



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

December 13, 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
	Chris Dressel	DCI
	Andrew Netter	DCI
	Tony Sergio	DCI
	Jitin Kain	Engineering
	Kyle Silveus	Engineering
	Kara Boyles	Engineering
	Jacob Klosinski	Engineering
	Zach Hurst	Engineering
	Mark Peterson & Eric Watson	WNDU
	Tom Panzica	Wharf Partners
	Conrad Damian	Resident
	Patti McNarney	Lake City Bank
	Sion Shepley	Clay High School Student

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Monday, November 19, 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 Monday, November 19, 2018.

3. Approval of Claims

A. Claims Submitted December 13, 2018

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims December 13, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Hull & Associates	777.10	Consulting Services / Studebaker Site
Reith Riley Construction	255,491.69	Berlin Place / Fellow St Raised Crosswalk
Lawson Fisher Associates	37,337.99	West Bank Corridor Improvements
Lochmuller Group	32,641.88	Lincolnway Rehabilitation
Abonmarche	2,852.50	Lincolnway West and Charles Martin St. Intersection
Barnes &* Thornburg LLP	892.50	410 W. Wayne St.
City of South Bend	45,000.00	Redevelopment Supervisory Services
Kolata Enterprises LLC	1,080.00	Professional Services
DLZ	33,772.50	Fat Daddy's Structural
Walsh & Kelly	369,436.04	Ameritech Dr. Pavement Improvements
Premier 1 Construction	19,978.00	Ziker - Sample St. Building
CBS Service, LLC	397,315.65	Berlin Place No. 2 Electrical, Mechanical & Plumbing - Division A
Abonmarche	27,000.00	Western Ave Streetscape from Falcon St. Dundee St
Abonmarche	1,165.00	Lincoln Way West and Charles Martin Sr. Intersection
United Consulting	9,261.00	Coal Line Trail (Ph I)
Lochmuller Group	690.81	Lincolnway Rehabilitation
Black & Veatch Corporation	8,186.70	Training & Updates on Water Cad and Task
Aecom	2,767.90	South Shore Feasibility Study
Kolata Enterprises LLC	2,347.31	Professional Services
Selge Construction Co., Inc.	111,833.43	Lincoln Way West and Charles Martin Sr. Intersection
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Dudeck Roofing & Sheet Metal, Inc.	4,251.25	Gemini at Washington-Colfax Roof Improvements
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Christopher B. Birke Engineering, LLC	3,460.60	East Race Sewer Analysis
Rieth Riley Construction Co.	155,641.45	J.C. Lauber Site Improvements
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Donohue & Associates	15,750.00	South Wellfield, Plant & Pressure Zone Improvement
DHA	1,783.50	Drainage Plan & Repair
Walsh & Kelly	300,297.82	St. Joseph Streetscape
<u>452 TIF PARK BOND CAPITAL</u>		
Lochmuller Group	6,186.18	Historic Leeper Park Improvements
Beam Longest NEFF	4,880.00	SB Leeper PK Improvement
Troyer Group	1,800.00	Pulaski Park
Walsh & Kelly	223,104.41	Lincoln Way East Corridor Improvements Sample St. to Twyckenham Dr.
Troyer Group	4,080.00	Pulaski Park
Lawson-Fisher Associates P.C.	8,086.50	Parks Improvements Program Manager
Total	2,089,149.71	

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, December 13, 2018.

4. Old Business

5. A. Public Hearing

1. Resolution No. 3465 (River East Residential TIF Appropriations 2019)

Elizabeth Leonard Inks presented Resolution No. 3465 (River East Residential TIF Appropriations 2019). This Resolution will appropriate an additional \$945,000 in the River East Residential TIF, which will be for a change in the bond debt service.

President Jones opened up the floor for public comment. With no public comments, President Jones closed the public portion of the hearing.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3465 (River East Residential TIF Appropriations 2019) submitted on Thursday, December 13, 2018.

B. River West Development Area

1. Resolution No. 3466 (Declaring Certain Properties Blighted)

Mr. Relos presented Resolution No. 3466 (Declaring Certain Properties Blighted). Last year a new Section 19.5 was added to the Redevelopment Statute which allows the Commission to acquire property that is blighted, unsafe, abandoned, foreclosed, or structurally damaged from a willing seller.

Resolution No. 3466 declares six properties blighted. The six properties are in a key target area of the West Side Main Streets Plan at Lincoln Way West, Marion and Scott streets. Five of the properties have been vacant for years, with the sixth being a vacant and boarded up house. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3466 (Declaring Certain Properties Blighted) submitted on Thursday, December 13, 2018.

2. Agreement To Buy And Sell Real Estate (620 W Marion St.)

Mr. Relos presented the Agreement To Buy And Sell Real Estate for 620 W. Marion St. This is a vacant lot that went through the tax sale process in 2014. It is in the key target area of the West Side Main Street Plan for Lincoln Way West and Marion St. The owner has agreed to sell the property for its appraised value of \$675. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Agreement To Buy And Sell Real Estate (620 W Marion St Acquisition) submitted on Thursday, December 13, 2018.

3. Budget Request (Fat Daddy's Demo)

Mr. Relos presented a Budget Request for the Fat Daddy's Demo. On November 27, 2018 the Board of Public Works opened bids for this project, with the low bid being \$500,000, which includes \$30,000 environmental allowance, site restoration, and new sidewalks. Two alternates for the salvaging of 19 granite and terra cotta features on the northern two buildings would also be awarded. Commission approval for \$540,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved \$540,000 Budget Request (Fat Daddy's Demo) submitted on Thursday, December 13, 2018.

4. Budget Amendment (Coal Line Project)

Mr. Dressel presented a Budget Amendment for the Coal Line Project. This is for Appraisal Problem Analysis costs, a required component of the appraisal process. An increase of \$28,455 is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Amendment (Coal Line Project) submitted on Thursday, December 13, 2018.

5. Nipsco (Hibberd Easement)

Mr. Silveus presented Nipsco (Hibberd Easement). This request is for a 5' x 20' easement to serve the Hibberd Development. The easement was initially created for AEP, and NIPSCO will occupy the same easement, located on Commission owned property at 322 S. Lafayette.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Nipsco (Hibberd Easement) submitted on Thursday, December 13, 2018.

6. Budget Request (Sanitary Sewer Extension)

Mr. Klosinski, City Engineer, presented a Budget Request (Sanitary Sewer Extension). This is to connect new development in the Airport Annexation Area for the South Bend Chocolate project, to our lift station. This will be approximately one-mile long on the south side of US 20. Commission approval of the total bid price of \$766,957, which was the low bid on the project is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the Budget Request (Sanitary Sewer Extension) submitted on Thursday, December 13, 2018.

7. Budget Request (South Shore Study)

Mr. Kain presented a Budget Request (South Shore Study). This project includes two separate studies to be conducted by AECOM in order to finalize the location of the new South Shore commuter line station in South Bend. The first study is for the Downtown Option Refined Concept Design which includes

further engineering analysis to determine construction feasibility and project costs in an anticipated cost of \$180,900.

The second study is the assessment of Airport Cargo. The Airport is considering the relocation of the South Shore commuter line next to the cargo park. This portion of the study is \$80,000, which will be reimbursed by the Airport. Commission approval in the amount of \$260,900 is requested.

Upon a motion by Commissioner Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Request (South Shore Study) submitted on Thursday, December 13, 2018.

C. River East Development Area

1. First Amendment to Development Agreement (Wharf Partners, LLC)

Mr. Mueller presented the First Amendment to Development Agreement (Wharf Partners, LLC). Because of an underground storage tank on the property owned by the Commission, the City has agreed to provide the developer \$237,000 of additional local improvement costs to remove and remediate the tank. The property where the tank was located will become property of the developer as part of the Seitz Park property realignment.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (Wharf Partners, LLC) submitted on Thursday, December 13, 2018.

2. Collateral Assignment of Development Documents (Wharf Partners, LLC/Lake City Bank)

Mr. Mueller presented Collateral Assignment of Development Documents (Wharf Partners, LLC/Lake City Bank). This will help to provide financing to Wharf Partners. This allows the Bank to step in to complete the project if necessary.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Collateral Assignment of Development Documents (Wharf Partners, LLC/Lake City Bank) submitted on Thursday, December 13, 2018.

3. Resolution No. 3461 (Pledging TIF for Wharf SDC)

Mr. Mueller presented Resolution No. 3461 (Pledging TIF for Wharf SDC). This is for the System Development Charge on behalf of public improvements to the project, up to \$62,694. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3461 (Pledging TIF for Wharf SDC) submitted on Thursday, December 13, 2018.

4. Memorandum Of Understanding (Wharf Project)

Mr. Mueller presented MOU (Wharf Project). This MOU is to clear easements, transfers property for the ND Hydro, Parks, Commission, and Wharf Partners projects around Seitz Park. The Agreement also provides parking during development for the parties involved.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved MOU (Wharf Project) submitted on Thursday, December 13, 2018.

5. Resolution No. 3459 (Accepting Transfer and Transferring Property)

Mr. Mueller presented Resolution No. 3459 (Accepting Transfer and Transferring Property). This is authorizing the transferring property in the Seitz Park / Wharf area.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission Resolution No. 3459 (Accepting Transfer and Transferring Property) submitted on Thursday, December 13, 2018.

D. Douglas Road Development Area

1. Budget Request (Douglas Road Relocation)

Ms. Boyles presented a Budget Request (Douglas Road Relocation). Funding in the amount of \$200,000 for professional engineering services related to the relocation of the Douglas Road Lift Station, force main, gravity sewer and potential water main conflicts.

In 2021, St. Joseph County plans to widen a section of Douglas Road that will affect various South Bend utilities located in, and that serve, the Douglas Road TIF District. Due to the widening of the roadway, the City will need to relocate a critical (high flow) lift station located near Juday Creek, as well as a 10" force main under the existing pavement. Potential gravity sewer relocations will also be necessary, pending conflicts with the proposed improvements. It is anticipated that water main conflicts may also require redesign.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Douglas Road Relocation) submitted on Thursday, December 13, 2018.

E. South Side Development Area

1. Budget Request (O'Brien Center Allocation)

Mr. Sherman presented a Budget Request (O'Brien Center Allocation). The budget request is to make improvements to the facilities located at O'Brien Park as part of the My South Bend Parks and Trails initiative. The existing Center requires improvements so that it meets the current and future needs of its users. These improvements will include several significant improvements to benefit the community and members of the O'Brien Fitness Center. Administration offices in the building will be eliminated to create additional programming space. Restrooms

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on the main level will be modernized and expanded to improve health and safety as well as meet modern ADA requirements. There will also be several space planning and programming improvements to activate more of the building and provide a better experience. Commission approval of a budget of \$580,000 to support the design and construction of improvements at O'Brien Recreation Center is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (O'Brien Center Allocation) submitted on Thursday, December 13, 2018.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, December 27, 2018, 9:30 a.m.
Thursday, January 10, 2019, 9:30 a.m.

8. Adjournment

Thursday, December 13, 2018, 10:06 a.m.

David Relos, Property Development Manager

Marcia I. Jones, President