



AMENDED

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, OCTOBER 8, 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 **2310 171 8882** as the event number and **RDC10** as the event password.

To join by phone, call **1-415-655-0001**, enter **2310 171 8882##**

*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**
 - September 10, 2024 Regular Meeting Minutes
3. **New Business**
 - a) **Open Bids**
 - b) **Annual TIF Report from Baker Tilly**
 - Accept TIF Report from Baker Tilly
 - c) **Offer to buy River Vista Lots**
 - Lacasa Property Offer
 - d) **Acceptance of 17 Tax Sale Parcels from Board of Public Works (BPW)**
 - Accept transfer of 17 tax sale parcels to Redevelopment and form of Quit Claim Deed from BPW to Redevelopment.

- e) **930 South Main Barriers**
 - Approve instillation of wood post barriers at 930 South Main Street at a cost not to exceed \$874.40 and appropriate \$874.40 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund.
- f) **Offer Letter for Grove Court**
 - Review offer letter for Grove Court.
- g) **Indiana Ave. Vacant Land**
 - Accept offer and approve purchase and development agreement for vacant land on Indiana Ave.
- h) **Issuance of RFI for East Windsor Avenue Sidewalk**
 - Approve soliciting requests for information for a sidewalk along East Windsor Ave.
- i) **Brokerage Services**
 - Approve the employment of Realtor Group Services to provide services and appropriate \$5,000 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund.
- j) **Freight Street Property Demolition**
 - Authorize staff to receive bids for the Freight Street property demolition project
- k) **Community Development Block Grant (CDBG) Program Year 24 Subrecipient Agreement**
 - Council on Aging of Elkhart County
 - CDBG PY 24 Annual Action Plan Grants
 - Appropriate funds for CDBG PY 24 Annual Action Plan
 - Tolson - \$10,000 for ADA playground equipment
 - Lacasa - \$49,500 for homebuyers program
 - Lacasa - \$60,000 for rehab at 516 S. Main (low-moderate income housing)
- l) **2025 RDC Meeting Schedule**
 - Approve 2025 Pre-Agenda and Redevelopment Commission meeting schedule
- m) **Second Amendment to Shopping Center Lease Agreement**
 - Approve second amendment to PQH Wireless, Inc. lease agreement reflecting their address is now 138 W. Hively Avenue, Suite 3, Elkhart, IN 46517

4. **Staff Updates**

5. **Other Business**

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

9. **Public Comment**

10. **Adjournment**