



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

January 11, 2018
9:32 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
 Gavin Ferlic, Commissioner
 Kintae Lark, Commissioner

Members Absent: Don Inks, Secretary
 John Anella, Commissioner

Legal Counsel: Benjamin Dougherty, Esq.

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

Others Present:

| | |
|------------------------|--------------------|
| Dan Buckenmeyer | DCI |
| Elizabeth Leonard Inks | DCI |
| Caleb Bauer | South Bend Tribune |
| Greg Towler | Keramida, Inc. |
| Sue Kesim | Michiana Observer |

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2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, December 14, 2017

Upon a motion by Commissioner Ferlic, seconded by Commissioner Lark, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, December 14, 2017.

3. Approval of Claims

A. Claims Submitted January 11, 2018

| | Claims submitted | Explanation of Project |
|---------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------|
| REDEVELOPMENT COMMISSION | | |
| Redevelopment Commission Claims January 11, 2018 for approval | | |
| <u>324 RIVER WEST DEVELOPMENT AREA</u> | | |
| Jones Petrie Rafinski | 6,373.75 | Patel Plaza Marriott at Hall of Fame Site |
| Lawson-Fishers Associates P.C. | 16,429.00 | SBN-West Bank Improvements Jefferson Blvd to LaSalle Ave. |
| Joseph Dzierla & Associates, Inc. | 10,000.00 | Zike Sample St. Project |
| Abonmarche | 8,340.00 | Portage Prairie Area Sewer Study / Lincoln Way W and Charles Martin Sr. Intersection |
| United Consulting | 5,528.45 | Coal Line Trail Ph. I & II |
| Wells Fargo | 295,000.00 | So. Bend Bldg. Corp County Option Income Tax Lease Rental Revenue Refunding Bonds of 2010 |
| Jones Petrie Rafinski | 22,774.20 | Downtown East-West Streetscapes |
| Gibson-Lewis, LLC | 462,911.81 | Fire Station #4 |
| Plews Shadley Racher & Braun | 2,422.50 | Environmental General |
| USBank | 785,000.00 | Refunding Bonds, Series 2012 (Polies & Fire Station) |
| USBank | 856,500.00 | Authority Lease Rental Revenue Refunding Bonds of 2015 |
| Kolata Enterprises LLC | 315.00 | Professional Services |
| Plews Shadley Racher & Braun | 473.50 | Legal Service |
| St. Joseph County | 1,042,706.01 | Negative TIF Distribution |
| Aecom | 28,982.91 | South Shore Line station Alternatives Feasibility Study |
| IDEM | 75.00 | Professional Services |
| City of South Bend | 18,875.00 | Legal Service |
| Danch, Harner & Associates, Inc. | 345.00 | Preparation of rezoning Petition St. & Alley, Utility Easement |
| <u>429 FUND RIVER EAST DEVELOPMENT TIF</u> | | |
| Earth Exploration | 12,569.50 | Howard Park Renovation |
| Lawson-Fishers Associates P.C. | 3,563.44 | Corby St Storm Sewer System Evaluation |
| Robert Henry Corporation | 239,960.90 | Newman Center Site Development Division A and Alternate A1 |
| <u>430 FUND SOUTH SIDE TIF AREA #1</u> | | |
| McCormick Engineering | 1,417.50 | Bowen St. Improvements |
| American Structurepoint Inc. | 1,470.00 | Memard St. Traffic Impact Study |
| <u>436 FUND TIF NORTHEAST RESIDENTIAL</u> | | |
| Usbank | 1,234,500.00 | Authority Lease Rental Revenue Refunding Bonds of 2015 Eddy St. Common |
| Total | 5,056,533.47 | |

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the claims submitted on Thursday, January 11, 2018.

4. Old Business

5. New Business

A. Administrative

1. Resolution No. 3419: 2018 Meeting Schedule

Mr. Relos presented Resolution No. 3419: 2018 Meeting Schedule. This Resolution sets the meeting schedule for the Redevelopment Commission in 2018.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3419: 2018 Meeting Schedule submitted on January 11, 2018.

2. Resolution No. 3421: 2018 Procedures for Property Related Services

Mr. Relos presented Resolution No. 3421: 2018 Procedures for Property Related Services. This Resolution is updated from last year by changing the names of staff authorized to initiate title searches and policies; appraisals; land surveys, replats, and subdivisions; and environmental assessments; subject to the terms of this Resolution. Authorized staff for 2018 are James Mueller, Dan Buckenmeyer, Tim Corcoran and David Relos.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3421: 2018 Procedures for Property Related Services submitted on January 11, 2018.

3. Resolution No. 3422: 2018 Authority for Administrative Acts

Mr. Relos presented Resolution No. 3422: 2018 Authority for Administrative Acts. This Resolution is updated from last year by changing the names of staff authorized to conduct certain administrative acts relating to Redevelopment property as noted within this Resolution. Authorized staff for 2018 are James Mueller, Dan Buckenmeyer, Tim Corcoran and David Relos.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3422: 2018 Authority for Administrative Acts submitted on January 11, 2018.

4. Resolution No. 3423: 2018 Procedures for Temporary Use Agreements

Mr. Relos presented Resolution No. 3423: 2018 Procedures for Temporary Use Agreements. This Resolution is updated from last year by changing the names of staff authorized to execute temporary use agreements, subject to ratification by the Commission. Authorized staff for 2018 are James Mueller, Dan Buckenmeyer, Tim Corcoran and David Relos.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3423: 2018 Procedures for Temporary Use Agreements submitted on January 11, 2018.

B. River West Development Area

1. Resolution No. 3420: Consenting to the Assignment of Real Estate Purchase Agreement to 333 Western Associates, LLC

Mr. Relos presented Resolution No. 3420: Consenting to the Assignment of Real Estate Purchase Agreement to 333 Western Associates, LLC. This Resolution consents to the assignment of the Real Estate Purchase Agreement with Cressy & Everett Commercial Corporation to 333 Western Associates LLC. This is in regards to the sale VA Building, and the Principals of the Corporation are members of the LLC. Part of this Assignment will update certain documents scheduled to be signed at closing. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3420: Consenting to the Assignment of Real Estate Purchase Agreement to 333 Western Associates, LLC submitted on January 11, 2018.

2. Resolution No. 3424: Consenting to the Assignment of Real Estate Purchase Agreement to Michigan Street Shops, LLC

Mr. Relos presented Resolution No. 3424: Consenting to the Assignment of Real Estate Purchase Agreement to Michigan Street Shops, LLC. This Resolution consents to the assignment of the Real Estate Purchase Agreement with Cressy & Everett Commercial Corporation to Michigan Street Shops LLC. This is in regards to the sale of the Michigan Street Shops and retail space in the Wayne Street garage, and the Principals of the Corporation are members of the LLC. Part of this Assignment will update certain documents scheduled to be signed at closing. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3424: Consenting to the Assignment of Real Estate Purchase Agreement to Michigan Street Shops, LLC submitted on January 11, 2018.

3. Second Amendment to Development Agreement: JMS Development, LLC

Mr. Buckenmeyer presented the Second Amendment to Development Agreement: JMS Development, LLC. This Amendment supplements the scope of the Local Public Improvements to be completed as part of this project, by incorporating asphalt replacement and the installation of new fencing, including an automated gate, to the parking lot that serves this building. No additional public investment is included. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Second Amendment to Development Agreement: JMS Development, LLC submitted on January 11, 2018.

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6. Progress Reports

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

7. Next Commission Meeting:

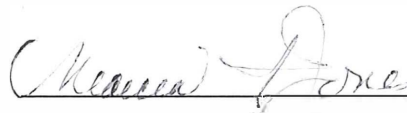
Thursday, January 25, 2018, 9:30 a.m.

8. Adjournment

Thursday, January 11, 2018, 9:44 a.m.



David Relos, Economic Resources



Marcia I. Jones, President