



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

July 23, 2020  
 9:30 a.m.  
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC072320>  
 South Bend, Indiana

The meeting was called to order at 9:32 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 Tim Corcoran Amanda Pietsch Brian Donoghue Stacia Reuswatt Lindsey Schmidt Charlotte Brach Zach Hurst Kyle Silveus Kara Boyles David & Larissa Bug	DCI DCI DCI IT Legal Intern Legal Intern Engineering Engineering Engineering Engineering Residents

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, July 9, 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, July 9, 2020.

## 3. Approval of Claims

- **Claims Submitted July 23, 2020**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, July 23, 2020.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. **Fourth Amendment to Real Estate Purchase Agreement (410 W Wayne St)**

Mr. Buckenmeyer presented Fourth Amendment to Real Estate Purchase Agreement (410 W Wayne St). Due to COVID-19 there has been a delay in construction permits. We are asking the Commission for an extension on property construction no later than September 9, 2020 with a completion of project no later than September 30, 2021. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Fourth Amendment to Real Estate Purchase Agreement (410 W Wayne St) submitted on Thursday, July 23, 2020.

### B. General Fund

#### 1. **Budget Request (CDFI Professional Services)**

Mr. Donoghue presented Budget Request (CDFI Professional Services). CDFI are organizations that expand economic opportunities in low-income communities by providing access to financial products and services for local residents and businesses. CDFI Friendly South Bend acts as a liaison to strengthen the community and improve the economic conditions of lower income residents to provide low cost accessible flexible affordable financing for housing, job development and educational services and community projects. We are requesting 100k for these services. A resource for this is at <https://www.cdfifriendllysouthbend.org/about>. Commission approval is requested.

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Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (CDFI Professional Services) submitted on Thursday, July 23, 2020.

**2. Budget Request (CDFI Friendly Enhancement Fund)**

Mr. Donoghue presented Budget Request (CDFI Friendly Enhancement Fund). CDFI South Bend and the UEA have signed an agreement for the UEA to serve as a fiscal agent for CFSB until December 31, 2021. This will allow CDFI South Bend flexibility to pursue fundraising sources without waiting for formal certification as a 501.c.3 nonprofit organization with the IRS. We are requesting 200k for the Capital Enhancement fund in alignment of the original appropriation by this board last fall. The Business plan is publicly available. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (CDFI Friendly Enhancement Fund) submitted on Thursday, July 23, 2020.

**3. Budget Request (United Way Early Childcare Programs)**

Mr. Donoghue presented Budget Request (United Way Early Childcare Programs). This request is in continued collaboration with the United Way. We are seeking to increase the number of affordable, high quality childcare slots in the City of South Bend programs. Funding is requested at 100k for 2020-2021 programming. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved United Way Early Childcare Programs) submitted on Thursday, July 23, 2020.

**C. Administrative**

**1. Annual TIF Neutralization Analysis (Baker Tilly)**

Mr. Relos presented Annual TIF Neutralization Analysis (Baker Tilly). Baker Tilly looks at each TIF area. If there is natural growth in a TIF area, the base is adjusted. We are requesting \$15,000 which has been the same for the past 5 years. Baker Tilly will work with the auditor's office to adjust the base value as needed. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips the motion carried unanimously, the Commission approved Annual TIF Neutralization Analysis (Baker Tilly) submitted on Thursday, July 23, 2020.

**6. Progress Reports**

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

- 1. Vice-President Inks noted the passing of Ray Thomas that was a Commissioner for Redevelopment for many years. He was a community resource that brought valuable information for a number of years with an

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upbeat personality. He also performed the marriage ceremony for Mr. Inks and his wife. His passing is a real loss to the community.

**7. Next Commission Meeting:**

Thursday, August 13, 2020, 9:30 a.m.

**8. Adjournment**

Thursday, July 23, 2020, 9:58 a.m.

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David Relos, Property Development Manager

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Donald Inks, Vice-President