



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
RE-SCHEDULED REGULAR MEETING**

August 25, 2022 – 9:30 am

<https://tinyurl.com/RDC82522> or BPW Conference Room 13<sup>th</sup> Floor

Presiding: Marcia Jones, President

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

**1. ROLL CALL**

Members Present:	Marcia Jones, President – IP Troy Warner, Secretary – IP Vivian Sallie, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Members Absent:	Donald Inks, Vice-President Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary Joseph Molnar, RDC Staff	
Others Present:	Caleb Bauer Laura Althoff Leslie Biek Matt Barrett	DCI - IP DCI - V Engineering - V Resident - IP

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, July 28, 2022**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, July 28, 2022.

## 3. Approval of Claims

- **Claims Submitted for July 9, August 3, August 10, August 16, August 19A and August 19, 2022**

Laura Althoff, noted that the large claim for July 9, 2022, pays the claim(s) for the bond transactions. Most of the other claims are purchases, reimbursements for property maintenance and requisitions.

Mr. Barrett asked why the claims occur after the fact as opposed to before.

Ms. Kennedy replied there was a resolution with the finance department to have the accounts paid on time. The resolution helped to not have late fees on accounts. Ms. Kennedy explained that the claims also go through a process and are reviewed by various department including the field department, Executive Director, finance, and others to ensure the validity of each claim.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved the claims for July 9, August 3, August 10, August 16, August 19A and August 19, 2022, submitted on Thursday, August 25, 2022.

## 4. Old Business

## 5. New Business

### A. River East Development Area

#### 1. First Amendment Fire Station No. 9

Mr. Molnar presented a First Amendment to Fire Station No. 9. This First Amendment provides an extension of the due diligence period to make sure all finances are lined up and the buyer could make the commitment; also, to do further investigation on the site. Everything else in the agreement remains the same. This amendment adds an additional 60 days making it 120 from the date of the original agreement. Commission approval is requested.

Commissioner Sallie asked what the plans for the building are; to convert into offices or other rec spaces?

Mr. Molnar replied office and rec space; there would be three different spaces within the building.

Mr. Bauer added that the building would be utilized as community space with potentially a retail element, but the buyer is working with some businesses on possible utilization.

Secretary Warner thanked Mr. Molnar for providing the previous agreement for ease of review.

Commissioner Sallie noted that she had heard of possible conference space usage.

Mr. Molnar noted that the developer did not indicate that, however, the agreement lays out that it is to be rehab and occupied. The city is flexible on the use of this space if it fits within zoning.

President Jones opened this item for public comment.

Mr. Matt Barrett asked when the extension was requested as it appears that the agreement has lapsed the timetable.

Mr. Molnar answered it was requested two weeks ago and the agreement has a sixty-day due diligence period with an additional 30 days for closing. We are in that period now, so the agreement has not lapsed.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved First Amendment to Fire Station No. 9 submitted on Thursday, August 25, 2022.

## **6. Progress Reports**

### **A. Tax Abatement**

1. Mr. Bauer noted that the Common Council approved the confirming resolution for the former Fat Daddy's site on the corner of Monroe and Michigan. This is a tax credit application project which the abatement is contingent on. The IHEDA is 9% tax credits, and we should hear back in November. There were thirty-three applications statewide in this category.

### **B. Common Council**

#### **C. Other**

1. Mr. Bauer informed the Commission that he has been in communication with Mr. Matthews as requested by the Commission, and due to vacations, they have not been able to set a date yet. This has taken a little longer than expected. The developer did submit plans to the Indiana Department of Homeland Security for a grocery store last week. The plans were also submitted to our building department yesterday. They will be going to plan review which includes engineering, zoning, and fire safety standards. Those are the determining factors in issuing a building permit to the

developer.

President Jones asked what the timeline is when submitting to state.

Mr. Bauer answered that is usually ten to fourteen days. The city plan review process can take as little as a week or as long as needed for the plans to fall within our guidelines.

Mr. Barrett asked if Mr. Matthews provided a name of the leasee.

Mr. Bauer stated he did not but that is also a question he has for the developer. He is hoping that Mr. Matthews will appear before the Redevelopment Commission at a September meeting.

Mr. Barrett asked about the prior properties that he has asked about that Mr. Matthews owns.

Mr. Bauer noted that there are still several violations active on the properties. They will continue to be incurred until those violations are remedied. The sycamore lot continues to incur significant zoning violations weekly. Niles and Jefferson has incurred approximately \$40k in zoning violations and is cited weekly. Once the balance exceeds \$50k it is an indication that the property owner is not willing to rectify the zoning issues and the city would move forward with an alternate solution.

Mr. Barrett asked about the trash situation.

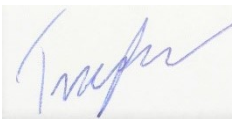
Mr. Bauer noted he cannot speak to that situation.

President Jones asked if Mr. Matthews understands that it is not just the city looking for answers but the Redevelopment Commission.

Mr. Bauer states that yes, he is personally in contact with Mr. Matthews, and he understands the bodies that are concerned with his developments.

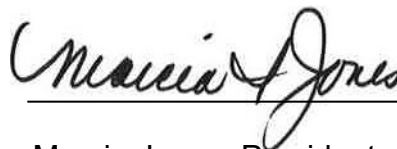
**7. Next Commission Meeting:**  
Thursday, September 8, 2022

**8. Adjournment**  
Thursday, August 25, 2022, 9:22 a.m.



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Troy Warner, Secretary



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Marcia Jones, President