



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING  
MUNICIPAL BUILDING (2<sup>ND</sup> FLOOR), COUNCIL CHAMBERS  
TUESDAY, April 8, 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 580 5698** as the event number and **RDC4** as the event password.

To join by phone, call **1-415-655-0001**, enter **2309 580 5698##**

*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**
  - March 11, 2025 Regular Meeting Minutes
3. **New Business**
  - a) **Open Bids**
  - b) **Residential Housing Development Program Public Hearing**
  - c) **Boulder Run Declaratory Resolution**
    - Approve an Economic Development Area Residential Housing Development Program Plan and Establish Allocation Areas for purposes of Tax Increment Financing.
  - d) **Garrison Frazier (Steve Scott) Revised Development Agreement**
    - Approve Garrison Frazier Development Agreement

- e) **Award East Windsor Ave. and Cassopolis St. Pedestrian Access and lighting Design and Engineering Project Bid**
  - Award bid to Dancher, Harner & Associates (DHA) and authorize execution of contract.
- f) **420 South Second St. Electrical Repair Invoice**
  - Approve Herrman & Goetz, Inc. invoice for electrical work at 420 South Second Street and appropriate \$2,092.08 from Downtown Elkhart Allocation Area No. 1 Special Fund (2552-5-000-4350100) to pay for the work
- g) **230 Pottawattomi Use Permission**
  - Grant access to real estate at 230 Pottawattomi Drive
- h) **Baker Tilly Service Agreements**
  - Approve employment of Baker Tilly Municipal Advisors, LLC for municipal Bond Services on Boulder Run, Infrastructure Bond and South Main Street projects
- i) **Mike Keen Lease Agreement Extension**
  - Approve form of listing contract addendum for lots 1, 3, 5 and 6 in Woodland Crossing
- j) **Woodland Crossing Survey Services from JPR**
  - Approve JPR Contract for utility survey and replat at Woodland Crossing and appropriate \$34,000 from Consolidated TIF
- k) **Lifeline Youth Ministries Access Agreement for Woodland Crossing (154 W. Hively)**
  - Grant access to real estate (154 West Hively Ave.) at Woodland Crossing Shopping Center.
- l) **Woodland Crossing CAM Amended Budget for 2025**
  - Approve Woodland Crossing CAM amended budget for calendar year 2025
- m) **Woodland Crossing RFQ for Big Lots Asbestos Removal**
  - Authorize issuance of Woodland Crossing RFQ for Big Lots asbestos removal
- n) **Woodland Crossing RFQ for Big Lots Space Demolition**
  - Authorize issuance of Woodland Crossing RFQ for Big Lots demo

**4. Staff Updates**

**5. Other Business**

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

**9. Public Comment**

**10. Adjournment**