



**AMENDED**

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, August 13, 2024 at 4:00 P.M.

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

To join, go

<https://signin.webex.com/join>

enter **2301 262 6647** as the event number and **RDC8** as the event password.

To join by phone, call **1-415-655-0001**, enter **2301 262 6647##**

*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 9, 2024 Regular Meeting Minutes

3. New Business

a) Open Bids

b) 117 Freight Street Easement

- Transfer of real property to Board of Public Works (16' strip off East side of 117 Freight Street)

c) 824 Ren Street Additional Testing

- Approve additional testing at 824 Ren Street and appropriate funds

d) Transfer of Real Estate

- Accept transfer of real property from the Board of Public Works. Property located at 2101-2111 South Main Street & Tract B on replat of Lots 51-78 Hudson Sterling Addition.

- e) **121 Franklin Purchase Agreement**
  - Approve amendment to purchase agreement for 121 W. Franklin and related lots
- f) **Woodland Crossing Master Plan Development**
  - Approve employment of WBK Engineering, LLC to provide Woodland Crossing Master Plan Development services and appropriate \$75,000 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Special Fund.
  - Approve Employment of Neighborhood Evolution, LLC to provide Economic Development Project services for South Central Elkhart.
- g) **G & WVRP Ratification**
  - Ratify Addendum to Voluntary Remediation Agreement for the former G&W Industries Inc. site location in Elkhart, Indiana.
- h) **Labour Pump litigation costs**
  - Approve Ice Miller invoice for Labour Pump litigation costs and appropriate \$5,501.44 from Consolidated South Elkhart Economic Development/Redevelopment Area TIF Special Fund
- i) **142 State Street Purchase & Development Agreement**
  - Approve purchase and development agreement and grant of lien and restrictive covenants for 142 State Street.
- j) **Woodland Crossing Reroofing Bids**
  - Appropriate funding for the Woodland Improvements
- k) **River District TIF Pledge**
  - Pledge Area No. 4 TIF Revenues, Area No. 5 TIF Revenues and Area No. 6 TIF Revenues

4. **Staff Updates**

5. **Other Business**

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

9. **Public Comment**

10. **Adjournment**