



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, FEBRUARY 11, 2025 at 4:00 P.M.

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

To join, go

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

enter **2309 608 7471** as the event number and **RDC2** as the event password.

To join by phone, call **1-415-655-0001**, enter **2309 608 7471##**

*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**

- Amend Agenda
- Welcome new Commissioner, Luke Lefever

2. **Approval of Minutes**

- January 14, 2025 Regular Meeting Minutes

3. **New Business**

a) **Open Bids**

b) **3701 South Main Street Progress Presentation**

- Industrial Commercial Properties, LLC presentation to Commission

c) **420 South Second Street Rent Credit**

- Approve rent credit of \$728.51 for tenant payment of repairs at 420 South Second Street.

**d) Karen Drive Appraisal**

- Approve employment of Iverson Grove and Appraisal Services, Inc. for appraisals of strategic parcels and appropriate \$5,000 from Cassopolis Street Corridor Allocation Area Special fund.

**e) 1701 Sterling and 824 Ren Street Replat**

- Approve employment of JPR and contract for survey of and replat of 1701 Sterling and 824 Ren Street and appropriate \$9,000 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special fund.

**f) Water Usage**

- Approve funding for water usage in relation to asbestos clean up at Roundhouse Area and related to the TCE remediation at former Walter Piano site on Beardsley Ave. and appropriate \$543.24 from Brownfield Special fund to cover Roundhouse site and \$39.24 from Technology Park Tax Allocation Area Special fund to cover Walter Piano site.

**g) 1913 Yuma Avenue Offering**

- Authorize the offering of real estate for sale under 36-7-14-22

**h) Windsor RFQ**

- Approve East Windsor sidewalk and Cass lighting request for quotes and form of agreement for professional services.

**i) RFQ for Appraisal Services 2025**

**j) RFQ for Environmental Services 2025**

**~~k) Downtown Allocation Area 7 Declaratory~~**

- ~~• Approve amendment to the declaratory resolution and the redevelopment plan for the downtown urban renewal area.~~

**l) 225 E Jackson Blvd Reimbursement**

- Approve form and content of assumption agreement with River District Development Company, LLC.

**m) Barnes & Thornberg Engagement for Professional Services related to South Main and Freight Street Projects**

- Approve Barnes & Thornberg Engagement Letter related to South Main and Freight Street projects.

**4. Staff Updates**

**5. Other Business**

a) Warrick and Boyn Invoice

b) TIF Report

**9. Public Comment**

**10. Adjournment**