



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

September 27, 2018

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

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

**1. ROLL CALL**

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

Members Absent: Leslie Wesley, Commissioner

Legal Counsel: Sandra Kennedy, Esq.

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

Others Present: James Mueller DCI  
Daniel Buckenmeyer DCI  
Elizabeth Leonard Inks DCI  
Austin Gammage DCI  
Caleb Bauer South Bend Tribune  
Eric Henderson Prism Environmental  
Conrad Damian 718 E Broadway  
Eric Walton WNDU

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, September 13, 2018**

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, September 13, 2018.

**3. Approval of Claims**

**A. Claims Submitted September 27, 2018**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims September 27, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Hull & Associates Inc.	2,787.50	Environmental Services
Gibson-Lewis, LLC	174,082.17	Fire Station #4
Kil Architecture Planning	6,224.00	Lafayette Building
Gibson-Lewis, LLC	449,819.01	Charles Black Center Renovation
R. Yoder Construction Inc.	46,904.16	Hibberd Plaza Improvements
City of South Bend	19,252.50	2nd Quarter of 2018 Agreement Legal Dept.
US Bank	198,500.00	Lease Rental Rev Ref Bd, Series 2013 Century Center
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Meridian Title	33543.77	Wire Transfer - Acquisition 1201 W Colfax
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Christopher B. Burke Engineering, LLC	1,837.50	S Points Utility Relocation Design
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Donohue	2,175.00	South Wellfield
<u>452 TIF PARK BOND CAPITAL</u>		
Lawson-Fisher Associates	6,382.50	Parks Improvements Program Manager
Total	941,508.11	
Total Both Columns	941,508.11	

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, September 27, 2018.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Second Amendment to Development Agreement (GLC Portage Prairie II, LLC)**

Mr. Buckenmeyer presented a Second Amendment to Development Agreement (GLC Portage Prairie II, LLC). In October 2017 the Commission approved funding for a building at Portage Prairie. This building is now 60% leased, with a great new tenant for the other portion in the works. The Commission funding has added new jobs and investment to the South Bend area. The 2017 Development Agreement funding amount is a not-to-exceed of \$450,000 to complete local public improvements in support of the developer's construction, including upgrades to the existing sanitary sewer lift station and asphalt work.

An agreed upon \$150,000 of that funding amount, as a contribution to the upgrades to the sanitary sewer lift station, have not yet been bid. For the Board of Public Works to award the contract for the asphalt portion of the work, the funding amount needs to be increased by \$147,834.20. The developer will then reimburse the Commission. New total is \$597,834.20. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the Second Amendment to Development Agreement (GLC Portage Prairie II, LLC) submitted on Thursday, September 27, 2018.

**2. Budget Request (DLZ Professional Services – Fat Daddy's Demo)**

Mr. Relos presented a budget request for DLZ to provide professional services for the Fat Daddy's demolition project. Engineering would like the assistance of DLZ to prepare demolition specifications, assist with pre-bid and pre-con meetings, assist in the bidding / award phase, and provide clarification once demolition begins. Cost for these services is \$49,800, with projected award date for the demolition contract to be early December. Commission approval in an amount of \$55,000 is requested, since the condition of the building makes it difficult to assess. Any increase in DLZ's contract would be approved by the Board of Public Works.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Request (DLZ Professional Services – Fat Daddy's Demo) submitted on Thursday, September 27, 2018.

**B. Administrative**

**1. Amended and Restated Redevelopment Legal Services Agreement**

Ms. Kennedy presented the Amended and Restated Redevelopment Legal Services Agreement. Staffing changes have necessitated an amended agreement from the previously entered into agreement dated January 12, 2017. The idea behind this is that the entire legal department provides legal services to the department; it was determined not to reimburse one salary but reimburse at the salary cap.

This changes the previous fee for services from \$75,500 to \$87,533 which is the maximum payable salary for a full-time Assistant City Attorney for the City as set forth in the annual City salary ordinance. This will be effective July 1, 2018.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Amended and Restated Redevelopment Legal Services Agreement submitted on Thursday, September 27, 2018.

**6. Progress Reports**

A. Tax Abatement

1. Lippert is expanding with 108 jobs.

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, October 11, 2018, 9:30 a.m.

**8. Adjournment**

Thursday, September 27, 2018, 9:39 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President