



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

July 27, 2017

9:35 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  
Kintae Lark, Commissioner  
John Anella, Commissioner

Members Absent:

Dave Varner, Vice President

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate  
Mary Brazinsky, Recording Secretary

Others Present:

James Mueller	DCI
Elizabeth Maradik	DCI
Dan Buckenmeyer	DCI
Rich Estes	DCI
Mike Divitia	DCI
Jitin Kain	Public Works
Aaron Perri	VPA
Patrick Sherman	VPA
Conrad Damian	
Kasey Watkins	Cressy
Erin Blasko	South Bend Tribune

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, June 29, 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, June 29, 2017.

**3. Approval of Claims**

**A. Claims Submitted July 27, 2017**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims July 27, 2017 for ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
South Bend Tribune	56.63	Berlin Place - BP #2 MEP
Jones Petrie Rafinski	2,886.25	Monroe Parking Lot and St Improvements
HGR Group Inc.	75,448.43	JMS Building North Stairtower
Usbank	500.00	SB Redev. District Taxing District Refunding Bonds of 2014
Kolata Enterprises LLC	405.00	Professional Services
Abonmarche	3,227.36	Perley Primary Center Safe Routes to School Const. Inspection
Gibson-Lewis, LLC	83,688.70	Fire Station #4
Jones Petrie Rafinski	7,963.76	Courtyard by Marriott
DLZ	2,400.00	SB Olive & Tucker Survey
Kil Architecture Planning	3,569.15	Michigan St. Assessment
Community Investment	18,875.00	Legal Services
Tri County News	61.20	100 Wayne St Plaza and Streetscape
Selige Construction Co., Inc.	317,662.75	Western Ave & Olive St. Intersection Improvement
C & S Masonry Restoration	19,186.20	Leighton Pl Improvements, Ph. 2
HRP Construction Co.	54,887.75	Berlin Place Site Development
Gibson-Lewis, LLC	400,374.65	Fire Station #4
Hull & Associates Inc.	10,124.54	Consulting Services
United Consulting	25,559.44	Coal Line Trail PH I & II
Earth Exploration	6,998.00	Coal Line Trail
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Tri County News	66.53	Newman Center Site Development
SmithGroup JJR	4,584.00	SB Riverfront Pks and Trails Master Plan
Tri County News	56.63	Demolition of Howard Pk Recreation Center
Walsh & Kelly Inc.	40,439.60	East Bank Sewer Separation - Ph. V
Total	1,079,021.57	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Thursday July 27, 2017.

**4. Old Business**

None

**5. New Business**

**A. Receipt of Bids**

**1. 505 - 513 S. Michigan St. (Fat Daddy's)**

Mr. Relos noted one sealed bid for this property was received this morning, prior to the 9:00 AM deadline. Mr. Relos opened the sealed bid, which was from Commonwealth Development Corporation. Commonwealth's bid was for the minimum offering price of \$45,000, and included a cashier's check in the amount of \$4,500, the required 10% Faithful Performance Guaranty.

Mr. Relos noted it appeared all forms were included in the bid submission, and asked Commission approval for staff to review and make a recommendation at a future meeting.

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 Fat Daddy's properties at 505 - 513 S. Michigan St. submitted on July 27, 2017.

**B. River West/East Development Areas**

**1. First Amendment to Real Estate Purchase Agreement (Cressy & Everett)**

Mr. Relos presented the First Amendment to Real Estate Purchase Agreement (Cressy & Everett), for the former Gates/Toyota Building, a part of which currently houses the VA Clinic. This First Amendment extends the due diligence period for an additional 90 days. This extension is needed for further environmental and internal roof drain system investigation.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved First Amendment to Real Estate Purchase Agreement (Cressy & Everett) submitted on July 27, 2017.

**2. Second Amendment to Development Agreement (Armory LLC)**

Mr. Estes presented the Second Amendment to Development Agreement (Armory LLC). The final phase of the Newman Center project came in with a bid that exceeded the remaining approved amount by \$151,941.30. The developer has agreed to pay this overage amount via a direct reimbursement to the Commission within 10 days from today and prior to formally awarding the bid. This final phase covers work including utilities, pavement, patio pavers, landscaping, and other general site improvements that the project required.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Second Amendment to Development Agreement (Armory LLC) submitted on July 27, 2017.

**3. Budget Request (Charles Black Center)**

Ms. Maradik presented the Budget Request (Charles Black Center). The City wishes to complete improvements to the Charles Black Recreation Center in order to meet the current and future needs of the facility and its users. The renovations will include an expanded gym, community rooms, music studio, and bathrooms. Benefits of the renovation will include greatly enhanced community programming as well as an improved aesthetic appearance, ADA access, and safety/security, and even revenue streams. The Center is not within the TIF but it serves the TIF. Improvements will be funded through the Parks Bond and TIF funding. Commission approval from the RWDA in the amount \$1,500,000 is requested.

Aaron Perri, Executive Director of Venue Parks and Arts, stated that this is a much needed project for our community which will double the size of the Charles Black Center. He is very excited for the work that will come out of this project. The work is slated to start in late September 2017 and last approximately one year. During the construction phase all programming will be re-routed to surrounding facilities. This project is primarily being funded from the 2014 Park Bond.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Charles Black Center) submitted on July 27, 2017.

**4. Budget Request (West Bank Trail)**

Ms. Maradik presented the Budget Request (West Bank Trail). The City wishes to implement improvements to the West Bank Trail as recommended in the Riverfront Parks & Trails conceptual framework. This work was recently approved by the Parks Board. The City would like to complete design work, and ultimately construction, of improvements for the portion of trail located between LaSalle and Jefferson - including Gwen Stiver Park, Pier Park, and the connection between Island Park and the Jefferson Blvd. Bridge. Staff requests Commission approval of a budget of \$250,000 towards work related to improving the West Bank Trail.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (West Bank Trail) submitted on July 27, 2017.

**5. Budget Request (Bowman Creek Bridge)**

Jitin Kain presented the Budget Request (Bowman Creek Bridge). The City is seeking approval of funding in the amount of \$40,000 from the River West Development Area to support the construction of a pedestrian bridge over Bowman Creek in Ravina Park. This is part of a larger Bowman Creek bank stabilization project. A portion of the funding is being provided by the Pokagon Band in the amount of \$100,000. Total construction cost with the bridge will be \$140,000.

Commission approval is requested to construct the bridge, which will help improve the entire area of the park and provide stronger community amenities.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Bowman Creek Trail) submitted on July 27, 2017.

**6. Budget Request (Lincolnway-Charles Martin Streetscape Improvements)**

Mr. Divita presented the Budget Request (Lincolnway-Charles Martin Streetscape Improvements). Staff requests approval of an engineering budget of \$135,000 from the River West Development Area for streetscape improvements at the Lincolnway West-Charles Martin Sr. Drive intersections. As part of its implementation of the West Side Main Streets Revitalization Plan, the project would right size the Lincolnway West-Charles Martin intersection to promote safety and pedestrian crossings, re-establish neighborhood connections at the intersections at Leland Avenue-Marion Street-Scott Streets, and prepare City-owned land near the northwest corner of the intersection for development.

As necessary, curbs, sidewalks, driveway approaches, and street pavement will be replaced. Street trees, other landscaping, and decorative lighting will be added, while scrub vegetation, dilapidated fencing, and excess pavement will be removed.

Engineering work will proceed through the remainder of 2017. Tentatively, funds for construction will be requested in early 2018 for the project to be bid, with construction work starting in the spring.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Lincolnway-Charles Martin Streetscape Improvements) submitted on July 27, 2017.

**B. South Side Development Area**

**1. Budget Request (Traffic Study Ireland Road)**

Mr. Estes presented the Budget Request (Traffic Study Ireland Road). In working with Redevelopment staff, Public Works has identified a need to address the traffic on Ireland Road. It is anticipated that in order to serve future developments along Ireland Road, particularly the developments on St. Joseph Street, the existing system capacity may be insufficient and improvements to the street system may be required. The budget funds will be utilized for professional engineering services to study the Ireland Road Corridor. Staff requests Commission approval in the amount of \$15,000.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Traffic Study Ireland Road) submitted on July 27, 2017.

**2. Budget Request (Erskine Golf Course Improvements)**

Ms. Maradik presented the Budget Request (Erskine Golf Course Improvements). The City wishes to make improvements to the facilities located at Erskine Golf Course. The existing clubhouse and course require improvements in order to meet the current and future needs of its users. The improvements will support and enable the golf development plan that was recently outlined by the Director of Golf to the Park Board, and protect one of the largest Park assets in the City for the future. Staff requests Commission approval of a budget in the amount of \$1,000,000 to support the design and construction of improvements at Erskine Golf Course.

Aaron Perri, Executive Director of Venue Parks and Arts, stated this is a good way to invest dollars to provide quality of life in our neighborhoods. The Erskine Clubhouse has been used for weddings, proms, and formal events in its better years, and we are looking to restore it to its full use.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Erskine Golf Course Improvements) submitted on July 27, 2017.

**6. Progress Reports**

- A. Tax Abatement
- B. Common Council
- C. Other

**7. Next Commission Meeting:**

Thursday, August 10, 2017, 9:30 a.m.

**8. Adjournment**

Thursday, July 27, 2017, 9:53 a.m.

  
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David Relos, Economic Resources

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Marcia I. Jones, President