



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

September 12, 2019

4:00 p.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 4:24 p.m.

1. ROLL CALL

Members Present:	Marcia Jones, President	
	Don Inks, Vice-President	
	Gavin Ferlic, Commissioner	
	Leslie Wesley, Commissioner	
Members Absent:	Quentin Phillips, Secretary	
	Todd Monk, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer	DCI
	Pam Meyer	DCI
	Amanda Pietsch	DCI
	Alkenya Aldridge	DCI
	Tony Sergio	DCI
	Kyle Silveus	Engineering
	Zach Hurst	Engineering
	Charlotte Brach	Engineering
	Benjamin Vanderveen	51241 Old Cottage Dr.
	Jay Vanderveen	51241 Old Cottage Dr.
	Monica Murphy	WNDU

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, August 22, 2019

Upon a motion by Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, August 22, 2019.

3. Approval of Claims

A. Claims Submitted September 12, 2019

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION			
Redevelopment Commission Claims September 12, 2019 for approval and ratify			
324 RIVER WEST DEVELOPMENT AREA			
Environmental Glass Inc.	153,728.34	Liberty Tower Exterior Renovations - Division C	
Transpo	100,000.00	Semi-Annual Pymt for Main and Colfax Garage Lease	
Aecom	43,180.53	South Shoreline Station Alternatives Study	
CBS Service, LLC	190,900.00	Berlin Place No. 2 Electrical, Mechanical & Plumbing	
Selge Construction Co., Inc.		Lincoln Way West & Charles Martin Sr. Dr. Improvements	22,570.00
Indiana Earth, inc.		Western Ave Streetscape - Phase III	312,428.92
422 WEST WASHINGTON DEVELOPMENT AREA			
Paul's Welding, Inc.	62,939.00	Gemini at Washington-Cofax apartment Masonry & Stair Repairs	
429 FUND RIVER EAST DEVELOPMENT TIF			
Precision Wall Systems	40,704.64	Three Twenty at The Cascade - Glazed Assemblies	
Skyline Plastering, Inc.	28,075.00	Three Twenty at The Cascade - Exterior Insulation & Finish System	
Ritschard Bros., Bros, Inc	2,674.35	Three Twenty at The Cascade - Site Utilities (Sanitary	
Northern Indiana Construction Co., Inc.	47,294.10	East Bank Sinhole Repairs	
452 TIF PARK BOND CAPTIAL			
Smithgroup, Inc.	68,088.06	Seiltz Park Preim & Final Eng.	
Total	737,584.02		334,998.92
Total Both Columns	1,072,582.94		

Upon a motion by Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, September 12, 2019.

4. Old Business

5. New Business

A. River West Development Area

1. Waiver and Release of Conditions (333 Western Associates LLC)

Mr. Buckenmeyer presented a Waiver and Release of Conditions (333 Western Associates LLC). When the building was sold to Cressy, a deed restriction was recorded requiring a minimum investment to improve the building. This Release will allow the building to be sold to a new owner, and we are confident that the new ownership will go above the limits we had put on the building. 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 Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the Waiver and Release of Conditions (333 Western Associates LLC) submitted on Thursday, September 12, 2019.

- 2. Third Amendment to Agreement to Buy and Sell Real Estate (618 W Marion)**
Mr. Relos asked to table the Third Amendment to Agreement to Buy and Sell Real Estate (618 W Marion) as the agreement has not yet been signed by the owner.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved to table the Third Amendment to Agreement to Buy and Sell Real Estate (618 W Marion) submitted on Thursday, September 12, 2019.

- 3. Budget Request (Weather Amnesty)**

Ms. Amanda Pietsch, Director, Redevelopment Finance presented a Budget Request (Weather Amnesty). This is a request of \$305,000 to fund the 2019 / 2020 weather amnesty program. This will be funded from the 433 Redevelopment General Fund using Pokagon dollars. It is intended to start the program November 1, 2019 through March 31, 2020. Contingent on building repairs, the building may be able to open October 15, 2019. If the weather indicates the need the program could run through April 30, 2020. This year both 510 South Main Street (former Salvation Army building) and Center for the Homeless will be funded. 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 Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the Budget Request (Weather Amnesty) submitted on Thursday, September 12, 2019

B. Other

- 1. Budget Request (Pokagon Fund)**

Ms. Alkenya Aldridge, Director, Engagement & Economic Empowerment presented a Budget Request (Pokagon Fund). This budget request is for \$50,000 for two initiatives.

The first request in the amount of \$30,000 is for St. Mary's College Women's Entrepreneurship Initiative, also known as SPARK. In prior years this program has been on campus. We are looking to deliver SPARK in a small, targeted area of the City. The women that go through this process are under resourced. The program will help these women understand not only business ownership but property ownership. It is intended to run this pilot program for a minimum of five

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years, to develop a steady pipeline of small businesses and a robust entrepreneurial ecosystem.

The second request in the amount of \$20,000 is for the Incremental Development Alliance, Inc. The Alliance aims to train under capacity neighborhood-based organizations and individuals how to develop small buildings, often owner occupied or owner adjacent. 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 Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (Pokagon Fund) submitted on Thursday, September 12, 2019.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, September 26, 2019, 4:00 p.m.

8. Adjournment

Thursday, September 12, 2019, 4:33 p.m.

David Relos, Property Development Manager

Marcia Jones, President