



AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, JUNE 10, 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 **2318 781 9014** as the event number and **RDC5** as the event password.

To join by phone, call **1-415-655-0001**, enter **2318 781 9014##**

*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

- May 13, 2025 Regular Meeting Minutes

3. New Business

a) Open Bids

b) 2025-2029 Citizen Participation Plan, 2025-2029 Neighborhood Revitalization Strategy Area (NRSA), CDBG Consolidated Plan and 2025 Annual Action Plan Public Hearing

c) Presentation of Annual TIF Report

Baker Tilly to give Annual TIF Report presentation

d) Adoption of No Excess TIF Statements

- Approve 2026 Budget Year determination for TIF revenues.

e) Boulder Run Public Hearing and Confirming Resolution

f) Boulder Run TIF Pledge

- Pledge certain tax increment revenues from the Boulder Run Economic Development Area to the payment of certain Economic Development Tax Increment Revenue Bonds of the City of Elkhart relating to a housing project.

g) Emerald Chase Economic Development Agreement

- Approve a form of Economic Development Agreement with Emerald Chase Land Development, LLC and the City of Elkhart, Indiana.

h) Ice Miller Fund Appropriate Additional Funds for LaBour Pump VRP Services

- Appropriate \$20,000 from Consolidated South Elkhart Economic Development/Redevelopment Area Allocation Area Special Fund to apply to payment of current and future Ice Miller LaBour Pump VRP Services.

i) Airport Roof Repair

- Approve the award of Board of Aviation Commissioners project contract to Midland Engineering Company, Inc. and appropriate \$100,000 from Aeroplex Allocation Area Special Fund

j) 1101 Beardsley

- Approve contract for Roberts Environmental Services remediation work plan services at 1101 East Beardsley Avenue and appropriate \$144,000 from Brownfield Services Account #2554-5-000-4390121.

k) 234 St. Joseph Street Purchase

- Approve funds for the purchase of 234 St. Joseph Street and appropriate \$40,000 from Downtown Allocation Area No. 1 Special Fund.

l) DLZ Amendment 1 On-Call

- Approve Amendment No. 1 to DLZ Professional Services Agreement.

m) Woodland Crossing Cressy Property Management Agreement

- Approve Cressy Commercial Real Estate, LLC contract for Woodland Crossing property management and authorize payment for services from the Services fund at Woodland Crossing Operating account.

4. Staff Updates

5. Other Business

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

9. Public Comment

10. Adjournment