



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

June 25, 2020
 9:30 a.m.
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC062520>
 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 Jake Teshka, Commissioner Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:		
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Kyle Silveus Charlotte Brach Zach Hurst Jeff Jarnecke Aladean Rose Leslie Biek Stacia Reuswatt James Harris	DCI Engineering Engineering Engineering VPA Legal Legal Intern Legal Intern

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, June 11, 2020**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 11, 2020.

3. Approval of Claims

- **Ratified Claims Submitted June 25, 2020**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the ratified claims submitted on Thursday, June 25, 2020.

4. Old Business

5. New Business

A. River West Development Area

1. Lease (Fatbird)

Mr. Jarnecke presented Lease (Fatbird). This is a lease for a new tenant Fatbird for the building attached to the Morris Center. Tapastrie the former occupant of the building ended their business February 2020. Fatbird, LLC had been in talks with Tapastrie to purchase fixtures and equipment since the beginning of the year. Due to the pandemic their venture has been on hold. They are ready to move forward with their business which will consist of comfort food including fried chicken, family friendly atmosphere and a bar area starting July 1, 2020. This is for a 3-year lease including 4 principal partners that have been in the community for 10+ years including operators and chefs of other businesses. The terms for the main level (3,500 sq. ft) will be leased at \$9 a sq. ft with an option to lease the basement space (2,500 sq. ft) into a bar or similar concept at \$7 a sq. ft. Fatbird, LLC has worked with the city legal department in case of further pandemic shutdowns putting either a stoppage or abatement on rent. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Lease (Fatbird) submitted on Thursday, June 25, 2020.

2. Real Estate Purchase Agreement (Indiana Michigan Power Co)

Mr. Buckenmeyer presented Real Estate Purchase Agreement (Indiana Michigan Power Co). The City has been working with AEP for about a year in placement for a new microgrid system. This new system will be placed in the lower 1/3 part of the old Hamilton Towing block lot. AEP will be working with Notre Dame in

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relationship to turbo machinery. This will include a welcome center. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (Indian Michigan Power Co) submitted on Thursday, June 25, 2020.

3. First Amendment to Purchase Agreement Real Estate (Metro Fibernet, LLC)

Mr. Buckenmeyer presented First Amendment to Purchase Agreement Real Estate (Metro Fibernet, LLC). Metro Fibernet is a provider for many of the school systems throughout Indiana. Now they will be including consumer and commercial service in South Bend. This will be their central hub near the Dew Drop Inn by the substation for \$30,000. The Amendment includes the requirement of the city picking up the Tutt Street bricks located in the alleyway which has been vacated. This amendment will extend the closing date to September 2020 due to some variances. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved First Amendment to Purchase Agreement Real Estate (Metro Fibernet, LLC) submitted on Thursday, June 25, 2020.

4. Professional Services Agreement (EPOCH)

Mr. Buckenmeyer presented Professional Services Agreement (EPOCH). The city has been working with Great Lakes Capital that owns the parking garage at 211 S. Michigan Street and serves the residents of Robertson's Apartments. When purchasing the parking garage, it was understood there would be much repair needed to the facility. One of the final elements was the elevators which is critical to renters. The city met with GLC and EPOCH to help facilitate the elevator towers costs at \$500,000 which was previously approved through the Redevelopment Commission. There was a mix-up in the payment process. This agreement is in action to make correct the payment which should have been to EPOCH. Commission approval is requested subject to approval of item 5A7.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission Professional Services Agreement (EPOCH) subject to approval of item 5A7 submitted on Thursday, June 25, 2020.

5. Budget Request (Sample_Sheridan)

Mr. Silveus presented Budget Request (Sample_Sheridan). This budget request is for improvements to the intersection of Sample and Sheridan. The improvements include new traffic signals and equipment, turning radius to accommodate large trucks along Sheridan to the south and will have new ADA compliant curb ramps along with adjacent sidewalk replacements. Commission approval is requested.

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Upon a motion by Secretary Phillips, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Budget Request (Sample_Sheridan) submitted on Thursday, June 25, 2020.

6. Budget Request (Ignition Park Charging Station)

Mr. Buckenmeyer presented Budget Request (Ignition Park Charging Station). This budget request is for amenities in the AEP lot including 6 car charging stations with future expansion for up to 12. Press Ganey will have 300-500 employees, ND Turbo, city and other companies are housed in this area. We have also established an area for food trucks to park along with a picnic area. We are asking for \$250,000 and plan to complete this project this year. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by President Jones, the motion carried unanimously, the Commission approved Budget Request (Ignition Park Charging Station) submitted on Thursday, June 25, 2020.

7. Second Amendment (112 West Jefferson)

Mr. Buckenmeyer presented Second Amendment (112 West Jefferson). The second amendment is asking for an additional \$5,000 to safely complete the elevator and towers at 211 S Michigan St parking garage. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Second Amendment (112 West Jefferson) submitted on Thursday, June 25, 2020.

6. Progress Reports

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

- 1. Progress Report on 315 Jefferson presented by Mr. Buckenmeyer from Cressy. They have put a lot of work in rehabbing the facilities. Abon Marche has relocated their headquarters including employees from Michigan. They are thrilled with the assistance of the city and note they have office space available.

7. Next Commission Meeting:

Thursday, July 9, 2020, 9:30 a.m.

8. Adjournment

Thursday, June 25, 2020, 9:59 a.m.

David Relos, Property Development Manager

Marcia Jones, President