



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, JANUARY 14, 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 **2314 664 5134** as the event number and **RDC1** as the event password.

To join by phone, call **1-415-655-0001**, enter **2314 664 5134##**

*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**
 - December 10, 2024 Regular Meeting Minutes
3. **New Business**
 - a) **Election of Officers – 2025**
 - b) **Open Bids**
 - c) **515 Hug Use Agreement**
 - Grant access to real estate at 515 Hug St.
 - d) **812 S Main St**
 - Approve purchase agreement for 812 S. Main St and appropriate \$273,100 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund.

- e) **Phase I and II Appropriation**
 - Approve Environmental Testing at 812 South Main St. and appropriate \$9750 from Brownfield Fund.
- f) **Tax Sale Acceptance**
 - Accept parcels that lie within a TIF or project area from Elkhart County
- g) **Roundhouse Fence Contract**
 - Approve contract for security fence at 613 Dr. King Drive and appropriate \$30,000 from Downtown Allocation Area No. 1 Special Fund.
- h) **Ice Miller Bond Counsel**
 - Approve the employment of Ice Miller, LLP to perform legal services in connection with the River District Zone 2.
- i) **WBK Engineering Architecture and Design Services**
- j) **142 State Street Renovation Project**
- k) **Woodland Crossing Budget for 2025**
 - Approve Woodland Crossing CAM Budget for calendar year 2025
- l) **Woodland Crossing Lease Guarantee**
 - Approve guaranty of lease form for lots 1, 3, 5 and 6 in Woodland Crossing
- m) **Woodland Crossing Lease Addendum Form**
 - Approve form of lease addendum for Lots 1, 3, 5 and 6 in Woodland Crossing
- n) **Woodland Crossing Leases**
 - Authorize Executive Committee to negotiate and approve standard form leases for Lots 1, 3, 5 and 6 in Woodland Crossing.
- o) **Woodland Crossing Request for Quote for 148-5 Tenant Build Out**
- p) **Woodland Crossing Request for Quote for Big Lots Interior Demolition**
- q) **CDBG amended subrecipient agreement for Council on Aging**

4. **Staff Updates**

5. **Other Business**

a) Warrick and Boyn Invoice

b) TIF Report

9. **Public Comment**

10. **Adjournment**