



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, May 14, 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=mfa881bef4de3934719cac107887cd67a>  
enter **2319 812 2544** as the event number and **RDC5** as the event password.

To join by phone, call **1-415-655-0001**, enter **2319 812 2544##**

*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**

- April 9, 2024 Regular Meeting Minutes

3. **New Business**

a) **Open Bid – RFP for 1000 Block South Main**

b) **Phase I Proposal**

- Approve employment of Heron Environmental to conduct Phase 1 at 121 W Franklin Street, 402 W. Franklin Street, 420 S. Second Street and 1111 Prairie Street and appropriate \$4,000 from Brownfield Services.

c) **420 S Second Street**

- Approve purchase of 420 South Second Street for the price of \$150,000 and appropriate \$160,000 from Downtown Allocation Area Number 1 Special Fund.

**d) 1000 Block Tank Testing**

- Approve change order for Roberts Environmental UST Soil Test Services at 1000 block of South Main and appropriate \$6,650 from Downtown Allocation Area No. 1 Special Fund.

**e) South Main Parking Lot Demolition Project**

- Approve change order and appropriate \$9,000 from Consolidated TIF

**f) 1111 Prairie**

- Approve purchase agreement for 1111 Prairie Street and appropriate \$30,000 from Downtown Allocation Area Number 1 Special Fund.

**g) Osborne Purchase Agreement**

- Approve addendum to purchase agreement for Freight Street/St. Joseph Street properties

**h) 2101-2111 Offer**

- Approve site plan and offer of \$10,000 for corner of South Main Street and Lusher Ave (2101-2111 S. Main Street)

**i) Lerner on the Lawn**

- Authorize the expenditure for Lerner on the Lawn 2024 Program and appropriate \$10,000 from Downtown Allocation Area No. 1 Special Fund

**j) Tax Allocation**

- Presentation on no excess TIF to taxing districts

**k) Purchase Agreement for 121 W. Franklin**

- Approve purchase agreement for 121 W. Franklin and related lots.

**4. Staff Updates**

**5. Other Business**

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

**9. Public Comment**

**10. Adjournment**