



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

January 9, 2020  
 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	
Members Absent:	Gavin Ferlic, Commissioner Lesley Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary - Absent	
Others Present:	Daniel Buckenmeyer Tim Corcoran Tony Sergio Zach Hurst Conrad Damian Troy Warner Mark Seaman Rachel Tomas Morgan	DCI DCI DCI Engineering 718 E Broadway 4 <sup>th</sup> Dist. Councilperson Prism At-Large Councilperson

**2. Approval of Minutes**

- **Approval of Minutes of the Regular Meeting of Thursday, December 12, 2019**

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, December 12, 2020.

**3. Approval of Claims**

- **Claims Submitted January 9, 2020**

	Claims submitted	Explanation of Project
<b>REDEVELOPMENT COMMISSION</b>		
Redevelopment Commission Claims January 9, 2020 for approval		
<u><b>324 FUND RIVER WEST DEVELOPMENT AREA</b></u>		
South Bend Chocolate Factory	446,148.00	Wastewater inside and outside City Limits
Peerless Midwest, Inc.	48,598.00	315 & 319 W. Jefferson Exterior Renovations - Div. A
Precision Wall Systems	33,288.00	Three Twenty at The Cascade-Glazed Assemblies
Precision Wall Systems	31,255.00	Precision Wall Systems, Inc.
Aecom	9,466.11	South Shore Line Station
Majority Builders, Inc.	54,146.83	Technology Resource Center @ Catalyst 2
DLZ	4,400.00	Cleveland S Fluoride Tk
City of South Bend	145,543.76	Engineering Services
Epoch	16,000.00	Technology Resource Center
HWC Engineering	17,611.46	Western Ave
Kolata Enterprises LLC	180.00	Professional Services
Troyer Group	660.00	Brick Pvmt
<u><b>429 FUND RIVER EAST DEVELOPMENT TIF</b></u>		
High Concrete Group LLC	212,562.00	Commerce Center Architectural Precast Panels
Precision Wall Systems	32,965.00	Three Twenty at The Cascade-Glazed Assemblies
Christopher B. Burke Engineering, LLC	933.50	East Race Sewer Analysis Amendment
<u><b>430 FUND SOUTH SIDE TIF AREA #1</b></u>		
Arcadis US Inc.	37,608.40	On Call Services Utility Asset Management GIS/Engineering Assistance
Danch, Harner & Associates, Inc.	6,951.00	Drainage Plan & Repair
<u><b>452 FUND TIF PARK BOND</b></u>		
Smithgroup, Inc.	20,355.00	So. Bend Seltz Parking Prelim & Final Eng.
Lawson-Fisher Associates	8,128.52	West Bank Corridor Improvements Final Design
<b>Total</b>	<b>1,126,800.58</b>	

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, January 9, 2020.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Budget Request (former Salvation Army Building)**

Mr. Relos presented a Budget Request (former Salvation Army Building). There is a boiler steam heat system in the southern, two story portions of this building.

Weather Amnesty has a separate heat system in the north, one story portion of the building. The water supply and sewer come from the two-story building. The boiler system became clogged with an over-abundance of sediment in the system, causing it to overheat and become unusable. We need to replace this system to make it operational. We received two quotes, with the lowest being approximately \$50,000. With a 10% contingency, Commission approval in the amount of \$55,000 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 Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (former Salvation Army Building) submitted on Thursday, January 9, 2020.

**2. Third Amendment to Real Estate Purchase Agreement (410 W Wayne Street, LLC)**

Mr. Buckenmeyer presented Third Amendment to Real Estate Purchase Agreement (410 W Wayne Street LLC). This is the former Gates Service Center building. For over two years we have been working with Bare Hands Brewing to negotiate the terms of an original Agreement from 2016. The negotiated terms were agreed upon at the end of last year. This Third Amendment outlines the terms of the Agreement asking for Bare Hands to begin renovations in the next 6 months and complete them within 18 months. We look forward to a new brewery in the baseball park/downtown area. Commission approval is requested.

Per Sandra Kennedy, City Attorney this action will dismiss previous legal action with Bare Hands Brewery.

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 Vice-President Inks, the motion carried unanimously, the Commission approved Third Amendment to Real Estate Purchase Agreement (410 W Wayne Street, LLC) submitted on Thursday, January 9, 2020.

**3. Development Agreement (South Bend Heritage Foundation, Inc.)**

Mr. Buckenmeyer presented Development Agreement (South Bend Heritage Foundation, Inc). On December 12, 2019 the Commission approved reallocation of \$1m TIF funds from the Gateway project to the second unit of Developer's project on Colfax Street, provided that the Permanent Supportive Housing units for the entirety of both buildings be limited to six units out of 30 so long as the buildings are used for housing. The boundaries are within the West Washington Development Area and immediately adjoining the River West Development Area. 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 Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Development Agreement (South Bend Heritage Foundation, Inc.) submitted on Thursday, January 9, 2020.

4. **First Amendment to Development Agreement (112 West Jeff LLC)**  
Mr. Buckenmeyer First Amendment to Development Agreement (112 West Jeff LLC). This is for the parking garage at Main and Wayne. We have aided the owner and residents of the Robertson Apartments to help with costs of parking garage improvements. We are utilizing TIF to help with the work, including architectural costs. 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 Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (112 West Jeff LLC) submitted on Thursday, January 9, 2020.

## B. Administrative

1. **Resolution No. 3514 (2020 Meeting Schedule)**  
Mr. Relos presented Resolution No. 3514 (2020 Meeting Schedule). This Resolution sets the annual meeting dates for the Redevelopment Commission that are essentially the second and fourth Thursday of the month. Two dates have been moved due to staff absence and the Thanksgiving holiday. It was noted that due to attendance and public comments, we have moved the meeting back to the original time frame. The Mayor's office is looking into filming all of the Commission meetings and placing them online in the future. 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 Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3514 (2020 Meeting Schedule) submitted on Thursday, January 9, 2020.

## 6. Progress Reports

A. Tax Abatement

B. Common Council

1. Rachel Tomas Morgan introduced herself as a new Councilmember
2. Troy Warner introduced himself as a new Councilmember

C. Other

**7. Next Commission Meeting:**  
Thursday, January 23, 2020, 9:30 a.m.

**8. Adjournment**  
Thursday, January 9, 2020, 9:44 a.m.



David Relos, Property Development Manager



Marcia Jones, President