



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

SOUTH BEND REDEVELOPMENT COMMISSION
June 27, 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 9:30 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: Leslie Wesley, Commissioner

Members Absent: Eli Wax, Commissioner

Legal Staff: Sandra Kennedy, Corporation Council (virtual)
Danielle Campbell Weiss, Asst. City Attorney

Redevelopment Staff: Caleb Bauer, Exec. Director, DCI
Sarah Schaefer, Deputy Director, DCI
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: Council Member Rachel Tomas Morgan, At-Large
Tim Corcoran, Director of Planning, DCI
Chana Roschyk, Project Engineer, Dept. of Public Works
Matt Barrett, 110 S. Niles Ave.
Charlotte Pfeiffer, 466 Works

Anne Mannix, consultant for 466 Works
Steven Meyer, CEO, Intend Indiana
Jeb Reece, Assoc. Director for Land Banking and
Strategic Planning, Intend Indiana
Mark Neal, Hibberd Group
David Matthews, Resident

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, April 25, 2024

Upon a motion by Secretary Vivian Sallie to approve the minutes, second by Vice President David Relos, the motion carried unanimously; the Commission approved the minutes of the regular meeting of April 25, 2024.

3. Approval of Claims

A. Claims Allowances 06.11.2024

Upon a motion by Secretary Vivian Sallie to move to approve item 3A, second by Vice President David Relos, the motion carried unanimously; the Commission approved the claims allowances of June 11, 2024

B. Claims Allowances 06.18.2024

Upon a motion by Commissioner Marcia Jones to approve item 3B, second by Secretary Vivian Sallie, the motion carried unanimously; the Commission approved the claims allowances of June 18, 2024.

4. Old Business

A. River Glen Bid Opening

Joseph Molnar, Property Manager of Department of Community Investment, noted item 4A on River Glen Bid Opening. The deadline for the disposition was today. The staff did not receive bids.

5. New Business

A. South Side Development Area

1. Resolution No. 3602 (466 Works)
2. Development Agreement (466 Works)

Erik Glavich, Director of Growth and Opportunity, presented both items A1 Resolution No. 3602 (466 Works) and A2 Development Agreement (466 Works) to the Commission, which allow the staff to move forward with an EDC Statute loan for 466 Works Community Development Corporation.

The loan would support a project that 466 Works will be undertaking for the next three years to build 30 single-family houses on the southeast side near Riley High School. The total cost is an upward of \$8.8 million. The City support for this project would be through a \$3.5 million forgivable loan through the South Side Development Area TIF. The private investment commitment from 466 Works is \$5.283 million and the target completion date would be the end of 2027. At least 12 of the homes would be sold to households at 120% or less of the local area median income (AMI) as defined by HUD.

The Development Agreement establishes the developer's commitments, and the resolution that would authorize the use of the TIF funds to be used in the form of a forgivable loan.

Charlotte Pfeifer, a founding member and present Secretary of 466 Works, presented to the commission a deck of slides and introduced Anne Mannix who is one of their consultants.

A question-and-answer session followed.

Upon a motion by Vice President David Relos to approve Resolution No. 3602, second by Secretary Vivian Sallie, the motion carried unanimously, the Commission approved the Resolution No. 3602 (466 Works) presented on June 27, 2024.

President Troy Warner made motion to approve the development agreement for 466 Works contingent upon taxes being current.

Upon a motion by Vice President David Relos to approve item the development agreement on contingent upon taxes being current, seconded by Secretary Vivian Sallie, the motion carried unanimously, the Commission approved the Development Agreement (466 Works) presented on June 27, 2024.

Statement

Upon a motion by Vice President David Relos to approve item 5A2 (development agreement) contingent upon taxes being current, second by Secretary Vivian Sallie, the motion carried unanimously; the Commission approved the Development Agreement (466 Works) contingent up on presented on June 27, 2024.

B. River West Development Area

1. Resolution No. 3603 (Affordable HomeMatters Indiana/Intend Indiana)
2. Development Agreement (Affordable HomeMatters Indiana/Intend Indiana)

Erik Glavich presented item B1 Resolution No. 3603 (Affordable HomeMatters Indiana/Intend Indiana) and item B2 the Development Agreement (Affordable HomeMatters Indiana/Intend Indiana). The Lincolnway Park Scattered Site Infill Housing Project would see the construction of 92 new single-family homes. The total project cost is estimated to be \$25 million. The EDC Statute forgivable loan is for \$5 million in TIF. The private investment for the development agreement is \$20 million, and it is a five-year project. The anticipate completion date is by the end of 2029. At least 40 homes will be sold to households below 80% AMI, at least 17 homes will be sold to households between 80% and 120% AMI, and the remainder will be sold at the market rate.

Jeb Reece and Steven Meyer presented background of Intend Indiana and Affordable HomeMatters.

Matt Barrett inquired as to whether there was an inaccuracy between the resolution and the development agreement, primarily with the number of homes to be sold to households below 80% AMI. Caleb Bauer, Exec. Director of DCI, asked if the Commissioners would make a motion to correct the resolution so that (1) the number on the resolution—showing that the commitment is to sell at least 40 houses to households earning less than 80% AMI—is correct and (2) to correct Appendix B of the development agreement to accurately reflect that at least 40 homes will be sold to households below 80% AMI, at least 17 homes will be sold to households between 80% and 120% AMI, and the remainder will be sold at the market rate.

Council Member Rachel Tomas Morgan expressed her support for the project.

Upon a motion by Secretary Vivian Sallie to approve the resolution agreement contingent upon staff correcting the first page of the resolution (third “whereas” clause) to reflect that the developer is to sell at least 40 houses to households earning less than 80% AMI, second by Commissioner Marcia Jones, the motion carried unanimously; the Commission approved the Resolution No. 3603 (Affordable HomeMatters Indiana/Intend Indiana) with the contingency as presented on June 27, 2024.

Upon a motion by Vice President David Relos to approve the development agreement with staff changes to Appendix B, second by Secretary Vivan Sallie, the motion carried unanimously; the Commission approved the Development Agreement (Affordable HomeMatters Indiana/Intend Indiana) with the required changes to Appendix B as presented on June 27, 2024.

3. Second Amendment to License Agreement (Hibberd Parking Lot)

Joseph Molnar, Property Manager, Department of Community Investment, presented on B3 for a parking lot at 322 S. Lafayette. The Hibberd Group and the RDC entered into a License Agreement for Hibberd Building use of the parking lot.

This second amount would allow Hibberd Group to repair and resurface the parking lot, and the RDC would accept the costs in lieu of rent payment until the forgiven rent is equal to the costs incurred.

Upon a motion by Vice President David Relos to approve the Second Amendment to License Agreement (Hibberd Parking Lot), seconded by Commissioner Marcia, the motion carried unanimously, the Commission approved the Second Amendment to License Agreement (Hibberd Parking Lot) presented on June 27, 2024.

President Troy Warner noted Vice President David Relos has left, the Commission is still with Quorum with three members.

4. Budget Request (Portage Prairie Water Main Extension Design)

Vice President David Relos left the meeting. President Troy Warner asserted for the record that the Commission was still with quorum with three members present.

Chana Roschyk, Project Engineer, presented on item B4 the Budget Request for the Portage Prairie Water Main Extension Design. Caleb Baur provided existed context.

Upon a motion by Secretary Vivian Secretary Vivan Sallie, to approve item B4 the Budget Request (Portage Prairie Water Main Extension Design), seconded by Commissioner Marcia Jones, the motion carried unanimously; the Commission approved the Budget Request (Portage Prairie Water Main Extension Design) presented on June 27, 2024.

5. Budget Request (Lincoln Way East and Miami Intersection Design)

Tim Corcran, Director of Planning, and Chana Roschyk presented item B5 Budget Request for Lincoln Way East and Miami Intersection design. Caleb Bauer added additional information on the scope of the request.

Upon a motion by Secretary Vivan Sallie to approve item B5 the Budget Request (Lincoln Way East and Miami Intersection Design), seconded by Commissioner Marcia Jones, the motion carried unanimously; the Commission approved the Budget Request (Lincoln Way East and Miami Intersection Design) presented on June 27, 2024.

6. Request for Proposals (410 West Wayne St.)

Joseph Molnar and Caleb Bauer presented item B6 the Request for Proposals for 410 West Wayne Street.

Upon a motion by Secretary Vivan Sallie, to approve item B6 Request for Proposals (410 West Wayne St.), seconded by Commissioner Marcia Jones, the motion carried unanimously; the Commission approved the Request for Proposals (410 West Wayne St.) presented on June 27, 2024.

7. Request for Proposals (River Glen)

Joseph Molnar and Caleb Bauer presented item B7 the Request for Proposals for River Glen.

Upon a motion by Secretary Vivan Sallie, to approve item B7 the Request for Proposals (River Glen), seconded by Commissioner Marcia Jones, the motion carried unanimously; the Commission approved the Request for Proposals (River Glen) presented on June 27, 2024.

C. River East Development Area

1. Budget Request (Potawatomi Park Phase 1 Design)

Chana Roschyk and Caleb Bauer presented item C1 Budget Request (Potawatomi Park Phase 1 Design).

David Matthews commented that he had a letter for the Commission and inquired about an executive session. President Troy Warner commented that the Commission is looking at dates for when an

executive session can be held, likely after a regular meeting of the Commission.

Upon a motion by Secretary Vivian Sallie, to approve item C1 Budget Request (Potawatomi Park Phase 1 Design), second by Commissioner Marcia Jones, the motion carried unanimously; the Commission approved the Budget Request (Potawatomi Park Phase 1 Design) presented on June 27, 2024

6. Progress Reports

A. Tax Abatement

None

B. Common Council

None

C. Other

Joseph Molnar noted that Cultivate is officially up and running and reminded Commissioners that the Commission approved the purchase agreement with Cultivate and transferred the land for expansion of their cold storage facility. Then the staff will bring to the Commission a certificate of completion for the purchase agreement after reviewing building data.

Joseph Molnar also stated that Real America has officially broke ground.

7. Next Commission Meeting

Thursday, July 11, 2024, 9:30 a.m.

8. Adjournment

Thursday, June 27, 2024, 10:45 a.m.



Vivian G. Sallie, Secretary



Troy Warner, President