



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

July 25, 2019  
4:00 p.m.  
Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 4:02 p.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President Quentin Phillips, Secretary Todd Monk, Commissioner	
Members Absent:	Don Inks, Vice-President Gavin Ferlic, Commissioner Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Amanda Pietsch Beth Leonard Inks Jitin Kain Andrew Netter Charlotte Brach Kyle Silveus Zach Hurst	DCI DCI DCI DCI DCI Engineering Engineering Engineering

South Bend Redevelopment Commission Regular Meeting – July 25, 2019

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, July 11, 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, July 11, 2019.

**3. Approval of Claims**

**A. Claims Submitted July 25, 2019**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
<b>REDEVELOPMENT COMMISSION</b>			
Redevelopment Commission Claims July 25 2019 for approval			
<b>324 RIVER WEST DEVELOPMENT AREA</b>			
Almac-Sotabear Inc.	35,975.00	Lot 12 US 31 Industrial Park - Asphalt Paving	
Lawson-Fisher associates	5,827.50	Parks Improvements Program Manager	
Black & Veatch Corporation	41,174.00	Complete the Design of The Olive GAC Plant Improvement	
Abonmarche	8,500.00	Western Ave Streetscape from Falcon St to Dundee St. / Lincoln Way West & Charles Martin	
Lochmeller Group	61,713.69	Historic Leeper Pk Improvements	
Walsh & Kelly, inc.	132,680.08	Great Lakes Capital Spec Building Paving	
Majority Builders Inc.	169,487.32	Technology Resource Center @ Catalyst 2	
D.C Byers Co., / Detroit Inc.	54,245.02	Main and Colfax Parking Structure Repairs	
Epoch Architecture & Planning	2,880.00	Technology Resource Center	
City of South Bend		Engineering Services	45,000.00
<b>422 WEST WASHINGTON DEVELOPMENT AREA</b>			
Bokon Masonry	23,170.50	Gernial at Washington-Colfax Apartment Masonry & Stair Repairs - Division B	
<b>429 FUND RIVER EAST DEVELOPMENT TIF</b>			
Precision Wall Systems	98,819.95	Three Twenty at The Cascade - Glazed Assemblies	
Construction Ahead	74,336.08	Three Twenty at The Cascade - Composite Wall	
<b>430 FUND SOUTH SIDE TIF AREA #1</b>			
McCormick Angering	337.50	Bowen St. Improvements	
Jones Petrie Rafinski	1,575.00	St. Joseph Streetscape Improvements	
<b>452 TIF PARK BOND CAPITAL</b>			
Lochmeller Group	3,500.00	Lincolnway Rehabilitation	
Troyer Group	24,480.00	Pulaski Park	
Total	738,701.64		45,000.00
Total Both Columns	783,701.64		

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the claims submitted on Thursday, July 25, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Agreement to Terminate Real Estate Purchase Agreement (Franklin Street)**

Mr. Buckenmeyer presented an Agreement to Terminate Real Estate Purchase Agreement with Franklin Street Technology Park LLC. Staff has been working with Charlie Hayes and his group for the development of the Hamilton Towing Block, but after market analysis they have decided to not move forward with this project and concentrate on their project at Eddy and Corby. There has been interest shown in this site from other interested parties. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Agreement to Terminate Real Estate Purchase Agreement (Franklin Street) submitted on Thursday, July 25, 2019.

**2. Resolution No. 3490 (Authorizing Transfer of Property to Board of Public Works)**

Mr. Netter presented Resolution No. 3490 (Authorizing Transfer of Property to Board of Public Works). This is an ongoing effort to clean up property information. We wish to transfer these properties from RDC to BPW since these are residential side lots with one being along the East Race sandwiched between two BPW properties. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Resolution No. 3490 (Authorizing Transfer of Property to Board of Public Works) submitted on Thursday, July 25, 2019.

**B. South Side Development Area**

**1. Budget Request (St. Joseph Streetscape)**

Mr. Silveus presented a budget request for the St. Joseph Streetscape project. This will close out the St. Joseph Streetscape/road diet by the new Menards. The project included new street lighting and water main extension. This increase was needed to maintain proper pavement depth to ensure water drainage from the street. Commission approval is requested.

South Bend Redevelopment Commission Regular Meeting – July 25, 2019

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Budget Request (St. Joseph Streetscape) submitted on Thursday, July 25, 2019.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, August 8, 2019, 4:00 p.m.

**8. Adjournment**

Thursday, July 25, 2019, 4:07 p.m.



David Relos, Property Development Manager



Marcia Jones, President