



City of Elkhart

Redevelopment Commission

AMENDED

AGENDA FOR ELKHART REDEVELOPMENT COMMISSION MEETING
MUNICIPAL BUILDING (2ND FLOOR), COUNCIL CHAMBERS
TUESDAY, JULY 11, 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=m60d3920bb8ff718f46a6f4fcc93a6eab>

enter **2317 115 1462** as the event number and **RDC7** as the event password.

To join by phone, call **1-415-655-0001**, enter **2317 115 1462 ##**

*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**

- June 13, 2023 Regular Meeting Minutes

3. **New Business**

a) **Open Bids**

b) **Baker Tilley**

- Jason Semler from Baker Tilly to present on Annual TIF Report.

c) **Nelson Law Group Invoice #23088**

- Approve Nelson Law Group invoice #23088 for \$3303.50 for services on 1101 E. Beardsley (Conn-Selmer) and appropriate this amount from the Downtown Allocation Area No. 1 Special Fund to pay this invoice.

d) **Ice Miller Invoice #01-2210660**

- Approve Ice Miller invoice #01-2210660 for \$315.00 for services on G&W Industries VRP Closure services and appropriate this amount from the Consolidated South Elkhart Economic Development/Redevelopment TIF Allocation Area Special Fund to pay this invoice.

- e) **Transfer of 535 W Lexington to Board of Works**
 - Authorize and approve the transfer of Real Property (535 W Lexington) to Board of Public Works.
- f) **511 Division Acceptance**
 - Accept transfer of 511 Division Alleyway from Board of Public Works.
- g) **Parkway Declaratory Resolution**
 - Designate and declare the Parkway at 17 Economic Development Area and approve an Economic Development Area Plan and establish an Allocation Area for purposes of Tax Increment Financing.
- h) **Funding for Railroad Corridor Improvements**
 - Approve the proposed projects improvements on the Railroad corridor owned by Patriot Rail and appropriate \$228,000 from Downtown Allocation Area No 1 and \$429,000 from the Technology Park Tax Allocation Area to cover the cost of the project. Any unused funds to be returned to the appropriate account.
- i) **River District Development Agreement Extension**
 - Approve amendment to the EOZ Business, LLC Development Agreement.
- j) **Lacasa Inc. Subrecipient Agreement for Rehab of 209 N. Second St.**
 - Approve Lacasa Subrecipient Agreement for rehab of 209 N. Second Street.
- k) **511 Division Lacasa Additional Appropriation**
 - Approve Lacasa IGP grant request of \$44,100 and appropriate funds from IGP Program Special Fund.
- l) **Subordination of Lien**
 - Vote to approve Subordinating City lien to IHADA (CDBG/Lacasa).

4. **Staff Updates**

5. **Other Business**

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

9. **Public Comment**

10. **Adjournment**