



City of Elkhart

Redevelopment Commission

**AMENDED**

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 12, 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=m419b1bdb23895756f868775fb2d25b74>

enter **2315 283 6336** as the event number and **RDC9** as the event password.

To join by phone, call **1-415-655-0001**, enter **2315 283 6336 ##**

*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

- August 8, 2023 Regular Meeting Minutes

3. New Business

a) Open Bids

b) Public Hearing to review the 2022 CAPER

- Review Consolidated Annual Performance Report (CAPER) for expenditures of the Community Development Block Grant (CDBG) funds for Program Year 2022.

c) Approve Veritext Invoice #6529925 for \$1,414.30 – Labour Pump Deposition

- Approve invoice for Labour Pump deposition cost and appropriate \$1,414.30 from the Consolidated South Economic Development/Redevelopment Area TIF Special Fund.

d) G&W VRP Process IDEM Appropriation

- Appropriate \$20,000 from Consolidated TIF to cover future costs of IDEM oversight associated with G&W VRP process.

- e) **Joint Elkhart City/Elkhart County transfer of real estate**
  - Approve joint resolution between County of Elkhart, Indiana and the City of Elkhart, Indiana Redevelopment pursuant to Indiana Code 36-1-11-8 transfer of real estate between governmental entities.
- f) **Alley at 511 Division – Lacasa Purchase and Development Agreement**
  - Approve transfer of Real Estate and Purchase & Development Agreement with Lacasa, Inc.
- g) **EOZ Development Agreement River District**
  - Approve Amendment No.1 to the EOZ Business, LLC Development Agreement.
- h) **Concord Mall Local Public improvements**
  - Approve funding request contingent upon completion of specified conditions to funding and appropriate \$2,000,000 from Consolidated South Elkhart Economic Development/Redevelopment Area Tax Allocation Area.
- i) **Community Development Block Grant (CDBG) Program Year 23 Subrecipient Agreement**
  - AMAA-Health Plus Indiana
  - Minority Health Coalition of Elkhart County
- j) **Lacasa Home Ownership Assistance Program Forms**
  - Approve the Lacasa Homeownership Assistance Program forms.
- k) **Approve Homebuyer Grant 1635 Huron**
  - Approve Homebuyer Assistance Grant for 1635 Huron Street and appropriate \$15,000 from the CDBG Grant Year 2022 Funds
- l) **Lamar Advertising-CDBG Fair Housing Billboards**
  - Approve Lamar Advertising contract for CDBG Fair Housing Billboards and appropriate \$10,000 from CDBG Fair Housing PY22 Grant #B22MC180015.
- m) **Downtown Parking Strategy**
  - Approve employment of Abonmarche for parking study for amphitheater.
- n) **Central Green**
  - Approve employment of Structurepoint, Inc. for preparation of demolition specifications for Central Green
- o) **ARP Homeowner Occupied Rehab Program**
  - Appropriate additional funding of \$30,000 from Special Account 294 to cover the cost of the ARP Homeowner Occupied Rehab program.

4. **Staff Updates**

5. **Other Business**

- a) Warrick and Boyn Invoice
- b) July 2023 TIF Report

9. **Public Comment**

10. **Adjournment**