Development Area Allocation Special Fund to cover the cost of services.

**f) 1701 Sterling Avenue Environmental Remediation Contract**

- Approve Roberts Environmental Contract and appropriate funds to cover this this service

**g) 1701 Sterling Avenue - Advantix**

- Approve Transfer of Real Estate and Purchase & Development Agreement with Advantix Development Corporation.

**h) 1101 East Beardsley Settlement Agreement**

- Approve Settlement Agreements on 1101 East Beardsley environmental clean-up.

**i) 1101 East Beardsley SWPPP Install**

- Approve contract with Reed Excavating for installing silt fence and temporary drive at 1101 East Beardsley as required by IDEM under the Storm Water Pollution Protection Plan (SWPPP) and appropriate \$10,500 from Foundry Settlement Special Fund to cover the costs of services.

**j) Lighting Downtown Elkhart Request**

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**k) Community Development Block Grant (CDBG) Program Year 23 Subrecipient Agreement**

- Boys and Girls Club of Elkhart County, Inc.
- Council on Aging of Elkhart County
- Goodwill Industries of Michiana
- YWCA North Central Indiana

**l) Lex-Main Forgivable Loan**

- Approve Assumption Agreement with Lex/Main and JJ Dalton, LLC

**4. Staff Updates**

**5. Other Business**

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

**9. Public Comment**

**10. Adjournment**