



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

October 22, 2020  
9:30 a.m.  
Presiding: Marcia Jones, President

<https://tinyurl.com/RDC102220>  
South Bend, Indiana

The meeting was called to order at 9:32 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President Jake Teshka, Commissioner Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Don Inks, Vice-President Quentin Phillips, Secretary	
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 Jordan Gathers Joe McGuire	DCI DCI Engineering Engineering Engineering Mayor's Office Greenleaf Holdco, LLC

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, October 8, 2020**

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, October 8, 2020.

## 3. Approval of Claims

- **Claims Submitted for October 13<sup>th</sup> and October 20<sup>th</sup>**

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the claims for October 13<sup>th</sup> and October 20<sup>th</sup> submitted on Thursday, October 22, 2020.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. **Budget Request (Eagle Way Sewer Extension)**

Mr. Buckenmeyer presented Budget Request (Eagle Way Sewer Extension). The buildings east of Tire Rack had utilities brought out to them with a temporary lift station. Due to the areas topography there were some slight coverage overruns in the amount of \$22,000.

Commissioner Teshka asked where the actual costs are coming from.

Mr. Silveus, Engineering responded by stating the final connection was made at Nimtz, but this cost is actually from the upstream portion of Enterprise Drive/Eagle Way. After the initial design it was discovered that the existing pipe to be used for the switch over to gravity stopped just short of the manhole. The sewer was thought to be connected to the manhole with a concrete plug from 2000. Crews will need to cut the roadway to install a short section of pipe and connect to the manhole to completely switch over to the gravity line and retire the lift station. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Eagle Way Sewer Extension) submitted on Thursday, October 22nd, 2020.

#### 2. **Resolution No. 3527 (Accepting Transfer of Property from BPW)**

Mr. Relos presented Resolution No. 3527 (Accepting Transfer of Property from BPW). Resolution No. 3527 accepts the transfer of twelve vacant lots at the intersection of Leland/Lincoln Way West/Marion. This is where Charles Martin comes out by Lincolnway West only cattycorner. The lots comprise the northwest

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corner of this intersection and have been identified as a redevelopment commercial node along Lincoln Way West. This is near Gene's Camera. The property will be taken through the disposition process in the near future. On October 13<sup>th</sup> the Board of Public Works approved the matching resolution transferring the property to the Redevelopment Commission.

Commissioner Teshka asked if there any concrete plans for the future.

Mr. Relos stated that this is being set-up for future commercial corridor. The commission has taken other properties in the area through the disposition process in the past few years. We have realigned how the area comes out and opened up Scott Street to intersect with Lincolnway West to offer for disposition.

Commissioner Warner asked about the specific areas.

Mr. Relos states that this is the island by Scott/Marion and where Leland comes out. The area was indicated on google maps.

Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Resolution No. 3527 (Accepting Transfer of Property from BPW) submitted on Thursday, October 22nd, 2020.

### **3. Development Agreement (Greenleaf Holdco, LLC)**

Mr. Buckenmeyer presented Development Agreement (Greenleaf Holdco, LLC). This is the farming operation near the South Bend Ethanol Plant. We have CEO, Joe McGuire from Greenleaf here to present. This is a project that we have all been excited about. Previously items such as the system development charge already have come before the Commission. We have made some exceptions such as using the well out in that area. This is a company producing fresh lettuce in a facility that is 3 ½ acres under glass. We are looking to help them offset some burdens with their building in the amount of \$500,000.

Mr. Joes McGuire, CEO of Greenleaf Holdco and the name of the brand is Pure Green Farms. We are building a state-of-the-art greenhouse. There are only a few facilities like ours in the country. We will be growing ready to eat lettuce like you see in the supermarkets and also for food service channels. Photos of the facility were shown. The facility will grow lettuce 365 days of the year. There will no longer be the need to get lettuce shipped in from Arizona or California. The product delivered in the area will be fresh from our plant. This will play into the next phase of growing food avoiding things such as EColi. If the business starts to take off, there are three additional phases being built that will be utilized. The hot water tank holds 265,000 gallons of water to heat the facility when necessary. The climate wall which drives the climate through the bottom of the growth system is through Ceres here in South Bend. No one will be touching this product. Joe started out in California where he learned the business. During that time, he learned that there was a lot of touches when handling the product. In this facility

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the machines will do the processing. When you buy the product, you will be the first person to touch the product. There is a plant in Massachusetts that we are modeling ours after. The process of growing is approximately 25 days from seeding to harvesting. All nutrients in the water for the plants is natural and will be adjusted based on the plant needs. Product will be sold in a 300-mile radius of South Bend. Joe offered an invitation to everyone to visit the facility.

Commissioner Teshka states that he is excited about the product and has been spreading the word about the plant. This is a fantastic product and is grateful that they have chosen South Bend for their facility.

Commissioner Warner states that he agrees with Commissioner Teshka and is very excited for the health aspects for the community and looks forward to visiting.

Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Development Agreement (Greenleaf Holdco, LLC) submitted on Thursday, October 22nd, 2020.

### **B. Other**

#### **1. Mortgage Release (Dickerson)**

Ms. Kennedy presented Mortgage Release (Dickerson). This mortgage was created with the former South Bend Home Improvement program. In that version of the program from 2009 part of the improvements were secured with a loan. Mrs. Dickerson has paid off the loan therefore releasing the mortgage. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission Mortgage Release (Dickerson) submitted on Thursday, October 22, 2020.

### **6. Progress Reports**

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

1. Mr. Buckenmeyer stated with the passing of the budget two new positions will be opening up through the funding of the CARES Act through the Revolving Loan Fund in the amount of \$7M. If you know a banker looking for a new position, please have them look over the position. We welcome referrals.

### **7. Next Commission Meeting:**

Thursday, November 12, 2020, 9:30 a.m.

### **8. Adjournment**

Thursday, October 22, 2020, 9:58 a.m.

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*Marcia Jones*

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David Relos, Property Development Manager

Marcia Jones, President