



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

August 27, 2020  
9:30 a.m.  
Presiding: Marcia Jones, President

<https://tinyurl.com/RDC082720>  
South Bend, Indiana

The meeting was called to order at 9:34 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 Amanda Pietsch Kyle Silveus Zach Hurst Charlotte Brach	DCI DCI Engineering Engineering

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, August 13, 2020**

Upon a motion by Commissioner Teshka, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, August 13, 2020.

## 3. Approval of Claims

- **Claims Submitted for August 11<sup>th</sup>, August 18<sup>th</sup> and August 25<sup>th</sup>**

Commissioner Warner asked about the claims for the Commerce Center; are things on schedule according to the city agreement.

Mr. Buckenmeyer states that the specific specs, Mr. Hurst can explain further. We are still paying High Concrete for panel assembly and installation. Presently we are working on a lawsuit from Mr. Matthews. Mr. Matthews is currently disputing the SDC (System Development Charge) in which he believes he does not need to pay. The lawsuit will need to be settled prior to this project completion to connect to city water and sewer.

Mr. Hurst notes that the large payment is to High Concrete to make up our \$5M contribution to this project. The contribution will be completed within a couple months.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for August 11<sup>th</sup>, August 18<sup>th</sup> and August 25<sup>th</sup> submitted on Thursday, August 27, 2020.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. **First Amendment to Temporary Access Agreement (United Way)**

Mr. Relos presented First Amendment to Temporary Access Agreement (United Way). This agreement is with United Way for the new southeast center that they are looking to build. The agreement allows United Way access to Commission owned property where they hope to build. The agreement extends the use to the end of March 2021 as there were some delays. 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 Temporary Access Agreement (United Way) submitted on Thursday, August 27, 2020.

**2. Budget Request (Charles Martin Youth Center)**

Mr. Hurst presented Budget Request (Charles Martin Youth Center). This is a budget request for \$50,000 to be used in paving the parking lots surrounding the Charles Martin Youth Center. The parking lot is cracked up and has no striping left. The top layer of asphalt will be removed, new asphalt will be placed, and the lots will receive new striping. It is estimated that the last time the parking lot had been replaced was approximately 20 years. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request (Charles Martin Youth Center) submitted on Thursday, August 27, 2020.

**B. South Side Development Area**

**1. Budget Request (3400 Block Main St Streetscape)**

Mr. Silveus presented Budget Request (3400 Block Main St Streetscape). This is a budget request for \$250,000 for the streetscape improvements in the 3400 block of Main Street. This will be for the Xavier School. The funds will allow for the construction of sidewalk along Dean, Sherwood and Main Streets along with curb installation on Dean and Sherwood Streets. Curb ramps adjacent to the sidewalk installation would also be installed. Commission approval is requested.

Commissioner Teshka asked if this was in direct relation to LaCasa moving. Mr. Buckenmeyer replied, yes as we expect more traffic on the block as a result of LaCasa moving into the Xavier School. These steps are safety measures in anticipation of higher traffic volumes to the area.

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Budget Request (3400 Block Main St Streetscape) submitted on Thursday, August 27, 2020.

**6. Progress Reports**

**A. Tax Abatement**

1. Mr. Buckenmeyer states 2 tax abatements were taken to Council. There are 2 tax credit projects in the city. One is for a 60-apartment unit on the property of the former Fat Daddies property. The other is for a scattered site with 24 single family homes on the near northwest side, northwest side and southeast side with a partnership of Anne Mannix and South Bend Heritage. Confirming will take place at the next Council meeting. Mr. Buckenmeyer states that the City of South Bend has not had a state acceptance since 2014. Anything we can do to help these get approved for South Bend would be appreciated.

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B. Common Council

1. Mr. Warner asked for more details in the minutes for Council. Also, he was glad to report back to Council that Redevelopment funds were being used throughout the neighborhoods as asked.
2. Mr. Teshka states that Council and Mr. Buckenmeyer will have further drill down conversations around tax abatements and how the city can further utilize these in the future.

C. Other

**7. Next Commission Meeting:**

Thursday, September 10, 2020, 9:30 a.m.

**8. Adjournment**

Thursday, August 27, 2020, 9:47 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President