



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

February 23, 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  
Don Inks, Secretary  
Gavin Ferlic, Commissioner

Members Absent: Dave Varner, Vice President  
John Anella, Commissioner

Legal Counsel: Benjamin Dougherty, Esq.

Redevelopment Staff: David Relos, Associate  
Mary Brazinsky, Recording Secretary

Others Present:

Brian Pawlowski	DCI
Aaron Kobb	DCI
Elizabeth Leonard Inks	DCI
Patrick Kerr	DCI
Rich Estes	DCI
Mark Peterson	WNDU-TV
Eric Watson	WNDU-TV
Conrad Damian	SB Resident
Mark Seaman	SB Resident
Kasey Watkins	4100 Edison Lakes Pkwy
Deb Parcell	HPC
Lisa Wenzel	Ivy Tech
George Baker	Coldwell Baker

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, February 9, 2017**

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

**3. Approval of Claims**

**A. Claims Submitted February 23, 2017**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims February 23, 2017 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
GLC	48,922.65	January Base Rent
Lincoln Electric	4,057.32	Equipment Purchase for Nello
Hull & Associates Inc.	8,402.77	General Consultant/Groundwater & Monitoring at Oliver Industrial P
ACM Engineering & Environmental	248.00	325 S Frances Suspect Asbestos
At&t	13,086.53	Monroe St West of Lafayette Blvd. Relocate Buried Cables
Abonmarche	10,500.00	Howard and Seltz Parks
Weaver Consultants Group	2,800.00	Indoor Air Sampling & TestIng Curtis Product Building
IDEM	112.50	Profession Services
Weaver Consultants Group	149.00	Ivy Tower
Area Plan Commission	505.00	Rezoning Martins/Ignition Park
City of South Bend	100.00	Rezoning Martins/Ignition Park
Engineering	75.00	Rezoning Martins/Ignition Park
<u>435 FUND DOUGLAS ROAD DEVELOPMENT AREA TIF</u>		
Major Moves	150,000.00	Douglas Rd
Total	238,958.77	

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 23, 2017.

**4. Old Business**

None

**5. New Business**

**A. Receipt of Bids**

**1. Receipt of Bids: 701 Portage Avenue**

David Relos stated that 9:00 a.m. February 23, 2017 was the deadline to submit bids for the disposition property at 701 Portage Avenue. One bid was received. Mr. Relos opened the sealed bid from Seven Entropy Design Studio Inc. The bid included a Cashier's Check in the amount of \$6,000 which was 10% of the offer price of \$60,000 for the entire parcel.

Mr. Relos asked Commission approval for staff review and recommendation of the paperwork provided in the bid package.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved DCI staff to review and bring back to it a recommendation of the bid proposal received for 701 Portage Avenue submitted on February 23, 2017.

## **B. River West Development Area**

### **1. Resolution No. 3377 (Disposition Offering Price 722-724 S. Michigan Street)**

David Relos presented Resolution No. 3377 (Disposition Offering Price 722-724 S. Michigan Street). This sets the disposition offering price which is the average appraised value for these parcels.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3377 (Disposition Offering Price 722-724 S. Michigan Street) submitted on February 23, 2017.

### **2. Approval of Bid Specifications (722-724 S. Michigan Street)**

David Relos presented the Approval of Bid Specifications (722-724 S. Michigan Street). The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Bid Specifications 722-724 S. Michigan Street submitted on February 23, 2017.

### **3. Request to Advertise (722-724 S. Michigan Street)**

David Relos presented the Request to Advertise (722-724 S. Michigan Street). This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on March 3 and March 10, 2017.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Request to Advertise 722-724 S. Michigan Street submitted on February 23, 2017.

### **4. Resolution No. 3382 (Acceptance of Michigan Street Shops)**

David Relos presented Resolution No. 3382 (Acceptance of Michigan Street Shops). The Leighton garage property has been subdivided in to nine lots, with the Michigan Street Shops being Lots 2 - 9. This action accepts Lots 2 – 9 from the Board of Public Works, which has approved the transfer of these lots to the Commission, subject to the Plat Committee's approval of the subdivision paperwork this morning.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3382 (Acceptance of Michigan Street Shops) submitted on February 23, 2017.

**5. Resolution No. 3383 (Disposition Offering Price 117-131 S. Michigan Street)**

David Relos presented Resolution No. 3383 (Disposition Offering Price 117-131 S. Michigan Street). This sets the disposition offering price which is the average appraised value for these parcels (Michigan Street Shops).

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3383 (Disposition Offering Price 117-131 S. Michigan Street) submitted on February 23, 2017.

**6. Approval of Bid Specifications (117-131 S. Michigan Street)**

David Relos presented the Approval of Bid Specifications (117-131 S. Michigan Street). The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Bid Specifications 117-131 S. Michigan Street submitted on February 23, 2017.

**7. Request to Advertise (117-131 S. Michigan Street)**

David Relos presented the Request to Advertise (117-131 S. Michigan Street). This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on March 3 and March 10, 2017.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Request to Advertise 117-131 S. Michigan Street submitted on February 23, 2017.

**8. Resolution No. 3384 (Ivy Tech)**

Benjamin Dougherty presented Resolution No. 3384. This property (the old Discount Rental site at 230 E. Sample) was donated to Ivy Tech Community College in 2012 by the Redevelopment Commission for use in their educational mission. Within the deed certain language was placed ensuring that Ivy Tech would not lease or transfer the property unless it was for educational purposes. Ivy Tech is working with Green Sense Farms, which intends to establish a facility on the site to promote both business and educational uses for a vertical farming operation. The focus for Ivy Tech students will be both educational as well as business elements. To ensure Commission agreement with Ivy Tech that this lease to Green Sense Farms fits their educational mission, the deed restriction will be released and terminated.

Mr. Pawlowski states that Green Sense Farms is independent and has been in existence with several other operations including Portage Indiana, China, Las Vegas, Nevada and other locations. They have a strong focus on educational and job training with those who can grow, sell and market produce. There is a shortage of this skill-set in which the company is helping to develop and train for. Their product is sold wholesale to big consumers throughout the area.

Green Sense Farms was approved on Tuesday through the IRF Board. We anticipate operations starting this summer.

Lisa Wenzel, Ivy Tech spoke about the pathway to their workforce training. Partnering with Green Sense Farms allows Ivy Tech to have the lab facilities for the campus without making capital investments. They look forward to the partnership starting hopefully this fall/winter.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3384 submitted on February 23, 2017.

#### **9. AEP Utility Easement (Ignition Park South)**

David Relos presented an AEP Utility Easement for Ignition Park South. AEP is asking for an easement in the northern half of the north/south alley in Ignition Park South, east of Scott St. We have vacated the streets and alleys in Ignition Park South between Scott and Kemble. AEP has lines on the west side of Scott in the 12 acre site we are making shovel ready. Lines need to move from the west side of Scott to the east side of Scott. This easement allows them to move their lines to that location.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the AEP Utility Easement submitted on February 23, 2017.

#### **10. Budget for Public Works Infrastructure Projects**

Jitin Kain presented a Budget for Public Works Infrastructure Projects. Mr. Kain requested budget approval on behalf of project work they would like to start working on throughout the City of South Bend. The projects consist as follows: (1) Downtown Cross Streets Streetscape, (2) Leighton Plaza Improvements, with most of the money for this project being funded through crowd funding and the remainder for planters and lighting, etc. that completed to finish the project, (3) intersection improvements at Sample & Sheridan to enhance access for vehicles moving in and out of Nello, (4) an Olive Street Metronet conduit at State Road 23 for the businesses that will be going in there, and (5) improvements to Tucker Drive to provide better access to Steel Warehouse and their trucks. A budget amount of \$2.5M from the RWDA is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Budget for Public Works Infrastructure Projects submitted on February 23, 2017.

**11. Third Amendment to Real Estate Purchase Agreement (Heading for Home LLC)**

Benjamin Dougherty presented the Third Amendment to REPA (Heading for Home LLC). This amendment allows Heading for Home LLC to continue to work to receive a Comfort Letter from IDEM. They have requested a 30 day extension of their Due Diligence Period to accomplish this task.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Third Amendment to REPA (Heading for Home LLC) submitted on February 23, 2017.

**12. AEP Utility Easement (Cove Lots 2 & 4)**

Patrick C. Kerr presented the AEP Utility Easement for Cove Lots 2 & 4. AEP needs easements over these two lots to allow relocation of their existing lines to allow construction of the Berlin Flats project.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved AEP Utility Easement (Cove Lots 2 & 4) submitted on February 23, 2017.

**C. Other**

**1. Resolution No. 3378 (Setting Public Hearing: March 23, 2017)**

Elizabeth Leonard Inks presented Resolution No. 3378 (Setting Public Hearing: March 23, 2017). This Resolution sets the public hearing date for appropriating additional funds from the River West Development Area (\$9,000,000) and the South Side #3 Development Area (\$30,000).

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3378 (Setting Public Hearing: March 23, 2017) submitted on February 23, 2017.

**2. Resolution No. 3381 (Redevelopment Commission Appointing One Member to the Riverfront License Application Review Committee)**

Benjamin Dougherty presented Resolution No. 3381 (Redevelopment Commission Appointing One Member to the Riverfront License Application Review Committee). This Resolution puts into writing the appointment of John Anella from the Redevelopment Commission to the Riverfront License Application Review Committee as voted on unanimously during the February 9, 2017 Commission Meeting.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3381 (Redevelopment Commission Appointing One Member to the Riverfront License Application Review Committee) submitted on February 23, 2017.

**6. Progress Reports**

A. Tax Abatement

1. Hibberd Development
2. Portage Prairie Spec Building (3<sup>rd</sup> Building that was rezoned)

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, March 9, 2017, 9:30 a.m.

**8. Adjournment**

Thursday, February 23, 2017, 10:04 a.m.



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Aaron Kobb, Director of Economic Resources

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Marcia I. Jones, President