

**SOUTH BEND REDEVELOPMENT COMMISSION
RESCHEDULED REGULAR MEETING**

December 22, 2014

9:30 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

1. ROLL CALL

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

Members Present:	Ms. Marcia Jones, President Dr. David Varner, Vice President Mr. Don Inks, Secretary Mr. Greg Downes Ms. Valerie Schey
Members Absent:	Mr. Stan Wruble
Legal Counsel:	Mr. Benjamin Dougherty, Esq.
Redevelopment Staff:	Mr. Brock Zeeb, Director Mr. David Relos, Associate II Ms. Debrah Jennings, Associate I Ms. Tracy Oehler, Recording Secretary
Others Present:	Mr. Scott Ford, Executive Director Mr. Chris Fielding, Assistant Executive Director Mr. Jitin Kain, Director Mr. Aaron Kobb, Associate III Mr. Todd Samuelson, H.J. Umbaugh & Associates Mr. Randy Rompola Mr. Conrad Damian Ms. Mo Miller

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, December 11, 2014.

Upon a motion by Vice President Varner, seconded by Secretary Inks and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Thursday, December 11, 2014.

3. APPROVAL OF CLAIMS

324 AIRPORT AREA

Torti Gallas and Partners	300.00	West Side Corridors Market Analysis & Master Plan
Hull & Associates	46,888.64	Consulting/Assessment & Remediation – Oliver Industrial and Ignition Park
Abonmarche	80,225.00	Ignition Park Infrastructure Ph 1C
DHA	4,825.00	Rezoning Petition for Ignition Park South

420 FUND TIF DISTRICT-SBCDA

GENERAL

DTSB	20,090.00	Beautification Program
Walsh & Kelly Inc.	103,911.00	Hill & Colfax Avenue On Site Improvements

256,239.64

Upon a motion by Vice President Varner, seconded by Secretary Inks and unanimously carried, the Commission approved the Claims submitted December 22, 2014.

4. COMMUNICATIONS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission moved to hear Agenda Item 6.B.(1) as the first order of business.

B. River West Development Area

(1) 2015 Infrastructure Bond Professional Services Agreements with Faegre Baker Daniels and H.J. Umbaugh & Associates

Mr. Ford presented an update on the progress of the Smart Streets Initiative including the upcoming implementation phases.

Mr. Relos noted standard procedures provides for the bond issuance fees to be paid from the bond proceeds, therefore there are no direct out of pockets costs for the initial professional services fees.

Accordingly, H.J. Umbaugh & Associates' proposal contains three scope of services: Initial analysis through bond issuance and sale in the amount of \$75,000; annual preparation of materials required by the U.S. Securities and Exchange Commission Rule 15(c)2-12 in the amount of \$5,500 per year; and arbitrage rebate services required by the Internal Revenue Code Section 148 due on the five year anniversary date in the amount of \$6,000 every five years. The Faegre Baker Daniels proposal for the necessary legal counsel for the bond issuance and sale is \$63,500, with filing fees, printing costs, etc. billed at their actual or indirect cost. The bond sale is anticipated to occur in the third week of March, and closing the first to second week of April.

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved the 2015 Infrastructure Bond Professional Services Agreements with Faegre Baker Daniels and H.J. Umbaugh & Associates.

A. River East Development Area

(1) Access Agreement for Entry upon and Temporary Use of Property for Completion of Local Public Improvements (Hill & Colfax Lot)

Mr. Kain explained the Access Agreement will provide right of entry to the Commission and its agents to complete the site improvement work which was agreed upon in the Purchase Agreement.

Upon a motion by Commissioner Downes, seconded by Commissioner Schey and unanimously carried, the Commission approved the Access Agreement for entry upon and temporary use of property for completion of local public improvements for the Hill and Colfax lot.

B. River West Development Area

(2) Assumption of License Agreement from the Board of Public Works (Cove Parcel 18-3014-051501)

Mr. Relos noted the Assumption of License Agreement transfers the Agreement from the Board of Public Works to the Redevelopment Commission, as upon the recording of the deed from the Board of Public Works to the Redevelopment Commission, ownership of the parcel will be in the name of the Redevelopment Commission.

Upon a motion by Vice President Varner, seconded by Commissioner Schey and unanimously carried, the Commission approved the Assumption of License Agreement from the Board of Works for Cove Parcel 18-3014-051501.

(3) Resolution No. 3261 Approving the Transfers of Real Property to and from the South Bend Parks and Recreation Department (Cove Parcel)

Mr. Relos noted Resolution No. 3261 approves the transfer of property from and to the South Bend Parks and Recreation Department as a result of the replatting and rezoning of the Cove block properties.

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved Resolution No. 3261 approving the transfers of real property to and from the South Bend Parks and Recreation Department for the Cove parcel.

(4) First Amendment to Lease for 117 East Wayne Street (Vesuvio's Pizza)

Ms. Jennings reported the rent structure in the First Amendment to the Lease would be as follows: \$24,000 annual base rent for year four; \$27,000 annual base rent for year five; and \$30,000 annual base rent for year six. All other terms of the Agreement would remain the same.

Upon a motion by Commissioner Schey, seconded by Secretary Inks and unanimously carried, the Commission approved the First Amendment to the Lease with Sonja Young (Vesuvio's Pizza) for 117 East Wayne Street.

(5) First Amendment to Blackthorn Golf Course Operations Management Agreement with Billy Casper Golf, LLC

Mr. Relos noted the Amendment extends the expiration date of the Agreement to June 30, 2015, or the sale of the Blackthorn Golf Course (whichever occurs first) allowing for the continue management of the course.

Upon a motion by Commissioner Schey, seconded by Vice President Varner and unanimously carried, the Commission approved the First Amendment to Blackthorn Golf Course Operations Management Agreement with Billy Casper Golf, LLC.

C. West Washington-Chapin Development

None.

D. South Side Development Area

None.

E. Douglas Road Development Area

None.

F. Ratifications of Services Contracts

	Commission Role in Transaction	Contractor	Service Provided	Contract Amount	Staff Member
Parcel A, Coveleski Park Replat	Disposition	Michaels Appraisal Services	Appraisal	\$875.00	Relos
Parcel A, Coveleski Park Replat	Disposition	R.E. Pitts & Associates Inc.	Appraisal	\$1,090.00	Relos

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved the ratifications of services contracts.

7. PROGRESS REPORTS

None.

8. NEXT COMMISSION MEETING

The next meeting of the Redevelopment Commission is the Annual Organizational Meeting at 10:30 a.m., Friday, January 2, 2015, and the next Regular Meeting is at 9:30 a.m., Thursday, January 15, 2015.

9. ADJOURNMENT

There being no further business to come before the Redevelopment Commission, the meeting was adjourned at 9:53 a.m.



Brock Zeeb, Director, Economic Resources

Marcia I. Jones, President