



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

SOUTH BEND REDEVELOPMENT COMMISSION
August 8, 2024, at 9:30 a.m.
BPW Conference Room, 13th Floor, County-City Building
<https://tinyurl.com/RDC08082024>

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
Eli Wax, Commissioner

Members Virtually: Leslie Wesley, Commissioner

Members Absent: Marcia Jones, Commissioner

Legal Staff: Danielle Campbell Weiss, Asst. City Attorney

Redevelopment Staff: Caleb Bauer, Exec. Director, DCI
Erik Glavich, Director of Growth and Opportunity, DCI
Joseph Molnar, Asst. Dir. of Growth and Opp., DCI
Elizabeth Mayorga, Board Secretary Backup

Others Present: Zach Hurst, Senior Engineer
Chris Dressel, Senior Planner
Leslie Biek, Assistant City Engineer
Alan Tio, St. Joseph County Airport Authority
Renata Matousova, St. Joseph County Airport Authority
Patrick MacCarthaigh, Chief Operating Officer
Mark Neal, Momentum Development Group
Sue Kesim, Resident

Matt Barrett, 110 S. Niles Ave.
Velvet Canada, Commerce Center Development LLC

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, June 13, 2024

Erik Glavich, Director of Growth and Opportunity, commented that minor typos were corrected, and Commissioners were provided a hard copy for review.

Upon a motion by Vice President David Relos, second by Secretary Vivian Sallie, the motion carried unanimously; the Commission approved the minutes of the regular meeting of June 13, 2024.

B. Approval of Minutes of the Regular Meeting of Thursday, June 27, 2024

Upon a motion by Vice President David Relos, second by Secretary Vivian Sallie, the motion carried unanimously; the Commission approved the minutes of the regular meeting of June 27, 2024.

3. Approval of Claims

A. Claims Allowances 07.24.2024

B. Claims Allowances 07.31.2024

Upon a motion by Secretary Vivian Sallie to jointly approve Claims Allowances 07.24.2024 and Claims Allowances 07.31.2024, seconded by Vice President David Relos, the motion carried unanimously; the Commission approved the claims allowances of July 27, 2024 and of July 31, 2024.

4. Old Business

A. None

5. New Business

A. Redevelopment Fund (a.k.a. Pokagon Fund)

1. Budget Request (NNRO/Habitat for Humanity Turnock Street Donation Agreement)

Joseph Molnar, Assistant Director of Growth and Opportunity, presented item 5A1 Budget Request (NNRO/Habitat for Humanity Turnock Street Donation Agreement).

The Northeast Neighborhood Revitalization Organization (NNRO) and Habitat for Humanity are collaborating to build five affordable homes on Turnock Street in the Northeast Neighborhood. Four of these homes will be built by the NNRO, and one by Habitat for Humanity. A shared access drive behind the properties is needed for efficient use of the lots. The funding request of \$65,000 will cover approximately 75% of the construction costs for the drive, which will be built to South Bend alley standards. If approved, the Redevelopment Commission staff will execute a donation agreement with the involved parties.

Upon a motion by Vice President David Relos to approve item 5A1, seconded by Secretary Vivian Sallie, the motion carried unanimously; the Commission approved the Budget Request (NNRO/Habitat for Humanity Turnock Street Donation Agreement) as presented on August 8, 2024.

B. River West Development Area

1. Development Agreement (St. Joseph County Airport Authority)

Erik Glavich, Director of Growth and Opportunity, presented item 5B1 Development Agreement (St. Joseph County Airport Authority).

The Development Agreement would provide \$500,000 to the St. Joseph County Airport Authority. This funding will be used for airport improvements, including a new service counter, passenger processing equipment, an updated baggage belt system, remodeled office space, and expanded bathrooms. The completion date is set for December 31, 2027. The funds will only be disbursed if the Airport Authority secures a new airline service agreement within 12 months. The Airport Authority had recently announced an agreement with Breeze Airways, which satisfies this requirement of the Development Agreement.

Alan Tio, Vice President of Business Development for the airport, discussed the project in more detail. Renata Matousova, Vice President of Finance for the airport, and Patrick MacCarthaigh, Chief Operating Officer, provided additional context.

Upon a motion by Secretary Vivian Sallie to approve item 5B1, seconded by Commissioner Eli Wax, the motion carried unanimously; the Commission approved the Development Agreement (St. Joseph County Airport Authority) on August 8, 2024.

2. First Amendment to Temporary Access Agreement (Momentum Development Group)

Joseph Molnar, Assistant Director of Growth and Opportunity, requested that items 5B2, 5B3, and 5B4 be heard together. No commissioners objected.

Joseph Molnar presented item 5B2 First Amendment to Temporary Access Agreement (Momentum Development Group) and item 5B3 First Amendment to Real Estate Option Agreement (Momentum Development Group).

Momentum Development Group, which acquired the former Salvation Army building at 510 S Main Street from the Redevelopment Commission in 2023, requested a one-year extension of both the Option and Access Agreements. This extension is needed to finalize the design and use of the parking lots associated with the property. No other substantive changes were made to the agreements.

Erik Glavich, Director of Growth and Opportunity, presented item 5B4 Development Agreement (Momentum Development Group/SoMa Capital).

Both organizations are under common ownership. The owners are rehabilitating the old Salvation Army building at 510 S. Main Street into an entrepreneurship hub and the adjacent apartment building at 536 S. Main Street. The Agreement specifies a Redevelopment Commission funding amount not to exceed \$475,000 thousand and a private investment by the Developer of at least \$5,825,000 million. The project is to be completed by July 21, 2026, in line with the purchase agreement.

Mark Neal of Momentum Development Group provided additional information on the project.

Upon a motion by Commissioner Eli Wax to approve item 5B2, seconded by President Troy Warner, the motion carried unanimously; the Commission approved the First Amendment to Temporary Access Agreement (Momentum Development Group) on August 8, 2024.

3. First Amendment to Real Estate Option Agreement (Momentum Development Group)

Upon a motion by Commissioner Eli Wax to approve item 5B3, seconded by Secretary Vivian Sallie, the motion carried unanimously;

the Commission approved the First Amendment to Real Estate Option Agreement (Momentum Development Group) as presented on August 8, 2024.

4. Development Agreement (Momentum Development Group/SoMa Capital)

Upon a motion by Commissioner Eli Wax to approve item 5B4, seconded by President Troy Warner, the motion carried unanimously; the Commission approved the Development Agreement (Momentum Development Group/SoMa Capital) on August 8, 2024.

5. Budget Request (Coal Line Trail Phase III Design)

Chris Dressel, Senior Planner, presented item 5B5 Budget Request (Coal Line Trail Phase III Design).

A budget request of \$12,000 was made to cover additional survey and design costs for Phase III of the Coal Line Trail, which will run between Lincoln Way West and Linden Avenue along College Street. This project aligns with the Kennedy Park Neighborhood Plan and aims to connect to the future Dr. Martin Luther King Jr. Dream Center. Leslie Biek, Assistant City Engineer, provided additional context.

Following a question by Matt Barrett on the status of construction of the Dr. Martin Luther King Jr. Dream Center, Secretary Vivian Sallie asked RDC staff to provide commissioners an updated report on the status of the Dream Center project.

Upon a motion by Secretary Vivian Sallie to approve item 5B5, seconded by Vice President David Relos, the motion carried unanimously; the Commission approved the Budget Request (Coal Line Trail Phase III Design) on August 8, 2024.

6. Budget Request (On-Call Structural Engineering Services)

Caleb Bauer, Executive Director of the Department of Community Investment, presented item 5B6 Budget Request (On-Call Structural Engineering Services).

A budget request of \$25,000 was made for on-call structural engineering services by American Structurepoint. These services are necessary for evaluating the structural integrity of city-owned buildings that may be sold and redeveloped. The current focus is the City Center Place building, with \$7,000 of the request allocated for its evaluation.

Upon a motion by Vice President David Relos to approve item 5B6, seconded by Commissioner Eli Wax, the motion carried unanimously; the Commission approved the Budget Request (On-Call Structural Engineering Services) as presented on August 8, 2024.

7. Budget Request (Drewrys Demolition)

Zach Hurst, Senior Engineer, presented item 5B7 Budget Request (Drewrys Demolition)

A budget request of \$1,000,000 was made to cover demolition costs for Phase II of the Drewry's Brewery cleanup. This phase includes demolishing the Bottling House, loading dock, and siloes. This budget request would augment \$250,000 in American Rescue Plan dollars. A contract price of \$963,600 would ensure that remaining funds cover any unforeseen issues. Any remaining funds will be rolled over for Phase III, which involves removing slabs and foundations to prepare the site for redevelopment. Caleb Bauer, Executive Director of the Director of Community Investment, provided additional information.

Upon a motion by Secretary Vivian Sallie to approve item 5B7, seconded by Vice President David Relos, the motion carried unanimously; the Commission approved the Budget Request (Drewrys Demolition) on August 8, 2024.

8. Donation Agreement (Studebaker Museum)

Joseph Molnar, Assistant Director of Growth and Opportunity, presented item 5B8 Donation Agreement (Studebaker Museum).

The Studebaker National Museum requested to donate two vacant single-family lots at 2117 S. Lafayette and 2113 S. Lafayette to the City. The Museum believes the City has a better chance of redeveloping these lots for residential housing.

Upon a motion by Secretary Vivian Sallie to approve item 5B8, seconded by Commissioner Eli Wax, the motion carried unanimously; the Commission approved the Donation Agreement (Studebaker Museum) on August 8, 2024.

C. River East Development Area

1. Budget Request (Former YMCA Building – 1201 Northside Blvd.)

Zach Hurst, Senior Engineer, presented item 5C1 Budget Request (Former YMCA Building – 1201 Northside Blvd.)

A budget request of \$1,250,000 was made for the demolition of the former YMCA building on Northside Boulevard. The request includes funds for asbestos and environmental hazard mitigation, site backfilling, grading, and re-seeding. The goal is to complete the demolition and site restoration by the end of 2024.

Caleb Bauer, Executive Director of the Department of Community Investment, commented that after demolition, the City would seek redevelopment proposals through a Request for Proposals process. Joseph Molnar, Assistant Director of Growth and Opportunity, provided additional information as well.

Following a motion for approval, Velvet Canada of Commerce Center Development LLC, asked the Commission if she could speak and provide an update on 300 E. LaSalle. President Troy Warner commented the Commission's desire to get through the other agenda items.

Upon a motion by Vice President David Relos to approve item 5C1, seconded by President Troy Warner, the motion carried unanimously; the Commission approved Budget Request (Former YMCA Building – 1201 Northside Blvd.) on August 8, 2024.

D. River East Residential Development Area

1. Budget Request (Angela Blvd. Improvements)

Leslie Biek, Assistant City Engineer, presented item 5D1 Budget Request (Angela Blvd. Improvements).

A budget request of \$200,000 was made to cover change orders for the Angela Blvd Improvements project. Caleb Bauer, Executive Director of the Department of Community Investment, provided additional information.

The change orders include sidewalk color adjustments, crosswalk signal installations, fencing replacement, signal upgrades, and drainage and signage adjustments. These changes were driven by

unforeseen conditions, resident concerns, and requests from Notre Dame.

Upon a motion by Vice President David Relos to approve item 5D1, seconded by President Troy Warner, the motion carried via voice vote with Commissioner Eli Wax voting NAY and all others voting YEA; the Commission approved Budget Request (Angela Blvd. Improvements) on August 8, 2024.

6. Progress Reports

A. Tax Abatement

None

B. Common Council

None

C. Other

Secretary Vivian Sallie commented on the request by Velvet Canada of Commerce Center Development LLC to address the Commission and advised that a formal request be made to be placed on the agenda. A discussion on communicating with the Commission took place between President Troy Warner, Caleb Bauer, Executive Director of the Department of Community Investment, and Velvet Canada. Caleb Bauer advised that he and Sandra Kennedy, Corporation Counsel for the City of South Bend, serve as representatives in litigation as it relates to the development.

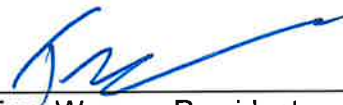
7. Next Commission Meeting

Thursday, August 22, 2024, 9:30 a.m.

8. Adjournment

Thursday, August 8, 2024, 10:52 a.m.


Vivan G. Sallie, Secretary


Troy Warner, President