



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

July 26, 2018
9:30 a.m.
Presiding: Dave Varner, Vice-President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:30 a.m.

1. ROLL CALL

Members Present: Dave Varner, Vice-President
 Don Inks, Secretary
 Gavin Ferlic, Commissioner
 Quentin Phillips, Commissioner

Members Absent: Marcia Jones, President
 Leslie Wesley, Commissioner

Legal Counsel: Sandra Kennedy, Esq.

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

Others Present: Daniel Buckenmeyer
 Kyle Silveus
 Eric Henderson

DCI
Engineering
Prism Environmental

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2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, July 12, 2018

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, July 12, 2018.

3. Approval of Claims

A. Claims Submitted July 26, 2018

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION			
Redevelopment Commission Claims July 26, 2018 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
IDEM	2,400.00	Oliver-Plow	
Walsh & Kelly Inc.	201,305.48	Marriott Hotel Site Development at Hall of Fame Ph. 3 A B & C	
Walsh & Kelly Inc.	194,228.45	Downtown Cross Street Improvements	
Dynamic Mechanical Services	3,791.55	Langlab HVAC Improvements	
Opticos Design Inc.	2,779.00	Assessment Professional Services	
Kolata Enterprises LLC	360.00	Professional Services	
Ram Construction Services of Michigan	133,017.62	Leighton Deck Coating - Ph. II	
Walsh & Kelly, Inc.	194,228.45	Downtown Cross Street Improvements	
Lawson-Fisher Associates P.C	13,162.50	Parks Improvements Program Manager	
DLZ	170.00	So. Bend Tucker Drive	
Bank of New York		Airport Econ Dev Area (RW) 2003 Bond 2011	548,638.00
US Bank		Police and Fire Bond Ref 2012	781,000.00
US Bank		Park Bond (2018)	496,320.00
Bank of New York		SB Cen Dev Area (RW) 2003 Bond Refinanced 2011	955,900.00
US Bank		Smart Streets Lease Bond of 2015	857,500.00
Wells Fargo		COIT So. Bend Bldg. Corp Refunding bond of 2010 CEDIT Series 2006A (Refunding 1997 Series A)	294,502.00
US Bank		TJX 2002 Bond(Refinanced 2014)	26,925.00
Fund 209		Prairie Ave Ln Fund 324 owes Fund 209	100,000.00
Barnes & Thornburg LLP		410 Wayne Street, LLC	10,677.91
Michigan NDT, Inc.		Nello Equipment	9,703.00
Kolata Enterprise LLC		Professional Services	517.50
Jones Petrie Rafinski		Downtown East-West Streetscapes	30,375.75
Jones Petrie Rafinski		Courtyard by Marriott Ph. 3	659.25
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>			
DLZ	3,480.00	Colfax Ave Two-Way Conv.	
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
<u>430 FUND SOUTH SIDE TIF AREA #1</u>			
Botkin & Hall, LLP	692.87	Kohl's - South Bend	
Jones Petrie Rafinski	20,490.00	St. Joseph Streetscape Improvements	
Mc Cormick Engineering, LLC		Bowen St. Improvements	25,447.50
<u>436 FUND TIF NORTHEAST RESIDENTIAL</u>			
Major Moves		Triangle Development Major Moves Ln	60,446.00
US Bank		Eddy St Commons Bond of 2008, Refinanced 2015	1,234,153.00
US Bank		Eddy St Commons Bond of 2017	650,000.00
Major Moves		Major Moves - Eddy St Commons (2011)	186,218.00
Total	770,105.92		6,266,882.91
Total Of Both Columns	7,039,088.83		

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Commissioner Phillips noted the line item for Walsh & Kelly is the same on this claims list as it was the last claims list. Staff will check this with Redevelopment Finance and make corrections as needed.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Thursday, July 26, 2018.

4. Old Business

5. New Business

A. River West Development Area

1. Lease (Tapastrie)

Mr. Relos presented the Lease for Tapastrie, whose lease in the Palais Morris Building expired the end of March. Since then staff has been working with them on new lease terms. Because of the downtown cross streets project on Colfax and Michigan streets, which directly affects Tapastrie's business, the rent has been reduced for the first six months of the lease's three year term, and then steps up in increments for the remaining term. There is an option to renew, with rent and cam being able to be adjusted based on market conditions for the renewal term.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Lease (Tapastrie) submitted on Thursday, July 26, 2018.

6. Progress Reports

A. Tax Abatement

1. There were two confirmings on Lincolnway West.

B. Common Council

C. Other

7. Next Commission Meeting:

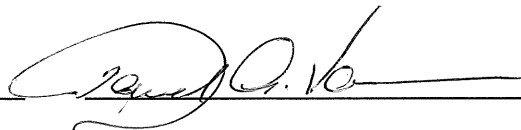
Thursday, August 9, 2018, 9:30 a.m.

8. Adjournment

Thursday, July 26, 2018, 9:35 a.m.



David Relos, Property Development Manager



Dave Varner, Vice-President