



City of Elkhart

Redevelopment Commission

AMENDED

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, NOVEMBER 14, 2023 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=m53a22b3ad5da612bb292e0084f05e10a>

enter **2309 607 2429** as the event number and **RDC11** as the event password.

To join by phone, call **1-415-655-0001**, enter **2306 607 2429##**

*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

- October 14, 2023 Regular Meeting Minutes

3. New Business

a) Open Bids

b) ~~Public Meeting held on 11/14 at 2:30 in Council Chambers-Remove from this agenda as this meeting is held earlier in the day.~~

- ~~Public Meeting to consider amending declaratory resolution establishing the Downtown Elkhart SF Housing Allocation Area No. 6 located in the Housing TIF Area and preliminarily approving a housing program for the Housing TIF Area.~~

c) Nelson Law Group invoice

- Approve the Nelson Law Group Invoice #23143 for Star Tire/Executive Cleaners legal defense in the sum of \$727.70 and appropriate funds from the Downtown Allocation Area No. 1 Special Fund.

- d) **Local Public Improvement (LPI) at Elkhart Municipal Airport**
 - Appropriate \$40,000 from the Aeroplex TIF to fund water and electric improvement of the facilities at the Elkhart Municipal Airport.
- e) **Concord Mall Loan Documents**
 - Approve the Concord Mall Loan Documents as to form and content.
- f) **Parkway 17 – Holladay Properties Economic Development Agreement**
 - Approve Economic Development Agreement with Holladay Properties, LLC for property at Parkway 17 for constructing multi-family apartment complex.
- g) **Transfer of real estate from Board of Public Works to Redevelopment Commission for the Art and Pat Decio Central Green**
 - Accept deed and title for the transfer of real estate for the Art and Pat Decio Central Green from the Board of Public Works for Economic Development purposes.
- h) **Approve Homebuyer Assistance Grant for 1639 Huron Street and 919 Hubbard**
 - Approve the 1639 Huron Street Grant Request of Lacasa Inc. in the amount of \$15,000.
 - Approve the 919 Hubbard Grant Request of Lacasa Inc. in the amount of \$15,000.
 - Appropriate \$30,000 from the CDBG Grant Year 2022 Funds, Grant B22MC180015 to fund the grants.
- i) **Community Development Block Grant (CDBG) Program Year 23 Subrecipient Agreement**
 - St. James AME Church
- j) **Award Demo Bid for 1000 Block of South Main**
 - Approve contractor bid to demo the 1000 block of South Main Street and appropriate funds equally between Consolidated South Elkhart Economic Development/Redevelopment Tax Allocation Area Special Fund and Downtown Allocation Area No. 1 Special Fund to cover the cost of demo services
- k) **Approving employment of Enviroforensics, LLC regarding LaBour Pump VRP**
 - Approve employment of Enviroforensics, LLC to provide services described in the Agreement and appropriate \$15,098 from Consolidated South Elkhart Economic Development/Redevelopment Allocation Area Special Fund.

4. **Staff Updates**

5. **Other Business**

- a) Warrick and Boyn Invoice
- b) September 2023 TIF Report

9. **Public Comment**

10. **Adjournment**