



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

May 23, 2019  
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  
                                     Don Inks, Vice-President  
                                     Quentin Phillips, Secretary  
                                     Gavin Ferlic, Commissioner  
                                     Todd Monk, Commissioner  
                                     Leslie Wesley, Commissioner

Members Absent:

Legal Counsel:            Sandra Kennedy, Esq.

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

Others Present:            Daniel Buckenmeyer            DCI  
                                     Michael Divita                 DCI  
                                     Tony Sergio                     DCI  
                                     Charlotte Brach                Engineering  
                                     Kyle Silveus                    Engineering  
                                     Zach Hurst                      Engineering  
                                     Anthony Swisher               2415 Cass St Cassopolis IN

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, May 9, 2019**

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, May 9, 2019.

**3. Approval of Claims**

**A. Claims Submitted May 23, 2019**

|  | Claims<br>submitted | Explanation of Project                         |
|--|---------------------|--|
| REDEVELOPMENT COMMISSION<br>Redevelopment Commission Claims May 23, 2019 for approval and ratify |                     |  |
| <b><u>324 RIVER WEST DEVELOPMENT AREA</u></b>  |                     |  |
| C&S Masonry Restoration LLC  | 100,137.12          | Lafayette Building Skylight & Masonry Repairs  |
| Kolata Enterprises LLC   | 337.50              | Professional Services                          |
| Zach Hurst, P.E.   | 2,380.00            | Consultant Engineering Services                |
| DLZ  | 530.00              | Sample and Sheridan Signal                     |
| Gibson-Lewis, LLC  | 167,553.09          | Fire Station 4                                 |
| Premier 1 Construction, Inc.   | 45,976.00           | Zike - Sample Street Building Restroom Remodel |
| United Consulting  | 4,316.93            | Coal Line Trail Ph I & II                      |
| <b><u>422 WEST WASHINGTON DEVELOPMENT AREA</u></b>   |                     |  |
| Rieth Riley Construction Co.,  | 31,582.02           | Two Way Conversion of Colfax Ave.              |
| <b><u>429 FUND RIVER EAST DEVELOPMENT TIF</u></b>  |                     |  |
| Skyline Plastering, Inc.   | 133,000.00          | Three Twenty at The Cascade Glazed Assemblies  |
| <b><u>430 FUND SOUTH SIDE TIF AREA #1</u></b>  |                     |  |
| Ziolkowski Construction, Inc.  | 306,914.50          | Erskine Clubhouse Renovation                   |
| McCornick Engineering  | <del>690.00</del>   |  |
| <b><u>435 DOUGLAS ROAD DEVELOPMENT AREA TIF</u></b>  |                     |  |
| DLZ  | 8,750.00            | Douglas Rd Lift Station                        |
| Total  | 802,167.16          |  |

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 23, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Budget Request (Western Avenue Streetscape Falcon-Dundee)**

Mr. Divita presented the Budget Request (Western Avenue Streetscape Falcon-Dundee). As part of its implementation of the West Side Main Streets Revitalization Plan, the City of South Bend proposes to make continued streetscape improvements to Western Avenue to create an environment more inviting to commercial and residential investment. This project covers the four-block section of Western Avenue between Falcon and Dundee Streets. This work will complement the streetscape improvements completed between Dundee Street and Bendix Drive in 2015 and between Bendix Drive and Olive Street in 2017. Curbs, sidewalks, driveway approaches, street pavement, and water main will be replaced. Street trees, other landscaping, decorative lighting, and storm sewer will be added. Board of Public Works is scheduled to open bids on May 23<sup>rd</sup> pending approval of this request. Construction is anticipated to begin in June for a November completion date. Staff requests approval for a project budget in the amount of \$2,800,000 in which funding will be supplemented by \$180,000 from the storm sewer fund.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved a Budget Request (Western Avenue Streetscape Falcon-Dundee) submitted on Thursday, May 23, 2019.

**2. License Agreement for Use (Share the Love Ministries)**

Mr. Relos presented the License Agreement for Use (Share the Love Ministries). This is the old PNA site at the corner of Olive & Western. Share the Love Ministries will use this lot from May 31, 2019 to June 2, 2019. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the License Agreement for Use (Share the Love Ministries) submitted on Thursday, May 23, 2019.

**3. License Agreement for Temporary Parking (La Casa De Amistad)**

Mr. Relos presented the License Agreement for Temporary Parking (La Casa De Amistad). This is the old PNA site at the corner of Olive & Western. The lot will be utilized for temporary parking during the Best Wednesday Ever event on June 5, 2019. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the License Agreement for Temporary Parking (La Casa De Amistad) submitted on Thursday, May 23, 2019.

**6. Progress Reports**

**A. Tax Abatement**

South Bend Redevelopment Commission Regular Meeting – May 23, 2019

- B. Common Council
- C. Other

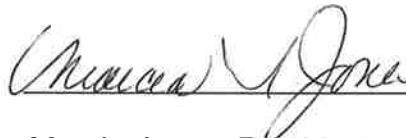
**7. Next Commission Meeting:**  
Thursday, June 13, 2019, 9:30 a.m.

**8. Adjournment**  
Thursday, May 23, 2019, 9:34 a.m.



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David Relos, Property Development Manager



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Marcia Jones, President