

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

October 15, 2015

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:32 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President David Varner, Vice President Greg Downes Gavin Ferlic John Anella
Members Absent:	Don Inks, Vice President
Legal Counsel:	Benjamin Dougherty, Esq.
Redevelopment Staff:	David Relos, Associate II Tracy Oehler, Recording Secretary
Others Present:	Scott Ford, Executive Director Chris Fielding, Assistant Executive Director Beth Inks, Director Brock Zeeb, Director Laura Mazur, Analyst Debrah Jennings, Associate Conrad Damian Catherine Ringer Brent Kitts Colin Chambers

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Rescheduled Regular Meeting of Thursday, September 25, 2015.**

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 4-0 (Secretary Inks absent), the Commission approved the Minutes of the Rescheduled Regular Meeting of Thursday, September 25, 2015.

**3. APPROVAL OF CLAIMS**

**A. Claims Submitted October 15, 2015**

**324 Fund River West Development Area**

US Bank	198,500.00	SB Redev Authority Lease Rental Refunding Bond Series 13 Century Center
Rieth Riley Construction	84,405.00	Western Ave Corridor Improvement
Earth Services	29,220.00	Removal and Disposal of PCB Remediation Waste at Ivy Tower
Grauvogel & Associates, LLC	510.00	ACM Inspections 1124 W Grace Street
DLZ	11,221.60	Ireland RW Acquisition
Shaffner Heaney Associates Inc.	48,801.50	Building Façade ACM Panels for Ignition Park Buildings 1 & 2
Jones Petrie Rafinski	6,405.00	Inspection Services for Catalyst 1 & 2
Walsh & Kelly Inc.	573,189.53	Ignition Park Infrastructure Phase 1C, Div. A
Rieth Riley Construction	253,636.71	Memorial North Parking Lot – Divisions 2 & 3
Plew Shadey Racher & Brauns LLP	6,537.00	Bosch/Honey, Union Station, Environmental General
Barnes & Thornburg LLP	188.70	RC Matter
Tri County News	87.34	Notice to Bidders
Baltimore Aircoil Company	41,715.00	Hotel LaSalle Renovations
Indiana Dept. of Environmental Management	276.46	Legal Services
Hull & Associates	6,222.50	General Environmental
South Bend Tribune	281.92	Notice to Bidders
City of South Bend	18,112.50	Legal Services

**429 Fund River East Development Area**

Abonmarche	1,100.00	Colfax & Hill Drainage Improvements
Rieth Riley Construction	47,711.38	Hill Street Improvements

**430 Fund South Side TIF Area No. 1**

National Credit Corporation	29,894.00	Acquisition Purchase of Righ-of-Way for Ireland Road
Tri County News	55.86	Notice to Bidders
Lawson-Fisher Associates	22,295.20	Roundabout Intersection Improvements Chippewa at Michigan & Main Streets
Lawson-Fisher Associates	8265.40	Roundabout Intersection Improvements Chippewa at Michigan & Main Streets

**439 Fund Certified Technology Park**

Ingersoll Rand	339,875.00	Equipment Purchase for Notre Dame Turbo at Ignition Park Air Compressors
Baltimore Aircoil Company	218,988.50	Equipment Purchase for Notre Dame Turbo at Ignition Park Close Circuit Cooler

\$1,947,496.10

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 4-0 (Secretary Inks absent), the Commission approved the Claims submitted October 15, 2015.

#### 4. OLD BUSINESS

None.

#### 5. NEW BUSINESS

##### A. Public Hearings

##### **(1) Public Hearing on Resolutions No. 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, and 3314 (Appropriations for Redevelopment Controlled Funds)**

Mr. Relos noted the Public Hearing file is complete, containing a copy of Resolution No. 3301 setting the Public Hearing, a copy of the Notice of Hearing, a copy of each of Resolutions Nos. 3302 through 3314, an affidavit from the South Bend Tribune publisher and an affidavit from the Tri-County News publisher documenting the Notice of Hearing was published in each newspaper on October 2, 2015.

President Jones opened the Public Hearings.

Ms. Leonard-Inks introduced Resolution No. 3302. Mr. Damian inquired about the Development Opportunity Reserve and the South East Master Plan and how those monies would be used. Mr. Ford replied the funds are set aside as the beginning of the onset of the South East Master Plan, which includes streetscape improvements. The Development Opportunity Reserve is for projects not yet confirmed but are part of the long-term plan.

Ms. Leonard-Inks introduced Resolution No. 3303.

Ms. Leonard-Inks introduced Resolution No. 3304. Vice President Varner inquired as to what these funds would be used for in the upcoming year. Mr. Ford replied the streetscape work that is in conjunction with the East Bank CSO V around the Transpo site will be used to shore up the trail along North Shore Boulevard and along Notre Dame and St. Francis Streets. Additionally, work will be performed to support the Safe Routes to Schools, which includes curb and sidewalk improvements.

Ms. Leonard-Inks introduced Resolutions No. 3305 through 3314.

President Jones closed the Public Hearings.

**B. Other**

**(1) Approval of Resolution No. 3302 Appropriating Tax Increment Financing Revenues from Allocation Area No. 1 Fund for Payment of Certain Obligations Related to the River West Development Area Allocation Area No. 1**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3302 appropriating tax increment financing revenues from Allocation Area No. 1 Fund for payment of certain obligations related to the River West Development Area Allocation Area No. 1 in the amount of \$19,700,000.

**(2) Approval of Resolution No. 3303 Appropriating Tax Increment Financing Revenues from Allocation Area Fund for Payment of Certain Obligations Related to the West Washington-Chapin Development Area Allocation Area**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3303 appropriating tax increment financing revenues from Allocation Area Fund for Payment of certain obligations related to the West Washington-Chapin Development Area Allocation Area in the amount of \$1,100,000.

**(3) Approval of Resolution No. 3304 Appropriating Tax Increment Financing Revenues from Allocation Area Fund for Payment of Certain Obligations Related to the River East Development Area Allocation Area No. 1**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3304 appropriating tax increment financing revenues from Allocation Area Fund for payment of certain obligations related to the River East Development Area Allocation Area No. 1 in the amount of \$3,800,000.

**(4) Approval of Resolution No. 3305 Appropriating Tax Increment Financing Revenues from Allocation Area Fund for Payment of Certain Obligations Related to the River East Development Area Allocation Area No. 2**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3305 appropriating tax increment financing revenues from Allocation Area Fund for payment of certain obligations related to the River East Development Area Allocation Area No. 2 in the amount of \$3,430,000.

**(5) Approval of Resolution No. 3306 Appropriating Tax Increment Financing Revenues from Allocation Area No. 1 Fund for Payment of Certain Obligations Related to the South Side Development Area Allocation Area No. 1**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3306 appropriating tax increment financing revenues from Allocation Area No. 1 Fund for payment of certain obligations related to the South Side Development Allocation Area No. 1 in the amount of \$6,100,000.

**(6) Approval of Resolution No. 3307 Appropriating Tax Increment Financing Revenues from Allocation Area No. 3 Fund for Payment of Certain Obligations Related to the South Side Development Area Allocation Area No. 3**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3307 appropriating tax increment financing revenues from Allocation Area No. 3 Fund for payment of certain obligations related to the South Side Development Area Allocation Area No. 3 in the amount of \$490,503.

**(7) Approval of Resolution No. 3308 Appropriating Tax Increment Financing Revenues from Allocation Area No. 1 Fund for Payment of Certain Obligations Related to the Douglas Road Economic Development Area Allocation Area No. 1**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3308 appropriating tax increment financing revenues from Allocation Area No. 1 Fund for payment of certain obligations related to the Douglas Road Economic Development Area Allocation Area No. 1 in the amount of \$350,000.

**(8) Approval of Resolution No. 3309 Appropriating Monies from the Redevelopment General Fund (Fund 433) for the Purpose of Paying for Certain Expenses Incurred by the Redevelopment Commission**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3309 appropriating monies from the Redevelopment General Fund (Fund 433) for the purpose of paying for certain expenses incurred by the Redevelopment Commission in the amount of \$4,500.

**(9) Approval of Resolution No. 3310 Appropriating Funds from the Certified Technology Park Fund for the Payment of Certain Obligations and Expenses Related to the Certified Technology Park**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3310 appropriating funds from the Certified Technology Park Fund for the payment of certain obligations and expenses related to the Certified Technology Park in the amount of \$2,550,000.

**(10) Approval of Resolution No. 3311 Appropriating Monies for the Purpose of Defraying the Expenses of Certain Local Public Improvements for the Fiscal Year Beginning January 1, 2016, and Ending December 31, 2016, Including All Outstanding Claims and Obligations Fixing a Time when the Same Shall Take Effect**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3311 appropriating monies for the purpose of defraying the expenses of certain local public improvements for the fiscal year beginning January 1, 2016, and ending December 31, 2016, including all outstanding claims and obligations fixing a time when the same shall take effect in the amount of \$160,406.

**(11) Approval of Resolution No. 3312 Appropriating Tax Increment Financing Revenues from the Airport Economic Development/Urban Enterprise Zone Special Zone Fund for the Payment of Certain Obligations and Expenses Related to the Airport Economic Development Area and the Urban Enterprise Zone**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3312 appropriating tax increment financing revenues from the Airport Economic Development/Urban Enterprise Zone Special Zone Fund for the payment of certain obligations and expenses related to the Airport Economic Development Area and the Urban Enterprise Zone in the amount of \$50,000.

**(12) Approval of Resolution No. 3313 Appropriating and Transferring Monies for the Purpose of Funding Certain Projects for the Fiscal Year Beginning January 1, 2016, and Ending December 31, 2016 (2003 Airport Bond)**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3313 appropriating and transferring monies for the purpose of funding certain projects for the fiscal year beginning January 1, 2016, and ending December 31, 2016 (2003 Airport Bond) in the amount of \$5,000.

**(13) Approval of Resolution No. 3314 Appropriating and Transferring Monies for the Purpose of Funding Certain Projects for the Fiscal Year Beginning January 1, 2016, and Ending December 31, 2016 (2003 Downtown Bond)**

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3314 appropriating and transferring monies for the purpose of funding certain

projects for the fiscal year beginning January 1, 2016, and ending December 31, 2016 (2003 Downtown Bond) in the amount of \$6,000.00

### **C. River West Development Area**

#### **(1) Establishing the Budget for the Polish National Alliance #83 (PNA) Demolition**

Mr. Relos stated on September 25, 2015, the Commission approved a professional services proposal for an asbestos inspection report for the PNA in anticipation of the demolition of the building at the northwest corner of Olive and Western. The approval was subject to the Common Council approval on September 28, 2015, for the property's acquisition, which was granted. On October 9, 2015, the City closed on the property and has ownership subject to a 30-day date of possession to allow the PNA to clear personal property from the building. In this 30-day period, the demolition specifications will be written, receipt of bids advertised, and it is expected to award the demolition at the November 10, 2015, Board of Public Works meeting.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 4-0 (Secretary Inks absent), the Commission approved the budget for the demolition of the PNA in the amount of \$250,000.

#### **(2) Approval of the Advanced Center for Cancer Care Development Agreement**

Mr. Fielding stated before the Commission is a finalized development agreement with Advanced Center for Cancer Care (AC3). The principals of AC3 have committed to leasing space within the One Michiana Square building for a five year period. AC3 has also committed to the relocation of 20 employees to the location and will create 110 new jobs with average wages of \$25.00 per hour. They intend to invest approximately \$7 million to equip and improve their space with a request of \$900,000 in TIF to assist in the acquisition of technology that will be leased back to the company to support growth.

A discussion followed between the Commissioners and applicant, Colin Chambers, regarding the initial occupancy of the building being 13,000 square feet and parking arrangements being made.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved the Advanced Center for Cancer Care Development Agreement.

## **6. PROGRESS REPORTS**

Mr. Fielding reported the Common Council approved a five-year personal property abatement for FedEx Ground Package Systems, Inc., at 5115 Dylan Drive in the amount of \$592,944 with the total taxes to be paid in the amount of \$693,857. FedEx is committed in creating 198 jobs with a private investment of \$30,000,000.

The Common Council approved a two-year vacant building abatement and a five-year personal property abatement for Manufacturing Technology, Inc., at an additional facility at 402 North Sheridan. For the two-year abatement the amount is \$90,031 with the total taxes to be paid in the amount of \$55,097 and for the five-year abatement the amount is \$68,759 with the total taxes to be paid in the amount of \$81,249. Private investment is \$2,679,000 to expand their services within the community with job creation being around 26 and 30 positions.

The Common Council passed declaratory resolutions for three of the four tax abatements for the Chase Tower building. The residential tower parcel required an economic development designation as a target area, which was completed this week and will be going before Council on October 26, 2015.

Mr. Fielding reported on the Catalyst 1 and 2 multi-tenant facility, which was previously approved by the Commission, and the request to establish the budget for the reimbursement of the vapor barrier included in the Environmental Impact Agreement in the amount of \$300,000.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 4-0 (Secretary Inks absent), the Commission approved the budget for the reimbursement of the vapor barrier in the amount of \$300,000.

Mr. Fielding gave an update on the Gates Service Center Building and negotiations with Bradley Co. using it as a maintenance headquarters. It would be a five-year lease with the first 18 months at \$3.75 per square foot; the second 18 months would be at \$4.00 per square foot; and the remaining amount time in the amount of \$4.25 per square foot. Taxes, maintenance, and insurance will be paid by Bradley Co.

Mr. Zeeb stated the Commission had approved a professional services agreement with Meridian Title, which consolidated 17 different recorded names for Redevelopment-owned properties and merged them into one name allowing staff to accurately map all City-owned properties including the Board of Public Works' properties.

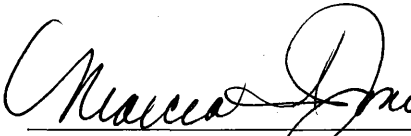
## 7. NEXT COMMISSION MEETING

Thursday, October 29, 2015, at 9:30 a.m.

## 8. ADJOURNMENT

President Jones adjourned the meeting at 10:02 a.m.

  
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Brock Zeeb, Director of Economic Resources

  
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Marcia I. Jones, President