



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

April 11, 2019  
9:30 a.m.  
Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:34 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President	
	Don Inks, Vice-President	
	Quentin Phillips, Secretary	
	Todd Monk, Commissioner	
	Leslie Wesley, Commissioner	
Members Absent:	Gavin Ferlic, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer	DCI
	Tim Corcoran	DCI
	Chris Dressel	DCI
	Tony Sergio	DCI
	Kyle Silveus	Engineering
	Charlie Brach	Engineering
	Zach Hurst	Engineering
	Mark Peterson	WNDU
	Conrad Damian	718 E Broadway
	Joe Purcell	Notre Dame Student
	Michael Gabel	Notre Dame Student
	Jonathan Larsen	TYT

**2. Election of Officers**

- A. Quentin Phillips nominated Marcia Jones as President of the Redevelopment Commission for 2019. The nomination was seconded by Todd Monk.
  
- B. Quentin Phillips nominated Don Inks as Vice-President of the Redevelopment Commission for 2019. The nomination was seconded by Marcia Jones.
  
- C. Marcia Jones nominated Quentin Phillips as Secretary of the Redevelopment Commission for 2019. The nomination was seconded by Todd Monk.

**3. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, March 28, 2019**

Upon a motion by Commissioner Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, March 28, 2019.

**4. Approval of Claims**

**A. Claims Submitted April 11, 2019**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims April 11, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
CBS	110,181.71	Berlin Place No. 2 Electrical, Mechanical & Plumbing Division A
South Bend Tribune	79.80	Main & Jefferson Earthwork
Epoch Architecture & Planning	14,800.00	Technology Resource Center
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Bokon Masonry, Inc	48,792.00	Gemini at Washington-Colfax Apartment Masonry & Stair Rep.
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Indiana Earth, Inc.	92,614.55	Three Twenty at The Cascade-Site Utilities (Water & Storm)
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Ziolkowski Construction, Inc.	272,982.60	Erskine Clubhouse Renovation
Forum Architects	2,531.25	O'Brien Recreation Center Renovation
Total	541,981.91	

Upon a motion by Commissioner Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the claims submitted on Thursday, April 11, 2019.

**5. Old Business**

**6. New Business**

- Tim Corcoran, Director Planning and Community Resources presented a PowerPoint explaining the four Declaratory Resolutions for the TIF adjustment. The proposed Amendments to the Development Areas and Plans are consistent with the inter-related goals of fiscal stewardship, economic development and a plan driven redevelopment agenda. By amending these Areas to realign their boundaries, the Commission will be able to strategically focus its resources on current priorities. The Resolutions would next be presented to the Area Plan Commission and Common Council. With approval of both, notices will be mailed and published for a public hearing at the Redevelopment Commission meeting on June 13, 2019. A final Confirming Resolution will be presented for consideration on June 13<sup>th</sup>.

**A. River West Development Area**

**2. Resolution No. 3478 (RWDA Declaratory)**

Tim Corcoran presented Resolution No. 3478 (River West Development Area (RWDA) Declaratory). The expansion in the RWDA includes Portage and Linden commercial corridors; Sherman and Harrison future housing, recent annexations; LaSalle Park neighborhood and Park facilities. We will be contracting non-generating areas within and near the South Bend Airport. A transfer from West Washington includes areas for Phase II of City Cemetery Improvements and History Museum consolidation.

Upon a motion by Commissioner Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Resolution No. 3478 (River West Development Area (RWDA) Declaratory) submitted on Thursday, April 11, 2019.

**B. River East Development Area**

**1. Resolution No. 3479 (REDA Declaratory)**

Tim Corcoran presented Resolution No. 3479 (River East Development Area (REDA) Declaratory). The expansion includes the Eddy Street right of way, Miami Street and Mishawaka Avenue corridors. There are future trail opportunities along LWE and Twyckenham Drive.

Upon a motion by Commissioner Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Resolution No. 3479 (River East Development Area (REDA) Declaratory) submitted on Thursday, April 11, 2019.

**C. South Side Development Area**

**1. Resolution No. 3480 (SSDA Declaratory)**

Tim Corcoran presented Resolution No. 3480 (South Side Development Area (SSDA) Declaratory). The expansion on the South Side includes annexation areas and targeted neighborhoods. There is a transfer from River West that includes a portion of the Southeast neighborhood.

Upon a motion by Commissioner Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Resolution No. 3480 (South Side Development Area (SSDA) Declaratory) submitted on Thursday, April 11, 2019.

**D. West Washington Chapin Development Area**

**1. Resolution No. 3481 (WWCDA Declaratory)**

Tim Corcoran presented Resolution No. 3481 (West Washington Chapin Development Area (WWCDA) Declaratory). As aforementioned, there will be a transfer of portions for City Cemetery Phase II and alignment of all of the History Museum into the RWDA.

Upon a motion by Commissioner Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Resolution No. 3479 (West Washington Chapin Development Area (WWCDA) Declaratory) submitted on Thursday, April 11, 2019.

**7. Progress Reports**

**A. Tax Abatement(s)**

Dan Buckenmeyer presented a list of Tax Abatements approved at Common Council.

1. Nimtz Land (24605 Cleveland Road) 6 Year Tax Abatement
2. GLC Portage Prairie IV (NE corner of Adam Road/US 31 Bypass) 6 Year Tax Abatement
3. Catalyst Three (Ignition Park) 8 Year Tax Abatement, 500 full-time jobs
4. CBK Land Development (5245 Dylan Drive) 7 Year Tax Abatement
5. Hopkins Properties (4373 Ameritech Drive) 7 Year Tax Abatement
6. Chase Plastics (5245 Dylan Drive) 5 Year Personal Property Tax Abatement
7. Molding Products (1545 S Olive Street) 5 Year Personal Property Tax Abatement

**B. Common Council**

**C. Other**

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**8. Next Commission Meeting:**

Thursday, April 25, 2019, 9:30 a.m.

**9. Adjournment**

Thursday, April 11, 2019, 10:02 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President