



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

October 27, 2022 – 9:30 am

[https://tiny.cc.com/ RDC](https://tiny.cc.com/RDC) or BPW Conference Room 13th Floor

Presiding: Marcia Jones, President

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

1. ROLL CALL

Members Present:	Marcia Jones, President – IP Donald Inks, Vice-President – IP Troy Warner, Secretary – IP Vivian Sallie, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Members Absent:	Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary Joseph Molnar, RDC Staff	
Other Present:	Caleb Bauer Laura Althoff Michael Divita Tim Corcoran Chris Dressel Angela M. Smith Kara Boyles Katrina Marquart Conrad Damian Matt Barrett	DCI - IP DCI - V DCI – V DCI – IP DCI – V DCI - V Engineering – V Resident - V Resident - V Resident - IP

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, October 13, 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, October 13, 2022.

3. Approval of Claims

- **Claims Submitted for October 18 and October 25, 2022**

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims for October 18 and October 25, 2022, submitted on Thursday, October 27, 2022.

4. Old Business

5. New Business

A. River East Development Area

1. **Resolution No. 3560 (Property Transfer Salvation Army Building)**

Mr. Molnar presented Resolution No. 3560 (Property Transfer Salvation Army Building). This will be the last winter of the former Salvation Army Building at 501 S. Main being used for weather amnesty. As the property is no longer needed for that purpose, it is the staff's opinion that the property be transferred to the Redevelopment Commission for possible redevelopment of the site. Weather amnesty will continue at the site under the existing agreement with Hope Ministries until Spring 2023.

Upon a motion by Commissioner Sallie, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Resolution No. 3560 (Property Transfer Salvation Army Building) submitted on Thursday, October 27, 2022.

B. River East Development Area

1. **Change Order (Seitz Park Phase I)**

Ms. Boyles Presented Change Order (Seitz Park Phase I). This request will provide funding for a change order (#7) for the Seitz Park, Phase I project. The general contractor, Ziolkowski Construction, has requested a change order for \$990K due to escalation and delay costs related to access to the Seitz Park project area. As a result of ND Hydro project delays, Ziolkowski was not able to access the site to begin work on Divisions C, D and E until June of this year, a date and time that exceeded their final completion date of 5/26/2022. Ms. Boyles gave the commission a PowerPoint Presentation on the sites progress. Commission approval is requested.

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Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Change Order (Seitz Park Phase I) submitted on Thursday, October 27, 2022.

2. Assignment and Assumption (Firehouse #9)

Mr. Molnar presented the Assignment and Assumption (Firehouse #9). The Commission on June 9, 2022, entered into a purchase agreement with Connemara Holdings LLC for the purchase of former Firehouse #9. The buyer requested an extension of the Due Diligence Period for an additional sixty days, which was granted. The buyer requested the transfer of obligations and rights of the original agreement to Firehouse #9 LLC. There are no other changes to the purchase agreement. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the Assignment and Assumption (Firehouse #9) on Thursday, October 27, 2022.

C. Other

1. TIF Presentation

Mr. Bauer gave a presentation of the 2023 TIF. The full presentation is on the Redevelopment Commission site at <https://southbend.in.gov/board/redevelopment-commission/>. Mr. Bauer spoke about each TIF District and changes from 2022 to 2023. Major upcoming and ongoing projects such as IHEDA low-income housing tax credits, the Ward Bakery project on Portage Avenue, on-going support to the United Way Southeast center, continued progress on the Rebuilding Our Streets initiative, support of the Pure Green Farms facility, Scattered site permanent supportive housing match, dollars set aside for south side neighborhood park and Fire Station #8 renovation.

Mr. Bauer noted that there are many opportunities such as the READI grant, the Hotel/Motel tax, several federal grants, and neighborhood plan implementations. The Department of Community Investment in conjunction with other city departments are looking forward to working on 2023 goals such as neighborhood housing initiatives to minimize the appraisal gap and move vacant lots to constructive use. Implementation of plans in NWS, NE, Kennedy Park, and Rum Village. Improving resident engagement on city services and direct neighborhood association support. We will be working on providing meaningful information on city services including better accessibility. Our team is working on expanding workforce development programming and building connections with other agencies. Our Economic Development team is focused on increasing financing for small businesses.

6. Progress Reports

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

1. Mr. Corcoran noted that at the November 10, 2022, meeting he will be presenting an RFP for Scattered Sites in the RWDA and WWDA.
2. Mr. Barrett, a resident, asked for new information on the Matthews developments.
Mr. Bauer responded that the permitting of the grocery store was being worked on but no name has been submitted at this time.

7. Next Commission Meeting:

Thursday, November 10, 2022

8. Adjournment

Thursday, October 27, 2022, 10:02 a.m.

Troy Warner, Secretary

Marcia Jones, President