

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

May 28, 2015

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

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

**1. ROLL CALL**

Members Present:                    Marcia Jones, President  
    David Varner, Vice President  
    Don Inks, Secretary  
    Greg Downes  
    Gavin Ferlic  
    John Anella

Legal Counsel:                       Benjamin Dougherty, Esq.

Redevelopment Staff:               David Relos, Associate II  
    Debrah Jennings, Associate I  
    Tracy Oehler, Recording Secretary

Others Present:                       Aaron Kobb, Associate III  
    John March, Associate I

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, May 14, 2015.**

Upon a motion by Vice President Varner, seconded by Commissioner Downes and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Thursday, May 14, 2015.

**3. APPROVAL OF CLAIMS**

**324 Fund River West Development Area**

Martell Electric, LLC	72,407.58	Lincolnway West Corridor
Jones Petrie Rafinski	1,620.00	Inspection Service for Catalyst 1 & 2
Abonmarche	4,200.00	Ignition Park Building 1 & 2
Torti Gallas & Partners	9,423.34	Downtown Mixed Usage Block City
US Bank	786,000.00	Refunding Bond, Series 2012 (Police & Fire Station)
Comcast	16,013.78	Memorial Hospital Forced Relocate
Interstate Environmental Services, Inc.	274,003.74	Removal of Lead Based Paint at Ivy Tower
RCRA, Inc.	63,080.00	Removal & Disposal of PCB Remediation at Ivy Tower
Majority Builders, Inc.	90,479.54	Ignition Park Site Improvements Building 1 & 2

American Structurepoint	380.00	Ignition Park Infrastructure Pace 1C Div. B
Fabe Custom Downstream Systems	45,394.00	Equipment Purchase for Norres North
The Bank of New York Mellon Trust Co.	1,506,876.75	TIF Debt Service
<b>429 Fund River East Development Area</b>		
Abonmarche	4,700.00	Hill Street Improvements/Colfax & Hill Drainage Improvement
<b>430 Fund South Side TIF Area No. 1</b>		
DLZ	420.00	Ireland RW Acquisition
<b>436 Fund Northeast Residential</b>		
US Bank	1,467,500.00	Bond PF 2008 Eddy Street Commons
<b>439 Fund River East Residential</b>		
Sigma Thermal, Inc.	96,682.40	Equipment Purchase for ND Turbo at Ignition Park
	<u>\$4,439,181.13</u>	

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved the Claims submitted May 28, 2015.

#### 4. COMMUNICATIONS

None.

#### 5. OLD BUSINESS

None.

#### 6. NEW BUSINESS

##### A. River East Development Area

None.

##### B. River West Development Area

###### (1) Economic Development Area

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic and unanimously carried, the Commission continued the item to the next Redevelopment Commission meeting.

###### (2) Resolution No. 3292 Accepting the Transfer of Real Property and Lease Assignment from the Board of Public Works of the City of South Bend (Gates Sales Lot)

Mr. Relos stated in 2012, the Commission completed the acquisition of the downtown Gates properties. At that time, three parcels were not on the acquisition list, so the parcels were transferred by GMS Realty to the Board of Public Works (BPW). Subsequently, the Commission approved Confirming Resolution No. 3036, adding the parcels to the acquisition list. So all development parcels are under Commission ownership, the three parcels need to be transferred from the BPW to the Commission.

Additionally, at the time the parcels were transferred to the BPW, an assignment of lease was executed, assigning the existing lease from GMS Realty to the BPW. Upon transfer of the parcels to the Commission, it is necessary to assign the lease from the BPW to the Commission. On May 26, 2015, the BPW will be presented with a resolution to authorize the transfer of the parcels to the Commission. Once both bodies approve their respective resolutions, deeds will be prepared to complete the transfer.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic and unanimously carried, the Commission approved Resolution No. 3292 accepting the transfer of real property and lease assignment from the Board of Public Works of the City of South Bend for the Gates Sales Lot property.

#### **C. West Washington-Chapin Development**

None.

#### **D. South Side Development Area**

##### **(1) Professional Services Proposal for the Rezoning of High and Ireland Property (Danch, Harner & Associates, Inc.)**

Mr. Relos stated the professional services proposal from Danch, Harner & Associates, Inc. is to provide planning services for the rezoning of a property at the southwest corner of High Street and Ireland Road. The property owner of the site has agreed to grant an easement to allow the sign to be moved onto their property, so the Erskine Plaza sign currently located in the middle of High Street can be moved to that location.

The current zoning of the property does not allow off premise signs, so a rezoning from Local Business to Community Business is necessary to move the sign onto the property. The planning services provided include preparing rezoning and variance petition documents, preliminary site plan, rezoning ordinance, notice to adjacent property owners, and representation at all required meetings. Cost for services, including filing and mailing fees, is estimated to be \$4,600.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the professional services proposal with Danch, Harner & Associates, Inc., in amount not-to-exceed \$5,000.

**E. Douglas Road Development Area**

None.

**F. Ratification of Temporary Use Agreement**

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission continued the item to the next Redevelopment Commission meeting.

**7. PROGRESS REPORTS**

Mr. Relos noted staff has filed appeals for the 2014 property tax assessments for the Hall of Fame and the Hotel LaSalle properties.

**8. NEXT COMMISSION MEETING**

Thursday, June 11, 2015, at 9:30 a.m.

**9. ADJOURNMENT**

President Jones adjourned the meeting at 9:36 a.m.

  
\_\_\_\_\_  
Brock Zeeb, Director of Economic Resources

  
\_\_\_\_\_  
Marcia I. Jones, President