



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

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

<https://tinyurl.com/RDC070920>
 South Bend, Indiana

The meeting was called to order at 9:30 a.m.

1. ROLL CALL

Members Present:	Quentin Phillips, Secretary Jake Teshka, Commissioner Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Don Inks, Vice-President	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Tim Corcoran Amanda Pietsch Amy Paul Daniel Parker Ben Dougherty Kyle Silveus Zach Hurst Charlotte Brach Lindsey Schmidt Conrad Damian	DCI DCI DCI DCI Admin & Finance Admin & Finance Engineering Engineering Engineering Legal Intern South Bend Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, June 25, 2020**

Upon a motion by Secretary Phillips, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 25, 2020.

3. Approval of Claims

- **Claims Submitted July 9, 2020**

Upon a motion by President Jones, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, July 9, 2020.

4. Old Business

5. New Business

A. River West Development Area

1. **Budget Request (Washington Laporte Chapin Intersection Improvements)**

Mr. Corcoran presented a Budget Request (Washington Laporte Chapin Intersection Improvements). This budget request is \$20,000 for additional streetscape improvements for the Washington, LaPorte, Chapin project. During this project, Reith-Riley noted that they could do additional work on the opposite side of the street. These improvements will allow for the replacement of approximately 330' of curb along the south side of Washington Street adjacent to the History Museum. This was not included in the original scope of the project. We reviewed the area and agreed this is an important part of South Bend. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Washington Laporte Chapin Intersection Improvements) submitted on Thursday, July 9, 2020.

2. **Fourth Amendment to Development Agreement (Jefferson 315, LLC)**

Mr. Hurst presented Fourth Amendment to Development Agreement (Jefferson 315, LLC). This is the Fourth Amendment with Cressy Commercial at the former Family and Children Center. Abonmarche has moved in. This amendment is related to some of the parking lot work in the amount of \$1,856. This allows the work to be completed by the same contractor which is a win/win for the project. The developer will reimburse the city for the work being completed. Commission approval is requested.

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Upon a motion by Commissioner Teshka, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Fourth Amendment to Development Agreement (Jefferson 315, LLC) submitted on Thursday, July 9, 2020.

3. Real Estate Purchase Agreement (Commonwealth Development Corporation of America)

Mr. Relos presented Real Estate Purchase Agreement (Commonwealth Development Corporation of America). This is for the old Fat Daddy's site in the 500 block of Michigan. This is First Commonwealth's 3rd attempt applying for tax credits through the state for affordable housing. This agreement is for the purchase of the property through the city contingent on the tax credits being awarded. This project is \$8.3M for approximately 60 apartments. Sale price is \$45,000 which is the appraised value from disposition in 2017. Commission approval is requested.

Upon a motion by President Jones, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (Commonwealth Development Corporation of America) submitted on Thursday, July 9, 2020.

B. Administrative

1. Resolution No. 3520 (Amending By-Laws)

Mr. Parker presented Resolution No. 3520 (Amending By-Laws). The Resolution is to amend the by-laws specifically article 5 section 3 which is the approval of claims. Earlier this year I presented to the Commission our new software DFO and the go live date. With this software, we have been able to efficiently process claims. This allows claims to be dispersed on a weekly basis and then ratify claims at the next commission meeting. In the current process, we wait to pay the vendors until the commission meeting approval, therefore, causing several weeks delay in payments to the vendors. All of the projects have been approved and appropriated by the commission at previous meetings. If there is a dispute and the commission decide it should not pay a claim that was previously approved and appropriated at a previous meeting, then the city would need to decide where the money needs to come from instead of Redevelopment Commission funds.

Ms. Kennedy states the other change in the statute is in regard to the Mayoral appointments to the Redevelopment Commission starting January 1, 2021. There will still be 3 Mayoral appointments. The change in statute is that one of the appointments must now be a governing body of the South Bend School Corporation and will now be a voting member. The non-voting position of the South Bend School Corporation will be eliminated on December 31, 2020. As of 2017, the South Bend Redevelopment Commission is allowed to meet electronically. Two members must be physically present. Other members can be present either via Teams or by phone. After the public health emergency has been lifted in the state, those options are available if they are more comfortable to you. Commission approval is requested.

Upon a motion by President Jones, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3520 (Amending By-Laws) submitted on Thursday, July 9, 2020.

2. Second Amended and Restated By-Laws of the South Bend Redevelopment Commission

Ms. Kennedy presented Second Amended and Restated By-Laws of the South Bend Redevelopment Commission. This ties into the Resolution No. 3520. There will continue to be 5 members of the Commission. Should there be only 4 members present and there is a tie, the Mayor will cast the deciding vote. Commission approval is requested.

Upon a motion by President Jones, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Second Amended and Restated By-Laws of the South Bend Redevelopment Commission submitted on Thursday, July 9, 2020.

6. Progress Reports

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

- 1. We reviewed 315 Jefferson, LLC. We are working on other reports. One report was sent directly to elected officials and city leadership. We will be looking into this report as much of the document is incorrect.
- 2. Welcome Amy Paul our new Business Development Manager to the Department of Community Investment.

7. Next Commission Meeting:

Thursday, July 23, 2020, 9:30 a.m.

8. Adjournment

Thursday, July 9, 2020, 9:56 a.m.

David Relos, Property Development Manager



Marcia Jones, President