



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

SOUTH BEND REDEVELOPMENT COMMISSION
June 13, 2024, at 9:30 a.m.
BPW Conference Room, 13th Floor, County-City Building
<https://tinyurl.com/RedevelopmentCommission>

The South Bend Redevelopment Commission was called to order at 9:31 a.m.

President Troy Warner presiding.

1. ROLL CALL

Members Present:	Troy Warner, President David Relos, Vice President Vivian Sallie, Secretary Marcia Jones, Commissioner
Members Virtually:	None
Members Absent:	Eli Wax, Commissioner Leslie Wesley, Commissioner
Legal Staff:	Sandra Kennedy, Corporation Council (virtual) Danielle Campbell Weiss, Asst. City Attorney
Redevelopment Staff:	Erik Glavich, Director of Growth and Opportunity, DCI Rosa Tomas, Director of Finance, DCI Joseph Molnar, Property Manager, DCI Elizabeth Mayorga, Board Secretary Backup (virtual)
Others Present:	Rebecca Plantz, Asst. City Engineer Matt Barrett, Resident David Matthews, Resident Jordan Richardson, Property Bros LLC

2. Approval of Minutes

- A. Approval of Minutes of the Regular Meeting of Thursday, April 25, 2024
- B. Approval of Minutes of the Regular Meeting of Thursday, May 23, 2024

President Troy Warner tabled both minutes due to transcription errors in the documents provided to the Commission for their review.

3. Approval of Claims

- A. Claims Allowances 05.28.2024
- B. Claims Allowances 06.04.2024

Upon a motion by Commissioner Marcia Jones, second by Secretary Vivian Sallie, the motion carried unanimously, the Commission approved the claims allowances of May 28, 2024, and June 4, 2024.

4. Old Business

- A. None

5. New Business

- A. River West Development Area

- 1. Purchase Agreement (Property Bros, LLC.)
- 2. Development Agreement (Property Bros, LLC.)

Erik Glavich, Director of Growth and Opportunity, Department of Community Investment, presented items 5A1 Purchase Agreement and 5A2 Development Agreement for Property Bros, LLC. Under the purchase agreement, Property Bros LLC will purchase 3 additional parcels near 2 existing parcels Property Bros, LLC. already owns. The company has started constructing a duplex that is receiving support from the RDC from September 2023 development agreement. Property Bros, LLC. commits to have 5 duplexes using the City pre-approved plans. The investment will be \$1.575 million, and the complete construction will be within 36 months of closing. The staff propose a new development agreement with the developer to provide \$25k per duplex for the three parcels. The development agreement is separate from the purchase agreement, and it would only impact on the three new parcels. The estimated investment is \$925k for the development agreement. The completion date aligns with the purchase agreement.

Jordan Richardson (Property Bros LLC) presented on the project.

Upon a motion by Secretary Vivian Sallie to approve item number 1, second by Commissioner Marcia Jones, the motion carried unanimously, the Commission approved item 5A1 Purchase Agreement (Property Bros, LLC.) presented on June 13, 2024.

Upon a motion by Secretary Vivian Sallie to approve item number 2, second by Commissioner Marcia Jones, the motion carried unanimously, the Commission approved item 5A2 Development Agreement (Property Bros, LLC.) presented on June 13, 2024.

B. Douglas Road Development Area

1. Utility Relocation (Douglas Road)

Rebecca Plantz, Assistant City Engineer in the Department of Engineering, presented item B1 Utility Relocation (Douglas Road), which would allocate \$349k for additional work on Douglas Road. This would include a new 12-inch ductile iron water main, additional replacement of water services in conflict, an additional sanitary drop manhole, and a sanitary pipelining material change.

Upon a motion by Vice President David Relos to approve the request, second by Secretary Vivian Sallie, the motion carried unanimously, the Commission approved item B1 Utility Relocation (Douglas Road) presented on June 13, 2024.

6. Progress Reports

A. Tax Abatement

Erik Glavich noted no new tax abatements have been approved. Council did begin conversations on a resolution that would extend the designation period retroactivity for 300 E. LaSalle, however the item was tabled until next Council meeting.

David Matthews asked about whether there would be an opportunity to make a public comment. President Troy Warner responded that the Commission would not permit public comment on the tax abatement progress report. Mr. Matthews inquired whether an executive session with the Commission was possible. Danielle Campbell Weiss, Asst. City Attorney, asserted that an executive session following the meeting was not possible because a 48-hour notice is required.

B. Common Council

None

C. Other

None

7. Next Commission Meeting

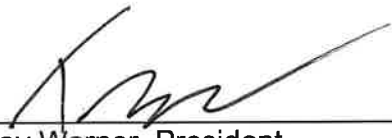
Thursday, June 27, 2024, 9:30 a.m.

8. Adjournment

Thursday, June 13, 2024, 10:00 a.m.



Vivian G. Sallie, Secretary



Troy Warner, President