



South Bend

# Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

February 9, 2017

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:33 a.m.

### 1. ROLL CALL

|                  |  |
|------------------|--|
| Members Present: | Marcia Jones, President<br>Dave Varner, Vice President<br>Don Inks, Secretary<br>Gavin Ferlic, Commissioner<br>John Anella, Commissioner |
|------------------|--|

Members Absent:

|                |                          |
|----------------|--------------------------|
| Legal Counsel: | Benjamin Dougherty, Esq. |
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|----------------------|---|
| Redevelopment Staff: | David Relos, Associate<br>Mary Brazinsky, Recording Secretary |
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|                 |                        |                           |
|-----------------|------------------------|---------------------------|
| Others Present: | Brian Pawlowski        | DCI                       |
|                 | Aaron Kobb             | DCI                       |
|                 | Elizabeth Leonard Inks | DCI                       |
|                 | Erin Blasko            | SB Tribune                |
|                 | Mark Peterson          | WNDU-TV                   |
|                 | Eric Watson            | WNDU-TV                   |
|                 | Pat Brown              | Site Scapes, Inc.         |
|                 | Alex Hammel            | SB Career Academy         |
|                 | Jon Cook               | ABRO Industries           |
|                 | Will Smith             | 728 Whitehall Drive SB IN |
|                 | Ed Bradley             | Newmark Grubb Cressy      |
|                 | Kasey Watkins          | Newmark Grubb Cressy      |
|                 | Molly Jirasek          | WSBT                      |

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, January 26, 2017**

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, January 26, 2017.

**3. Approval of Claims**

**A. Claims Submitted February 9, 2017**

|   | Claims submitted | Explanation of Project                           | Items added after Agenda Distributed |
|---|------------------|--|--------------------------------------|
| <b>REDEVELOPMENT COMMISSION</b>                               |                  |  |                                      |
| Redevelopment Commission Claims February 9, 2017 for approval |                  |  |                                      |
| <b><u>324 RIVER WEST DEVELOPMENT AREA</u></b>                 |                  |  |                                      |
| Hebard & Hebard Architects, Inc.                              | 10,155.00        | Special Check JMS North Stair Tower              |                                      |
| Christopher B. Burke Engineering, LLC                         | 3,522.44         | St. Joseph River Low Head Dam CIP                |                                      |
| Jones Petrie Rafinski   | 2,536.25         | Covelesk Utility Relocate Construction           |                                      |
| Jones Petrie Rafinski   | 67.50            | Courtyard by Marriot                             |                                      |
| Christopher B. Burke Engineering, LLC                         | 3,318.00         | Chet Waggoner Court Inspection Services          |                                      |
| GLC   | 48,922.65        | January Base Rent                                |                                      |
| Kolata Emprises, LLC  |                  | Professional Services                            | 1,597.50                             |
| Weaver Consultants Group                                      |                  | Ivy Tower/Parking Lot                            | 149.00                               |
| <b><u>429 FUND RIVER EAST DEVELOPMENT TIF</u></b>             |                  |  |                                      |
| SmithGroupJJR   | 35,144.00        | So. Bend Riverfront Parks and Trails Master Plan |                                      |
| <b><u>430 FUND SOUTH SIDE TIF AREA #1</u></b>                 |                  |  |                                      |
| McCormick Engineering, LLC                                    | 540.00           | 1670 Bowen St. Drainage Improvement              |                                      |
|   |                  |  | 1,746.50                             |
| Total   | 104,205.84       |  |                                      |
| Total Of Both Columns   |                  |  | 105,952.34                           |

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims as submitted to the regular meeting of Thursday, February 9, 2017.

**4. Old Business**  
 None

**5. New Business**

**A. River West Development Area**

**1. Real Estate Purchase Agreement (Newmark Grubb Cressy & Everett)**

Brian Pawlowski presented the Real Estate Purchase Agreement (Newmark Grubb Cressy & Everett). Mr. Pawlowski presented the history of the city's efforts in the past ten years in attempts to sell the properties at Blackthorn. The city sold the golf course at Blackthorn approximately three years ago. Since then, after many diligent attempts to sell the properties, the city put out an RFP last year with only one response, which did not move forward. The city has been in many conversations with various developers since. Newmark Grubb Cressy & Everett brought forward a proposal to take the property out of city hands and put it into private hands with a plan to develop a portion of the property. The sales price is \$175,000 with a commitment to build a building for a minimum amount of \$1M. If the building is not built, a payment in lieu of taxes would be paid to the city. With the lots going into private hands it places the 60 acres on the tax roll. Mr. Pawlowski re-iterated that efforts were made to sell various parcels for several years in different manners. The city feels this is the best option moving forward. Looking at the momentum of Portage Prairie and the surrounding area, with a shift in ownership at Blackthorn it is expected momentum can occur there as well.

Ed Bradley, Newmark Grubb Cressy & Everett introduced himself. Mr. Bradley noted that Cressy will now be paying Association dues and property taxes on the properties. Mr. Bradley spoke about Cressy's development of other corporate parks such as Edison Lakes in Mishawaka, while understanding this is a different park located on the northwest side of the City and with unique amenities such as being near major highways.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (Newmark Grubb Cressy & Everett) submitted on February 9, 2017.

**2. Budget Request (Cove Lot 4 Paving)**

Brian Pawlowski presented a Budget Request for Cove Lot 4 Paving. The city held off paving the lot at the southwest corner of Lafayette & Monroe (the old Michiana Lock & Key site) until utility relocations around the Cove were completed. With savings from this utility work, we would like to now plan the paving of this lot. We ask for Commission approval of a not-to-exceed amount of \$250,000.

Upon a motion by Vice President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request for Cove Lot 4 Paving submitted on February 9, 2017.

**3. Request for Allocation for FUSE Permanent Supportive Housing Project**

Brian Pawlowski presented the Request for Allocation for FUSE Permanent Supportive Housing Project. This project is group housing for the chronically homeless, to be built at Indiana & Kemble on the old Oliver School site. The project began about a year ago, and during the construction process it was discovered the city charges tap fees for sewer and water connections. The city feels this is a good project and would like to support and cover the burden of these fees. We ask Commission approval in the amount of \$30,000.

Upon a motion by Secretary Inks, seconded by Vice President Varner, the motion carried unanimously, the Commission approved the Request for Allocation for FUSE Permanent Supportive Housing Project submitted on February 9, 2017.

**B. River East Development Area**

**1. Budget Request (River Walk LLC\_Michiana Brick)**

David Relos presented a Budget Request (River Walk LLC\_Michiana Brick). The former Michiana Brick site is planned to be incorporated with the old Transpo site along Northside, which is becoming a new housing development area. In August 2016 the Commission approved a Development Agreement with River Walk LLC, with a not-to-exceed budget of \$170,000. At the time it was thought funding from the East Bank CSO Phase 5 project would cover this cost, however that project encountered contaminated soil which depleted the money earmarked for this project. This budget request of \$170,000 is for the demolition and remediation of the Michiana Brick site, and we ask Commission approval of a separate budget in the same amount of \$170,000.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved a Budget Request (River Walk LLC\_Michiana Brick) submitted on February 9, 2017.

**2. Budget Increase for East Bank Infrastructure Project**

Jitin Kain presented a Budget Increase for East Bank CSO 5 Infrastructure Project. \$30,000 remained from the prior budget, but needs to be re-appropriated since it did not roll over from year end. Since there are soil contamination issues that need to be addressed, an additional \$20,000 to cover any contingencies is requested. We ask Commission approval for a total budget of \$50,000.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved a Budget Increase for East Bank Infrastructure Project submitted on February 9, 2017.

### **C. South Side Development Area**

#### **1. Resolution No. 3376 (Termination of SS Allocation Area No. 3)**

Ben Dougherty presented Resolution No. 3376. Allocation Area No. 3 South Side Development Area, relates to Erskine Village and was created to support debt service payments on the bond that was issued in 2005 for that project. February 1, 2017 was the first opportunity to pay-off the bonds to redeem them early at significant savings to the city, which was done. This Resolution will now formally close that area, releasing its assessed value to other taxing units and allows staff to work with the auditor to do so.

Beth Leonard Inks noted that a public hearing will be set in March 2017 to allocate funds remaining in Allocation Area No. 3 to the South Side Allocation Area No. 1 and a new appropriation to allow for the transfer of funds.

Upon a motion by Vice President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved a Resolution No. 3376 (Termination of SS Allocation Area No. 3) submitted on February 9, 2017.

### **6. Progress Reports**

#### **A. Tax Abatement**

Mr. Pawlowski stated that a committee meeting is planned with the Common Council to discuss tax abatements. In 2013 the State Law that governed the schedule ended. Mr. Pawlowski wants to bring forth how it was governed and methods that may be more applicable today.

#### **B. Common Council**

#### **C. Other**

Mr. Pawlowski stated by statue the Redevelopment Commission appoints a member of The Riverfront Liquor License Board. The Board only meets when there is an application or they expand the area. Former Redevelopment Commissioner Greg Downes was our representative. He asked for a volunteer or nominations to fill the position. Gavin Ferlic stated he is already on the Board for the Common Council. John Anella volunteered and was unanimously approved by the Commission.

**7. Next Commission Meeting:**

Thursday, February 23, 2017, 9:30 a.m.

**8. Adjournment**

Thursday, February 9, 2017, 10:04 a.m.



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Aaron Kobb, Director of Economic Resources

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Marcia I. Jones, President