



**AMENDED**

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 10, 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 **2304 716 1420** as the event number and **RDC9** as the event password.

To join by phone, call **1-415-655-0001**, enter **2304 716 1420##**

*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) Public Hearing to review the 2023 City of Elkhart CAPER**

- Review Consolidated Annual Performance Report (CAPER) for expenditures of the Community Development Block Grant (CDBG) funds for Program Year 2023.

**c) Offering of Real Estate**

- Authorizing the offering of real estate for sale under 36-7-14-22 (parcel #20-06-10-155-009-012)

**d) Sale of Real Estate**

- Authorizing the sale of real estate pursuant to I.C. 36-7-14-22.6 (parcel #20-06-05-203-008-012).

- e) **Transfer of Real Estate to Board of Public Works**
  - Approve transfer of real property to the Board of Public Works (Lot 126, South Elkhart, Third Addition).
- f) **HRP Construction, Inc. Use Agreement for 3508 S. Main St.**
  - Grant HRP Construction, Inc. access to real estate at 3508 South Main Street.
- g) **117 Freight Street further site investigation**
  - Approve the proposal and employment of Heron Environmental, LLC to conduct additional testing and develop the Soil Management Plan for 117 Freight Street and appropriate \$2,700 from Brownfield Services Special Fund.
- h) **Cassopolis Street Improvements**
  - Appropriate funding for the Cassopolis Street improvements
- i) **Woodland Crossing Listing Agreement with Market Place Realty**
  - Approve listing agreement for leasing vacant spaces at Woodland Crossing
- j) **Woodland Crossing Snow and Salt Contract with DS Grounds Care**
  - Approve Woodland Crossing service contract with DS Grounds Care, LLC
- k) **South Main Streetscape Improvements**
  - Approve contract for employment of Christopher B. Burke Engineering, LLC for professional services related to South Main Street, Phase 4, and infrastructure improvements not to exceed \$156,730. Appropriate \$117,547.50 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Special Fund and \$39,182.50 from Downtown Allocation Area No 1 Special Fund.
- l) **Baker Tilly Contract**
  - Approve employment of Baker Tilly, LLC for municipal bond reporting services.
- m) **Grant Access to Real Estate at 138-4 Woodland Crossing**
  - Approve access agreement for Great Lakes Mennonite Thrift, Inc. for rights of access at 138-4 Woodland Crossing Shopping Center.
- n) **Community Development Block Grant (CDBG) Program Year 24 Subrecipient Agreement**
  - Boys and Girls Club of Elkhart County, Inc.
  - Goodwill Industries of Michiana
  - Health Plus Indiana
  - Maple City Health Care Center
  - St. James AME Church
  - YWCA North Central Indiana

**4. Staff Updates**

**5. Other Business**

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

**9. Public Comment**

**10. Adjournment**