



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

August 22, 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 Todd Monk, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Don Inks, Vice-President Gavin Ferlic, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Jitin Kain Tim Corcoran Amanda Pietsch Tony Sergio Kyle Silveus Zach Hurst Bhola Singh John Tiffany Conrad Damian Ed Semmler	DCI DCI DCI DCI DCI Engineering Engineering VST Entertainment Tiffany Group 718 E Broadway SB Tribune

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**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, July 25, 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 25, 2019.

**3. Approval of Claims**

**A. Claims Submitted August 22, 2019**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
<b>REDEVELOPMENT COMMISSION</b>			
Redevelopment Commission Claims August 22, 2019 for approval and ratify			
<b>324 RIVER WEST DEVELOPMENT AREA</b>			
Walsh & Kelly, Inc.	306,706.72	Michigan St. Pavement Replacement	
Kolata Enterprises, LLC	540.00	Professional Services	
Epoch	3,155.00	Technology Resource Center	
Barnes & Thornburg LLP	9,600.00	TIF Realignment Plan	
Abonmarche	2,400.00	Western Ave Streetscape from Falcon to Dundee St	
Precision Wall System	168,625.00	Lafayette Building Skylight	
United Consulting	2,641.50	Coal Line Trail Ph I	11,118.31
United Consulting	24,656.38	Coal Line Trail Ph I & II	10,428.31
GLC	44,979.50	Main St. Wayne St. Garage Improvement	
Black & Veatch Corporation		Olive WTP Improvements	23,160.35
Joseph A Dzierla & Associates, Inc.		Vested Interest Building Roof Repair	8,300.00
Troyer Group		Brick Pavement	10,121.00
Walsh & Kelly, Inc.		Michigan St Pavement Replacement	471,625.03
Indiana Earth, Inc.		Western Ave Streetscape - Phase III	312,507.22
Milestone Fence, LLC		JMS Parking Lot Improvements	18,411.40
Ritschard Bros, Inc.		Unity Gardens	68,083.51
Rieth Riley Construction		Berlin Place	93,437.50
<b>429 FUND RIVER EAST DEVELOPMENT TIF</b>			
Precision Wall System	168,625.00	Three Twenty at The Cascade-Glazed Assemblies	
Skyline Plastering, Inc.	74,679.50	Three Twenty at The Cascade - Exterior Insulation & Finish System	
Ritschard Bros, Inc.	50,812.65	Three Twenty at The Cascade - Site Utilities (Sanitary)	
<b>430 FUND SOUTH SIDE TIF AREA #1</b>			
HRP Construction	24,383.18	Miami St. Basin Drainage Improvements	
Walsh & Kelly, Inc.	30,604.16	St. Joseph Streetscape	12,575.05
Arcadis		Utility Management GIS/Engineering Assistance	117,106.53
G.E Marshall, Inc.		Small Drainage Design and Repair - Div. A (Hawbaker)	
<b>439 FUND CERTIFIED TECHNOLOGY PARK</b>			
Majority Building, Inc.	90,649.57	Technology Resource Center @ Catalyst 2	
<b>452 PARK BOND TIF FUND</b>			
Lawson-Fisher Associates		West Bank Corridor Improvements Final Design	816.00
<b>Total</b>	<b>1,003,058.16</b>		<b>1,157,690.21</b>
<b>Total Of Both Columns</b>	<b>2,160,748.37</b>		

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the claims submitted on Thursday, August 22, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Parking Lot License Agreement (Bhola Singh)**

Mr. Buckenmeyer presented the Parking Lot License Agreement (Bhola Singh). Staff is working with a developer regarding the old VA building. Out of respect, we are not ready to unveil the project yet, but we want to enable the developer to move on with their next steps. This Agreement will grant the company a license to enter and use eighty (80) parking spaces in the Commission owned parking lot abutting the VA building to the west. This will give them the tools to continue into the next phase of their project. 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 the Parking Lot License Agreement (Bhola Singh) submitted on Thursday, August 22, 2019.

**B. River East Development Area**

**1. Addendum to Development Agreement (Commerce Center Development LLC)**

Mr. Kain presented the Addendum to Development Agreement (Commerce Center Development LLC). This is an Addendum that clarifies the definition regarding a grocery store and pharmacy. The original Agreement with the Commerce Center had broad language regarding a grocery store and pharmacy. This clarifies what they need to contain. Staff has been working with the developer for quite sometime to agree on the definition. This does not change other terms to the Agreement. Commission approval is requested.

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

Commissioner Monk asked about the language of the pharmacy portion as it does not mention having a pharmacist on staff.

Sandra Kennedy, City Attorney remarked in order to carry a license to operate a pharmacy, they are required to have a pharmacist on staff.

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Addendum to Development Agreement (Commerce Center Development LLC) submitted on Thursday, August 22, 2019.

**2. Second Amendment to Development Agreement (Greater Lowell Holdings LLC)**

Mr. Buckenmeyer presented Second Amendment to Development Agreement (Greater Lowell Holdings LLC). The low bid through the Board of Public Works exceeded the funding amount. We had approved \$50,000 prior to the bid. We are asking for an additional \$10,000 out of River East TIF. The developer is paying the balance of the overage of \$7,725.38. The total out of River East TIF on the project is \$460,000. 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 Second Amendment to Development Agreement (Greater Lowell Holdings LLC) submitted on Thursday, August 22, 2019.

**C. Other**

**1. Professional Services Budget Increase (Baker Tilly)**

Mr. Relos presented Professional Services Budget Increase (Baker Tilly). Baker Tilly was approved to perform analysis in January of this year for the TIF boundary adjustment. The analysis was well underway when the Auditor's office updated assessed values for 2019 pay 2020, thereby causing Baker Tilly to have to recalculate their analysis. Staff is requesting approval of a \$9,000 budget increase to the original \$30,000 professional services agreement. 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 Professional Services Budget Increase (Baker Tilly) submitted on Thursday, August 22, 2019.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, September 12, 2019, 4:00 p.m.

**8. Adjournment**

Thursday, August 22, 2019, 4:09 p.m.

