



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

November 19, 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 Leslie Wesley, Commissioner	
Members Absent:	Marcia Jones, President	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	James Mueller Elizabeth Leonard Inks Austin Gammage Kara Boyles Piyas B Eric Henderson	DCI DCI DCI Engineering Paapri LLC Prism Environmental

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, November 8, 2018

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, November 8, 2018.

3. Approval of Claims

A. Claims Submitted November 19, 2018

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims November 19, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Joseph A Dzierla & Associates, Inc.	2,250.00	JMS Building
R. Yoder Construction, Inc.	50,611.74	Hibberd Plaza Improvements
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Rieth Riley Construction Co., Inc.	154,924.32	Two Way Conversion of Colfax Ave.
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Ziolkowski Construction, Inc.	40,420.80	Erskine Clubhouse Renovation
Total	248,206.86	

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Monday, November 19, 2018.

4. Old Business

5. A. Receipt of Bids

1. 900-1002 S Lafayette Blvd

Mr. Relos noted that this morning at 9:00 am was the deadline for receipt of bids for this property. One bid was received, from Paapri, LLC. The minimum offering price was \$55,500, the average of the two appraisals. Offer placed by Paapri is \$57,000, with a 10% cashier's check enclosed for \$5,700. All documentation appears to be enclosed. Commission approval for staff review and recommendation is requested.

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Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved staff to review the bid packet information for consideration submitted on Monday, November 19, 2018.

B. River East Development Area

1. Resolution No. 3464 (Setting Public Hearing on TIF Appropriations)

Elizabeth Leonard Inks presented Resolution 3464, to set a public hearing on TIF Appropriations. This Resolution will appropriate additional dollars from the River East Residential Area in the amount of \$945,000. We were notified by the trustees that the debt service amount for Eddy Street II needs to be increased to cover the bond. We do have sufficient funds.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3464 (Setting Public Hearing on TIF Appropriations) submitted on Monday, November 19, 2018.

C. South Side Development Area

1. Budget Request (South Well Field Improvements)

Kara Boyles presented a budget request for improvements to the City's South Well Field. This request is for Phase II of this project. An additional \$1,047,000 for a 20" water main extension between Chippewa and Ireland. This is a treatment system that we would not normally use, however, when the demands are high on the south side, it is utilized. Next year we will be taking Fellows Street Booster Station offline for much needed improvements, therefore, we will need South Well Field to supply water to the South area, and is listed as a critical project and part of our six year partial capital improvement and replacement plan.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Budget Request (South Well Field Improvements) submitted on Monday, November 19, 2018.

2. Budget Request (Erskine Well Field)

Kara Boyles presented a budget request for Erskine Well Field improvements. This request involves the study and potential refurbishment of this well field, and is listed as a critical project and part of our six year partial capital improvement and replacement plan. Commission approval in the amount of \$19,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Budget Request (Erskine Well Field) submitted on Monday, November 19, 2018.

3. Budget Request (Reduce General Drainage Budget)

Kara Boyles presented a budget request to reduce by \$100,000 the Small Drainage Repair on the south side approved at a previous meeting, and allocate that amount to the South Well Field project approved above. No additional funds are being requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Budget Request (Reduce General Drainage Budget) submitted on Monday, November 19, 2018.

D. Other

1. Budget Request (Planning Services - DHA)

Mr. Relos presented a budget request for Danch Harner Associates to re-write the legal descriptions for four Development Areas, West Washington, South Side, River East and River West. Commission approval in the amount of \$9,600 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Planning Services DHA) submitted on Monday, November 19, 2018.

6. Progress Reports

A. Tax Abatement

1. Commissioner Ferlic stated there were several confirmings from Council on November 12, 2018.

B. Common Council

C. Other

7. Next Commission Meeting:

Thursday, December 13, 2018, 9:30 a.m.

8. Adjournment

Monday, November 19, 2018, 9:43 a.m.

David Relos, Property Development Manager

Marcia I. Jones, President