



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

July 11, 2019  
4:00 p.m.  
Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 4:00 p.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President Quentin Phillips, Secretary Gavin Ferlic, Commissioner Todd Monk, Commissioner	
Members Absent:	Don Inks, Vice-President Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Tim Corcoran Charlotte Brach Kyle Silveus Zach Hurst Conrad Damian Marco Mariani Anne Mannix Jim Bognar Jim Masters Nancy Corpral Kara Boyles Laura O'Sullivan Jitin Kain	DCI DCI Engineering Engineering Engineering 718 E Broadway South Bend Heritage Neighborhood Dev. Assoc. 807 W Washington Nemeth, Feeney, Masters St Joseph County Library Engineering Mayor's Office Engineering

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, June 13, 2019**

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 13, 2019.

**B. Approval of Minutes of the Regular Meeting of Thursday, June 27, 2019**

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 27, 2019.

**3. Approval of Claims**

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

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims July 11, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Niezgodski Plumbing	35,270.65	Lafayette Building Drain
Peerless Midwest Inc.	145,244.00	Cleveland Well Fields Refurbishments
Environmental Glass Inc.	7,411.91	Liberty Tower Exterior Renovations - Division C
Epoch	27,457.00	Technology Resource Center
South Bend Tribune	69.82	Notice to Bidders Drewry Brewery
GLC	124,168.40	Refund to Developer
Almac-Sotebeer, Inc.	35,975.00	Lot 12 US 31 Industrial Park-Asphalt Paving
<u>422 WEST WASHINGTON DEVELOPMENT AREA</u>		
Bokon Masonry	42619.85	Gemini at Washington-Colfax Apartment Masonry & Stair Repairs - Division B
South Bend Tribune	73.94	Notice to Bidders Gemini Site Improvements Bids
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Skyline Plastering, Inc.	138,690.50	Three Twenty at The Cascade - Exterior Insulation & Finish System
Rieth Riley Construction Co.,	237157.91	J.C. Lauber Site Improvements
South Bend Tribune	76.88	Notice To Bidders Commerce Center Architectural
Construction Ahead Exterior, Inc.	85,874.73	Three Twenty at The Cascade - Composite Wall
<u>435 FUND DOUGLAS TIF</u>		
DLZ	3,425.00	Douglas Rd Lift Station
Total	883,515.59	

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

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Real Estate Purchase Agreement (SJCPL)**

Mr. Corcoran presented the Real Estate Purchase Agreement with the St. Joseph County Public Library. These parcels of land owned by the Redevelopment Commission will be utilized as part of the expansion of the new Library that will be built along Michigan St. This is the old Baer's lot which is six parcels mid-block between Wayne and Western on the west side of Michigan Street. An Option Agreement with the Library was approved on November 14, 2013, and the term of the option was extended by the Memorandum of Understanding approved on November 8, 2018. The Library is now exercising their option.

President Jones opened the floor to public comment.  
No public came forward. The floor was closed.

Jim Masters & Nancy Copal representing the Library noted the Option with the City dates to 2013, and was extended through 2019 for the overall development of the lots. We are happy to have this piece concluded. The REPA has been signed by Debra Futa.

Upon a motion by Secretary Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (SJCPL) submitted on Thursday, July 11, 2019.

**2. Development Agreement (South Bend Mutual Homes PH. II)**

Lory Timmer, Neighborhood Grants Manager, noted this Agreement is between Neighborhood Development Associates, South Bend Heritage and the City of South Bend. The Agreement is for a budget not to exceed \$805,000 out of the River West TIF. The money is for assistance in building 24 new single-family homes on scattered in-fill vacant lots within the city. This is part of a tax credit application that will be submitted to the State on July 29<sup>th</sup> with awards announced in November. Private investment in the project will be approximately \$8M. The project name is South Bend Mutual Homes Phase II. Phase I was completed 2015 in the Lincoln Park neighborhood. Homes were leased to low to moderate income families and the 24 new single-family homes will be as well.

Anne Mannix, Neighborhood Development Associates, noted twenty-four homes were built during Phase I and have been very successful. There is currently a waiting list of ninety people. The new homes will be three or four bedrooms and managed by a cooperative, which means, the families decide on a board and they vote on the projects. This is owned by a limited partner and the partner receives the tax credits. The rents will be affordable with the lowest rent at \$250 per month to \$700 being the highest. There will be seven homeless families and South Bend Heritage has secured Section 8 certificates from the Housing Authority. We hope to start construction in May 2020.

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Marco Mariani, Executive Director, South Bend Heritage Foundation, stated they will be a partner, developer, owner and property manager of the twenty-four homes. They will be using local subs and trying to secure minority owned contractors as part of the project. If we look at hard cost on this project, it comes to about \$190,000 per home. The homes are approximately 1300 square feet with a basement and detached garage. These are very nice homes where we will be meeting some energy standards like South Bend Mutual Homes. We work closely with the Phase I co-op helping them with property management, their budgets and any questions on how to manage their organization. We are happy to be bringing these blighted spaces back to use as part of the Mayor's initiative and getting them back on the tax roll. Some of the criteria for possible candidates are the disabled, people who are involved in their neighborhood association or their church.

President Jones recused herself as she has been a long-standing board member of South Bend Heritage.

President Jones opened the floor to public comment.

Conrad Damian, 718 Broadway, stated the SE Neighborhood has a lot of things they are pleased about like utilizing the vacant lots, to building new homes and working along the neighborhood group 466 Works. This project fits into that process of improving our neighborhood. We are very appreciative of this program and hope they receive the tax credits, so the project becomes reality.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Development Agreement (South Bend Mutual Homes PH. II) submitted on Thursday, July 11, 2019.

### **B. West Washington/Chapin Development Area**

#### **1. Budget Increase for Gemini (Washington/Colfax Apartments)**

Mr. Silveus presented a budget increase for the Gemini Apartment's project. This increase is needed because bids came in higher than anticipated. In order to award the contract, an increase of \$230,000 is needed, which will include the inclusion of water connection infrastructure.

President Jones opened the floor to the public comment.

Marco Mariani, Executive Director South Bend Heritage Foundation thanked the Commission for their help with Gemini. There are certain pieces that need to get completed for the re-hab. Two buildings, 30 units in each building. The building facing Washington was vacated and the focus has been on it. We are working at not moving tenants around. This is a privately funded project, not a tax credit one. There is a good response to the project and we appreciate the effort to bring the project forward.

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Jim Bognar, 807 W Washington Street stated SBH has done an outstanding job with this project, but I also want to advocate for the West Washington TIF. It is the original TIF that is still left. As you know, this TIF is set to expire in 2025 and our neighborhood is extremely protective of those funds. I am asking for you to support this request but to also be mindful as other matters are coming to you, we don't have a lot of money and this is a lot of money for us. We were hoping for more neighborhood engagement but there isn't. We ask that you keep an eye on the money being spent as we have a lot of needs with little time left in this area.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Increase for Gemini (Washington/Colfax) submitted on Thursday, July 11, 2019.

### C. Other

#### 1. Professional Service Agreement (Baker Tilly) Umbaugh

Mr. Relos presented the Professional Service Agreement with Baker Tilly (formerly Umbaugh) for the annual TIF Neutralization analysis required by State statute. Baker Tilly will calculate base assessed value adjustments for trending and general reassessment for each Development Area, to determine natural growth of property values within each Area. For example, if an Area's based assessed value is \$1M and there is natural appreciation of 3%, this \$30,000 increase would then be added to the base assessed value. Baker Tilly will also work with the Auditor's office to be sure the newly approved Development Area adjustments are captured and coded correctly. Commission approval in the amount of \$17,500 is requested.

President Jones opened the floor to the public comment.  
No public came forward. The floor was closed.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Professional Service Agreement (Baker Tilly) Umbaugh submitted on Thursday, July 11, 2019.

#### 2. Resolution No. 3489 (Approving a Revised Schedule of Meeting Times in 2019).

Mr. Relos presented Resolution No. 3489 (Approving a Revised Schedule of Meeting Times in 2019). This is to approve a revised schedule for the remainder of 2019. At the beginning of each year the commission approves the schedule for the entire year. This resolution keeps the meeting dates the same but changes the time from 9:30 am to 4:00 pm.

President Jones opened the floor to the public comment.  
No public came forward. The floor was closed.

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Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3489 (Approving a Revised Schedule of Meeting Times in 2019) submitted on Thursday, July 11, 2019.

**6. Progress Reports**

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

- 1. Laura O’Sullivan announced that the Mayor has asked Jitin Kain to be the interim Executive Director of Community Investment until the end of the year.

**7. Next Commission Meeting:**

Thursday, July 25, 2019, 4:00 p.m.

**8. Adjournment**

Thursday, July 11, 2019, 4:25 p.m.

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David Relos, Property Development Manager

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Marcia Jones, President