



AMENDED

**AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, May 14, 2024 at 4:00 P.M.**

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

To join, go

<https://coei.webex.com/coei/j.php?MTID=mfa881bef4de3934719cac107887cd67a>
enter **2319 812 2544** as the event number and **RDC5** as the event password.

To join by phone, call **1-415-655-0001**, enter **2319 812 2544##**

*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

- April 9, 2024 Regular Meeting Minutes

3. New Business

a) Open Bid – RFP for 1000 Block South Main

b) Phase I Proposal

- Approve employment of Heron Environmental to conduct Phase 1 at 121 W Franklin Street, 402 W. Franklin Street, 420 S. Second Street and 1111 Prairie Street and appropriate \$4,000 from Brownfield Services.

c) 420 S Second Street

- Approve purchase of 420 South Second Street for the price of \$150,000 and appropriate \$160,000 from Downtown Allocation Area Number 1 Special Fund.

- d) **1000 Block Tank Testing**
 - Approve change order for Roberts Environmental UST Soil Test Services at 1000 block of South Main and appropriate \$6,650 from Downtown Allocation Area No. 1 Special Fund.
- e) **South Main Parking Lot Demolition Project**
 - Approve change order and appropriate \$9,000 from Consolidated TIF
- f) **1111 Prairie**
 - Approve purchase agreement for 1111 Prairie Street and appropriate \$30,000 from Downtown Allocation Area Number 1 Special Fund.
- g) **Osborne Purchase Agreement**
 - Approve addendum to purchase agreement for Freight Street/St. Joseph Street properties
- h) **2101-2111 Offer**
 - Approve site plan and offer of \$10,000 for corner of South Main Street and Lusher Ave (2101-2111 S. Main Street)
- i) **Lerner on the Lawn**
 - Authorize the expenditure for Lerner on the Lawn 2024 Program and appropriate \$10,000 from Downtown Allocation Area No. 1 Special Fund
- j) **Tax Allocation**
 - Presentation on no excess TIF to taxing districts
- k) **Purchase Agreement for 121 W. Franklin**
 - Approve purchase agreement for 121 W. Franklin and related lots.
- l) **Art Walk**
 - Authorize the expenditure of funds for Artwalk 2024 and appropriate \$23,000 from Allocation Area No. 1.

4. **Staff Updates**

5. **Other Business**

a) Warrick and Boyn Invoice

b) TIF Report

9. **Public Comment**

10. **Adjournment**