



South Bend  
**Redevelopment Commission**  
227 West Jefferson Boulevard, Room 1308, South Bend, IN

**SOUTH BEND REDEVELOPMENT COMMISSION  
RESCHEDULED MEETING**

April 13, 2018  
10:00 a.m.  
Presiding: Dave Varner, Vice-President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 10:00 a.m.

**1. ROLL CALL**

|                      |  |                                      |
|----------------------|--|--------------------------------------|
| Members Present:     | Dave Varner, Vice-President<br>Don Inks, Secretary<br>Gavin Ferlic, Commissioner         |                                      |
| Members Absent:      | Marcia Jones, President<br>Quentin Phillips, Commissioner<br>Leslie Wesley, Commissioner |                                      |
| Legal Counsel:       | Elliot A. Anderson, Esq.   |                                      |
| Redevelopment Staff: | David Relos, RDC Staff<br>Mary Brazinsky, Board Secretary                                |                                      |
| Others Present:      | Elizabeth Leonard Inks<br>Jitin Kain<br>Conrad Damian                                    | DCI<br>Engineering<br>718 E Broadway |

South Bend Redevelopment Commission  
Rescheduled Regular Meeting – April 13, 2018

**2. Election of Officers**

Dr. Varner suggested to continue with the current slate of officers of Marcia Jones, President, Dave Varner, Vice-President and Don Inks, Secretary.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks. The motion passed unanimously, the Commission approved keeping the current slate of officers for 2018.

**3. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, March 22, 2018**

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, March 22, 2018.

**4. Approval of Claims**

**A. Claims Submitted April 13, 2018**

|   | Claims submitted | Explanation of Project   | Items added after Agenda Distributed |
|---|------------------|--|--------------------------------------|
| <b>REDEVELOPMENT COMMISSION</b>                             |                  |  |                                      |
| Redevelopment Commission Claims April 12, 2018 for approval |                  |  |                                      |
| <b>324 RIVER WEST DEVELOPMENT AREA</b>                      |                  |  |                                      |
| IDEM  | 337.50           | Professional Services  |                                      |
| US Bank   | 196,500.00       | SB Redevel Authority Lease Rental Revenues Refunding Bonds, Series 2013 (Century Center Project) |                                      |
| Abonmarche  | 5,350.00         | Lincoln Way W and Charles Martin Sr. Intersection  |                                      |
| DLZ   | 17,165.00        | Trucker Dr. / Sample-Sheridan Signal / Olive & Tucker Survey                                     |                                      |
| Commonwealth Development Corp.                              | 4,500.00         | Return Earnest money Deposit (Purchase Agreement Terminated because of Tax Credits not Awarded)  |                                      |
| Transpo   | 100,000.00       | Semi-Annual Pymt for Main & Colfax Garage Lease  |                                      |
| Aecom Technical Services                                    | 25,942.15        | South Shore Line Station Alternatives Feasibility Study  |                                      |
| Opticos Design  | 6,897.00         | South Bend Charrette   |                                      |
| WNIT  |                  | Service for 12 Parking Spaces  | 480.00                               |
| Lawson-Fisher Associates P.C.                               |                  | Survey and Preliminary design for Improvement West Bank Trail                                    | 1,828.50                             |
| Lochmüller Group  |                  | Survey   | 9,381.25                             |
| <b>422 FUND WEST WASHINGTON DEVELOPMENT AREA</b>            |                  |  |                                      |
| DLZ   | 12,193.78        | Colfax Ave Two-Way   |                                      |
| Meridian Title  |                  | Acquisition of 1107 - 1109 W. Colfax   | 28,548.30                            |
| <b>429 FUND RIVER EAST DEVELOPMENT TIF</b>                  |                  |  |                                      |
| Abonmarche  | 10,311.09        | Perley Primary Center Safe Routes to School Construction Inspection Srvce                        |                                      |
| Lawson-Fisher Associates P.C.                               |                  | Corby St. Storm Sewer System Evaluation  | 6,930.32                             |
| Walsh & Kelly Inc.  |                  | East Bank Sewer Separation - Ph. V   | 80,297.15                            |
| <b>430 FUND SOUTH SIDE TIF AREA #1</b>                      |                  |  |                                      |
| McCormick Engineering                                       | 4,725.00         | Bowen St. Improvements   |                                      |
| Jones Petrie Rafinski                                       |                  | St. Joseph Streetscape Improvements  | 2,322.50                             |
| Total   | 383,584.02       |  | 129,788.02                           |
| Total Both Columns  | 513,372.04       |  |                                      |

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Friday, April 13, 2018.

**5. Old Business**

**6. New Business**

**A. Receipt of Bids**

**1. 2401 Western Avenue**

Mr. Relos stated Receipt of Bids were due on Thursday, April 12, 2018 at 9:00 am and no bids were received. This is the former PNA site at 2401 Western Avenue at Olive. As no bids were received, after 30 days the Commission may entertain negotiated offers.

**B. River West Development Area**

**1. Resolution No. 3430: (Disposition Offering Price 1743 Commerce Drive)**

Mr. Relos presented Resolution No. 3430, which is the Disposition Offering Price of 1743 Commerce Drive. This Resolution sets the disposition offering price for this property at \$28,250, which is the average of two appraisals completed for this property, located at the corner of Voorde and Terminal Drive.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3430: (Disposition Offering Price 1743 Commerce Drive) submitted on April 13, 2018.

**2. Approval of Bid Specifications and Design Considerations (1743 Commerce Drive)**

Mr. Relos presented the Approval of Bid Specifications and Design Considerations for 1743 Commerce Drive. 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 (1743 Commerce Drive) submitted on April 13, 2018.

**3. Request to Advertise (1743 Commerce Drive)**

Mr. Relos presented a Request to Advertise for 1743 Commerce Drive. This disposition property will be advertised in the South Bend Tribune on April 20 and April 27, 2018.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Request to Advertise (1743 Commerce Drive) submitted on April 13, 2018.

**4. First Amendment to Parking Lease (The LaSalle Apartments, LLC)**

Mr. Relos presented this First Amendment to Parking Lease with The LaSalle Apartments, LLC. This Lease is for the parking lot on Michigan St. between the Hotel LaSalle and Morris Civic, and supported the conversion of the Hotel to residential apartments and ground floor commercial space. The financing of this project is currently under a construction loan. The project has been completed and La Salle Apartments LLC is seeking permanent financing. The lender has asked for a clause to be added to the parking lease, stating if the Commission were to declare bankruptcy the Lease cannot be terminated, in addition to any changes or amendments to the parking lease without the lenders prior approval. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved First Amendment to Parking Lease (The LaSalle Apartments, LLC) submitted on April 13, 2018.

**5. Third Amendment to Real Estate Purchase Agreement (Michigan Street Shops LLC)**

Mr. Relos presented this Third Amendment to Real Estate Purchase Agreement with Michigan Street Shops LLC. This extends the due diligence period for an additional 90 days to complete a couple outstanding due diligence items.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Third Amendment to Real Estate Purchase Agreement (Michigan Street Shops LLC) submitted on April 13, 2018.

**6. Amendment to Professional Services Contract with AECOM**

Mr. Kain presented an Amendment to Professional Services Contract with AECOM. The South Bend Station Alternative Feasibility Study being conducted by AECOM is currently underway and wrapping up with a presentation scheduled for April 19th. The City has asked AECOM for additional scope items that DLZ had done which were not apples to apples, including: 1. Review of capital costs for station alignment proposed through the NICTD study by presenting capital costs as a range and estimate of station operating and maintenance costs. 2. A wrap up presentation to Council and 3. On-call support for any additional items that may come up during the wrap up. Commission approval for an additional \$20,000 to complete the scope of the Study is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Amendment to Professional Services Contract with AECOM submitted on April 13, 2018.

**7. First Amendment To Amended And Restated Agreement For The Lease And Development Of Real Property (Memorial Hospital of South Bend, Inc.)**

Mr. Relos presented a First Amendment To Amended And Restated Agreement For The Lease And Development Of Real Property with Memorial Hospital of South Bend, Inc. This amends the 1998 Agreement the Commission entered into with Memorial Hospital when they were building the Leighton Health Plex building, being prior to the overhaul of City zoning ordinances. The Agreement listed certain use restrictions on the Michigan Street Shops, and this Amendment deletes those restrictions and will now follow the CBD zoning ordinance. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved First Amendment To Amended And Restated Agreement For The Lease And Development Of Real Property (Memorial Hospital of South Bend, Inc.) submitted on April 13, 2018.

**C. Other**

**1. Professional Services for Brownfields Activities**

Mr. Relos presented the Professional Services Agreement for Brownfields Activities. This Professional Services Agreement funds \$10,000 for consulting work with Kolata Enterprises, LLC, for continued Brownfields activities. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Professional Services for Brownfields Activities submitted on April 13, 2018.

**7. Progress Reports**

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

**8. Next Commission Meeting:**

Thursday, April 26, 2018, 9:30 a.m.

**9. Adjournment**

Thursday, April 13, 2018, 10:12 a.m.

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David Relos, Property Development Manager

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Don Inks, Secretary