



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, MARCH 12, 2024 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=m3c33d3cac7a415ac450c0be56ba10c6c>
enter **2304 534 1398** as the event number and **RDC3** as the event password.

To join by phone, call **1-415-655-0001**, enter **2304 534 1398##**

*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

- February 13, 2024 Regular Meeting Minutes
- February 21, 2024 Executive Session Summary
- February 27, 2024 Special Meeting Minutes

3. New Business

a) **Open Bid – Woodland Crossing Master Developer and Real Estate Offer**

b) **RFP for 1000 Block South Main Street Properties**

- Approve RFP for 1000 block of South Main Street properties, authorize its issuance and offering of real estate for sale.

c) **Redevelopment Encumbrances from 2023 Budget to 2024 Fund Summary**

d) Conn Coverage - Metric Environmental Invoice

- Approve change order for Metric Environmental, LLC remediation work plan services at 1101 Beardsley Avenue and approve the Metric Invoice #08005 for \$2,157.34 and appropriate \$2,157.34 from Brownfield Account Special Fund.

e) Concord Mall Parking Lot Lease

- Approve addendum to loan, development agreement and lease agreement for Concord Mall parking lot and appropriate \$2,000,000 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund

f) Prairie Street Appraisal

- Authorize appraisals for 1000 block of South Main Street and appropriate \$1,500 from Downtown Tax Allocation Area No. 1 Special Fund.

g) Parkway at 17 Project

- Pledge certain tax increment revenues to the payment of certain taxable economic development revenue bonds for the City of Elkhart for the Parkway at 17 Project

h) Appraisals Appropriation

- Approve employment of independent appraisers to provide appraisals and appropriate \$3,000 from Downtown Tax Allocation Area No. 1

4. Staff Updates

5. Other Business

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

9. Public Comment

10. Adjournment