



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

October 26, 2017

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:35 a.m.

### 1. ROLL CALL

Members Present:

Marcia Jones, President  
Dave Varner, Vice-President  
Don Inks, Secretary  
Gavin Ferlic, Commissioner  
Kintae Lark, Commissioner

Members Absent:

John Anella, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate  
Mary Brazinsky, Recording Secretary

Others Present:

Dr. James Mueller DCI  
Dan Buckenmeyer DCI  
Elizabeth Leonard Inks DCI  
Jitin Kain Engineering  
Conrad Damian 718 E Broadway  
Bill Dunn Michiana Observer  
Sue Kesim Michiana Observer  
Caleb Bauer South Bend Tribune  
Bryan Glendening IngenAE  
Mark Seaman PRISM  
David Matthews 401 E Colfax Avenue  
Jo M Broden SBCC  
Jeff Smoke GLC  
Barton & Susan Bennett 511 E Colfax Avenue

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, October 12, 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, October 12, 2017.

**3. Approval of Claims**

**A. Claims Submitted October 26, 2017**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims October 26, 2017 for ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Ritschard Bros., Inc.	63,043.90	2017 Demolitions, Phase I, Division A & C
Gibson-Lewis, LLC	326,806.92	Fire Station #4
CBS Service, LLC	122,148.00	Berlin Pl. Electrical, Mechanical & Plumbing - Division A
Lawson-Fisher Associates	28,944.30	West Bank Improvements/Fellow St. Raised Crosswalk at Riley High
United Consulting	31,919.20	Ph I & II Coal Line Trail
Troyer Group	335.84	SRTS Harrison Cl
City of South Bend	156,219.33	Reimburse Engineering for Sev Rendered Per ESA (3) Quarters
Indiana Dept. of Transportation	8,463.14	Harrison School (Safe Routes to Schools)
Hull & Associates	8,244.90	GW & Vapor Intrusion Evaluation; Former Studebaker Site
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
FenceScreen, Inc.	4,491.40	Banners & Printing Howard Pk Ice Rink
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Donohue	340.00	South Wellfield, WTP & Pressure Zone Improvements
<u>436 FUND TIF NORTHEAST RESIDENTIAL</u>		
City of South Bend	186,218.00	Eddy Street Commons
Total	937,174.93	

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, October 26, 2017.

**4. Old Business**

## 5. **New Business**

### **A. Public Hearing on Budget Resolutions**

James Mueller, Executive Director Community Investment opened the public hearing with a presentation to the Commission including DCI's Mission, Organizational Structure, KPI's, 2017 Accomplishments, Overview of Redevelopment Funds and 2018 Goals and Challenges.

Mr. Mueller displayed the new office structure of Community Investment including the new Engagement and Economic Empowerment Team with their neighborhood outreach programs. Mr. Mueller outlined 2017 key accomplishments from downtown two-way to bike share, in Public Safety the fire stations and in homelessness the FUSE housing project, weather amnesty shelter program and several other action plans.

Many major developments have come through Community Investment with the opening of the LaSalle Hotel, Marriott, Aloft, JMS and Martins. Underway are several projects including Eddy Street Phase II, Berlin Place, Studebaker Building 84 façade, Armory, East Bank Phase 5, Portage Prairie, Holiday Inn, Hibberd, Embassy Suites with many projects being announced including the Commerce Center, Wharf, South Bend Chocolate Factory, and the VA.

Many of these projects fall into TIF Districts which help many of our area businesses. TIF revenues are used to pay for local public improvements needed to induce private development, encourage job creation/retention or improve areas needing redevelopment. The TIF does not capture all of the revenue coming in and those dollars go into the general fund that are distributed to the parks, schools and other areas. Mr. Mueller explained a scenario of how the TIF pass through impact works at an amount of \$10M net increment and what the impact of the dollars meant. There will be \$29 million in expected revenue across all TIF areas. \$13.5 million for debt service which leaves \$15.5 million. Mr. Mueller outlined each of the 12 major projects that will be capturing these funds.

Mr. Mueller presented the goals and challenges for 2018 including advancement in neighborhood development programs to move more vacant lots; increase connectivity with the neighborhoods surrounding downtown; continue implementation of the corridor program; SE Master Planning; City Cemetery plans; the updating of the city property database; pilot economic empowerment programs; and increase the business development team. We will work through the challenges of big box store appeals and macroeconomic trends.

Mr. Mueller stated that the appropriations may look like we are sitting on budget cash, however, there are many projects that are currently being worked on that have to go through the Board of Public Works, which is a bidding process. It is a process to get the cash out the door.

Vice-President Varner asked about the bond that approved the continuation of the Hall of Fame levy. Will that levy continue.

Mr. Mueller stated the levy continues but it is no longer exempt even before 2020. It will be subject to the cap.

Vice-President Varner asked about hard times with the economy ahead what steps should be taken.

Mr. Mueller stated that we should look at the industries and automation into the future. Right now we are lucky enough to have an abundance of industry.

## **1. Public Hearing**

### **a. Resolution No. 3402 (River West Development Area)**

President Jones opened the floor to the public for Resolution No. 3402 (River West Development Area).

Conrad Damian, 718 E Broadway South Bend commented as he reviewed each resolution there were no projects listed, just lump sums. He was assuming the \$1.8M for the homelessness appropriation would come from this TIF.

Mr. Relos answered that is correct.

Mr. Damian asked what the process is to build the Gateway Center and where can the public voice their input into projects like this.

President Jones stated that Community Investment staff works as a team on each and every project prior to presenting items to the Commission for their review and approval.

Mr. Mueller stated that we are happy to hear suggestions on creating a process for public input.

Mr. Damian stated he feels the importance for the public to be able to voice suggestions on projects happening within the city.

Vice-President Varner reiterated what he believes Mr. Damian is getting at is if the \$1.8 million is in the \$27.5 million for River West TIF, and you come back to the Commission for a budget for \$1.8 million, there would be no public input at that meeting. Is that correct?

Mr. Damian stated that is correct.

Mr. Dougherty clarified the legal point of the open door law on the Redevelopment Commission governing body and stated that the law allows the public to attend so they can do two things. Observe and record the proceedings of the meeting. Anything beyond that is at the Commission's discretion unless it is a public hearing related and subject to open discussions.

Commissioner Ferlic stated that the public is always welcome to reach out to any Commission member regarding items on the agenda to voice their opinion. That Commissioner can then share those opinions with the other Commissioners.

With no further public comment, the floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3402 (River West Development Area) submitted on October 26, 2017.

**b. Resolution No. 3403 (West Washington Allocation Area)**

President Jones opened the floor to the public for Resolution No. 3403 (West Washington Allocation Area).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3403 (West Washington Allocation Area) submitted on October 26, 2017.

**c. Resolution No. 3404 (River East Development Area)**

President Jones opened the floor to the public for Resolution No. 3404 (River East Development Area).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3404 (River East Development Area) submitted on October 26, 2017.

**d. Resolution No. 3405 (River East Residential Development Area)**

President Jones opened the floor to the public for Resolution No. 3405 (River East Residential Development Area).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3405 (River East Residential Development Area) submitted on October 26, 2017.

**e. Resolution No. 3406 (South Side Development Area #1 General)**

President Jones opened the floor to the public for Resolution No. 3406 (South Side Development Area #1 General).

Secretary Inks asked what projects the \$4 million dollars are allocated for in 2018.

Mr. Mueller stated a fair amount of that money is allocated toward the Public Works division for infrastructure with water repairs on the South Side. The other portion is for the parks funding and drainage issues around the O'Brien center.

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3406 (South Side Development Area #1 General) submitted on October 26, 2017.

**f. Resolution No. 3407 (Douglas Road Economic Development Area)**

President Jones opened the floor to the public for Resolution No. 3407 (Douglas Road Economic Development Area).

Secretary Inks mentioned closing the Douglas Road Economic Development Area, will that happen.

Mr. Mueller stated that is being looked in to, but one possible project would be a dedicated right turn lane at SR 23 and Douglas Rd., which is controlled by INDOT and discussions are planned with them.

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3407 (Douglas Road Economic Development Area) submitted on October 26, 2017.

**g. Resolution No. 3408 (Redevelopment Administration)**

President Jones opened the floor to the public for Resolution No. 3408 (Redevelopment Administration).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3408 (Redevelopment Administration) submitted on October 26, 2017.

**h. Resolution No. 3409 (Redevelopment Retail)**

President Jones opened the floor to the public for Resolution No. 3409 (Redevelopment Retail).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3409

(Redevelopment Retail) submitted on October 26, 2017.

**i. Resolution No. 3410 (Airport Urban Enterprise Zone)**

President Jones opened the floor to the public for Resolution No. 3410 (Airport Urban Enterprise Zone).

Vice-President Varner asked what the expenditure for this was and how it will be used. Will it go to Workforce Development?

Mrs. Leonard Inks mentioned due to staff turnover we are working on what program it will be allocated to.

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3410 (Airport Urban Enterprise Zone) submitted on October 26, 2017.

**j. Resolution No. 3411 (Airport Bond Debt Service Reserve)**

President Jones opened the floor to the public for Resolution No. 3411 (Airport Bond Debt Service Reserve).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3411 (Airport Bond Debt Service Reserve) submitted on October 26, 2017.

**k. Resolution No. 3412 (Downtown Bond Debt Service Reserve)**

President Jones opened the floor to the public for Resolution No. 3412 (Downtown Bond Debt Service Reserve).

No public comment was made. The floor was closed on this Resolution.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3412 (Downtown Bond Debt Service Reserve) submitted on October 26, 2017.

**B. River West Development Area**

**1. Resolution No. 3417 (Disposition Offering Price 1036 Lincoln Way East)**

Mr. Relos presented Resolution No. 3417 (Disposition Offering Price on 1036 Lincoln Way East). This Resolution sets the disposition offering price for 1036 Lincoln Way East at \$41,900 which is the average of the two appraisals.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3417 (Disposition Offering Price 1036 Lincoln Way East) submitted on October 26, 2017.

**2. Approval of Bid Specifications and Design Considerations (1036 Lincoln Way East)**

Mr. Relos presented Approval of Bid Specifications (1036 Lincoln Way East). 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 Approval of Bid Specifications and Design Considerations (1036 Lincoln Way East) submitted on October 26, 2017.

**3. Request to Advertise (1036 Lincoln Way East)**

Mr. Relos presented the Request to Advertise (1036 Lincoln Way East). This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on November 3 and November 10, 2017.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Request to Advertise (1036 Lincoln Way East) submitted on October 26, 2017.

**4. Chocolate Factory & Museum Sewer Extension**

Mr. Kain presented the budget request for the Chocolate Factory & Museum Sewer Extension. This is a request for preliminary work on the Chocolate Factory site area by the Airport. As extending the City sewer in that area is needed, this request is to fund survey work. Commission approval in the amount of \$50,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Chocolate Factory & Museum Sewer Extension submitted on October 26, 2017.

**5. Development Agreement (GLC)**

Mr. Buckenmeyer presented the Development Agreement for Great Lakes Capital. We are looking at TIF funding and infrastructure development for Portage Prairie. We will be looking at an investment to support sewer, drainage and infrastructure along with a retention pond and lift station. This development will help serve the entire area and will house approximately 500 new jobs. The study to upgrade the lift station is in progress.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Development Agreement for (GLC) submitted on October 26, 2017.



### C. River East Development Area

#### 1. Resolution No. 3418 (Rejection of Bids for 126 N. Niles)

Mr. Muller presented Resolution No. 3418 (Rejection of Bids for 126 N. Niles). We received four bids for 126 N. Niles. Staff has reviewed the proposals of all four bids with a decision being made to reject them. This rejection stems from what was proposed to be developed with the property on two of the bids. What was presented and what the city has envisioned for that area were not in alignment. We were concerned on a couple of the proposals promptness to deliver based on their current projects. Secondly, the Parks Department has asked to retain the site until sometime next summer for storage space.

Vice-President Varner asked based on the Master Plan for the East Bank what does the City want for that site is.

Mr. Mueller stated a mixed use development and parking capacity of a garage. There is a real need for more parking in the East Bank area.

Commissioner Ferlic asked when this item goes out for bid next time, can we be more specific on what it is we're looking to be developed on that property's location.

Secretary Inks mentioned that by rejecting these we can now negotiate with anyone who walks in the door, including those who have submitted bids should they change their proposals.

Mr. Dougherty stated that is correct.

Secretary Inks stated if there were things that could be re-worked to fit what the City was looking for we could accept a new offer.

Mr. Dougherty stated that is correct. Once the bid is rejected we would have to start from a clean slate with any potential developer.

Commissioner Lark mentioned if there was a better plan slated ahead of time it would not have wasted people's time and money.

Mr. Mueller stated the plan was laid out, however, a few of the bidders said they had a problem seeing it.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3418 (Rejection of Bids for 126 N. Niles) submitted on October 26, 2017.

**2. Corby Street Storm Sewer Evaluation**

Mr. Kain presented the Corby Street Storm Sewer Evaluation. This is to study Corby Street storm sewer issues. We are looking at the opportunity to separate the sewers and study the flow monitoring in this area. Commission approval in the amount of \$45,000 is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Corby Street Storm Sewer Evaluation submitted on October 26, 2017.

**D. Other**

**1. Temporary Use Agreement (Notre Dame/Gridiron)**

Mr. Relos presented a Temporary Use Agreement (Notre Dame/Gridiron). This is a Temporary Use Agreement for Notre Dame to use the Gridiron on three separate dates as listed. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Temporary Use Agreement (Notre Dame/Gridiron) submitted on October 26, 2017.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

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

**8. Adjournment**

Thursday, October 26, 2017, 10:40 a.m.

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David Relos, Economic Resources

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Marcia I. Jones, President