



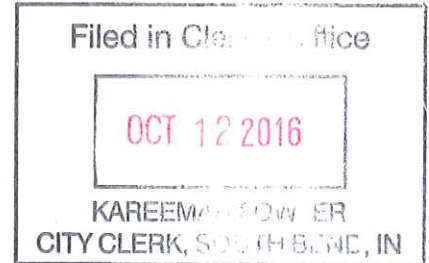
SOUTH BEND - ELKHART
REGIONAL DEVELOPMENT AUTHORITY

Northern Indiana Regional Development Authority

4477 Progress Drive, South Bend, Indiana 46628
(574) 400-5432

October 11, 2016

South Bend Common Council
4th Floor, County-City Building
South Bend, Indiana 46601



Re: *Bill #41-16*
Rezoning: 2794-16 – 401 East Colfax Ave.; 228 and 230 Sycamore Street

Dear Honorable Council Members:

I write to you in my capacity as Chair of the Northern Indiana Regional Development Authority (the “RDA”), which was established by the legislature as a political subdivision for the purpose of, among other things, helping to fund quality of place investments within the counties of St. Joseph, Elkhart and Marshall.

The RDA is one of three Indiana regions to have received State funding through the Regional Cities Initiative. The RDA was awarded \$42 Million to partially fund previously identified projects within our region. One of the 15 projects the Board has recommended approval to receive grants from the RDA is known as the Commerce Center Mixed Use Development (the “Development”). The Development is the subject of Bill #41-16 that is before you for consideration.

The Development was presented to the RDA as a multi-tenant, mixed-use project, one that would offer a full-service grocery, pharmacy, and residential, retail and office space. The RDA evaluated only the financial impact on the region, how the project would improve the quality of life, attract and retain talent, the manner in which project would be funded in accordance with the RDA’s guidelines and other similar criteria. However, the determination by the Board of the RDA did not take into consideration the specifics of the physical project itself that is for instance, the height or scale of the building, or whether the project is subject to a rezoning petition, variances or any other governmental approvals. In fact, the Development as of this date, has not received approval from the Indiana Economic Development Corporation, a necessary step to funding by the RDA, along with many other necessary processes yet to be achieved.

It has, however, come to the RDA’s attention, including through comments in the media, and we understand even before the Council’s Zoning and Annexation Committee, that the RDA or at least some of its Board Members are in favor of or otherwise recommend approval of the

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petition for rezoning before this Council. This is not true. Neither the RDA, nor to my knowledge any individual Board Member, has taken a position with respect to the matters before the Council. The rezoning petition is the prerogative of the Area Plan Commission of St. Joseph County and the Council and the citizens who voice their views with respect to the matters set out in the petition.

The Board of the RDA believes it is important to clarify any misperceptions as to its position in this matter. The RDA has taken no position nor does it intend to take a position regarding the rezoning petition.

Very truly yours,

John Affleck-Graves
Chair

cc: Board of Directors, Northern Indiana Regional Development Authority
Michiana Partnership, Inc., Regina Emberton, President & CEO
Stephen A. Studer, Esq., General Counsel

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