



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

February 6, 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 Quentin Phillips, Secretary Gavin Ferlic, Commissioner	
Members Absent:	Don Inks, Vice-President Lesley Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Tony Sergio Kara Boyles Charlotte Brach Zach Hurst Kyle Silveus Troy Warner	DCI DCI Engineering Engineering Engineering Engineering COSB Councilmember

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, January 23, 2020**

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, January 23, 2020.

3. Approval of Claims

- **Claims Submitted February 6, 2020**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION Redevelopment Commission Claims February 6, 2020 for approval			
<u>324 FUND RIVER WEST DEVELOPMENT AREA</u>			
Walsh & Kelly, Inc.	15,314.00	315 & 319 W. Jefferson Exterior Renovations - Div. C	
Geography Industries, Inc.	10,000.00	COSB Wayfinding Signage Program	
Homeworks Construction, Inc.	7,079.88	Lafayette Building Cleanout	
Bowen Engineering Corporation	51,368.40	Olive WTP Improvements	
Majority Builders, Inc.		Main St. / Wayne St. Garage Improvements	22,414.09
Edward J White, Inc.		Boiler Replacement Weather Amnesty Building	50,219.00
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
Geography Industries, Inc.	2,090.71	COSB Wayfinding Signage Program	
Total	85,852.99		72,633.09
Total Both Columns	158,486.08		
special			

APPROVED

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, February 6, 2020.

4. Old Business

5. New Business

A. River West Development Area

1. Resolution No. 3516 (Accepting Transfer of Property from BPW 6 parcels Portage and Rex)

Mr. Relos presented Resolution No. 3516 (Accepting Transfer of Property from BPW 6 parcels Portage and Rex). This Resolution accepts the six vacant lots from the Board of Public Works that approved a matching resolution on January 28, 2020. We will then take the parcels through the disposition process. These are south and east of the old Ward Building that has been falling into disrepair. We hopefully will have a future project in that location. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3516 (Accepting Transfer of Property from BPW 6 parcels Portage and Rex)

submitted on Thursday, February 6, 2020.

A. River East Development Area

1. Budget Request (Riverwalk from Beyer Street to Howard Park)

Ms. Boyles presented a Budget Request (Riverwalk from Beyer Street to Howard Park). This is a budget request to support the Governor Kernan Trail also known as the Riverwalk Trail from Beyer Street to Howard Park. The request is for \$340,000 to augment the existing project. There are two park bonds along with insurance proceeds that will fund this project once the pay out from the entirety of the 2018 insurance flood claim is complete. The improvements to the lower walk will also include removal of some areas of the walk that will encourage usage of the upper walk. The 10' trail will encourage walking and activity on the upper walk, the lower walk will be for fishing with a few overlooks created. The lower portion will not be maintained as a sidewalk as it continues to flood even with minor rainfall event. The area is less than ½ a mile from Howard Park to under the Cooper Street Bridge. The entirety of the bid is \$3.199M with an approximately 5% contingency in the budget. The insurance coverage will cover all of the WPA work. The park bonds are specific to the work/coverage that can be completed. This will complete the parks master plan work in that area. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the Budget Request (Riverwalk from Beyer Street to Howard Park) submitted on Thursday, February 6, 2020.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, February 27, 2020, 9:30 a.m.

8. Adjournment

Thursday, February 6, 2020, 9:36 a.m.

David Relos, Property Development Manager

Marcia Jones, President