



South Bend

Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

July 28, 2016

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:31 a.m.

1. ROLL CALL

Members Present:

Marcia Jones, President
Dave Varner, Vice President
Don Inks, Secretary
Greg Downes, Commissioner
Gavin Ferlic, Commissioner

Member Absent:

John Anella, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate
Mary Brazinsky, Recording Secretary

Others Present:

Brian Pawlowski
Aaron Kobb
Sara Stewart, Unity Gardens
Jitin Kain
Aaron Perri
Elizabeth Maradik
Mark Peterson, WNDU
Eric Walton, WNDU

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, July 14, 2016

Upon a motion by Secretary Inks, seconded by Commissioner Downes, the motion carried 5-0, the Commission approved the minutes of the regular meeting of Thursday, July 14, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted July 28, 2016

| | Claims submitted | Explanation of Project | Items added after Agenda Distributed |
|----------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------|--------------------------------------|
| Redevelopment Commission Claims submitted July 28, 2016 for approval | | | |
| <u>324 RIVER WEST DEVELOPMENT AREA</u> | | | |
| Hull & Associates Inc | 16,747.24 | General Consulting Service / Additional assessment & Remediation at Oliver Industrial Pk | |
| US Bank | 500.00 | SB Redevelopment District Special Taxing District Refunding Bonds of 2014 | |
| RealAmerica | 203,412.24 | The LaSalle Apartments | |
| IDEM | 375.00 | Voluntary Remediation Agreement Oliver Plow | |
| Plews Shadley Racher & Braun LLP | 5,019.50 | Professional Legal Service | |
| Faegre Baker Daniel | 606.47 | Professional Legal Service | |
| Lincoln Electric | | Equipment Nello | 155,332.60 |
| Jones Petrie Rafinski | | Courtyard by Marriott | 17,237.24 |
| Total | \$226,660.45 | | \$172,569.84 |
| Total Of Both Columns | \$399,230.29 | | |

Upon a motion by Secretary Inks, seconded by Commissioner Downes, the motion carried 5-0, the Commission approved the Claims submitted July 28, 2016.

4. Old Business

5. New Business

A. Receipt of Bids

(1) Bids for Newman Center

Mr. Relos stated today at nine am was the deadline for the receipt of bids for the Newman Center which was taken through the Disposition Process and no bids have been received.

B. River West Development Area

(1) Unity Gardens Update/Certificate of Completion

Sara Stewart showed a PowerPoint Presentation to the Commission on Unity Gardens outlining their growth through the past two years. Unity Gardens provides free gardens to all people. Unity Gardens now takes everyday food waste and composts it back into the soil. Unity Gardens provided a free camp to area youth teaching them all about gardening. They had a record number of fifty-five children participate at the week-long camp. Every Thursday night from six to eight Unity Gardens has a chef to table night where neighbors and community members gather to celebrate food. All are welcome to join.

Sara was honored to talk about the award winning honey from the hood project which helps support all of Unity Gardens and has been harvested for four years. The products created and produced at Unity Gardens are sold at the South Bend Farmer's Market. Money from these projects help the growth of such things as solar power panels that heat the plants in the winter. Sara states that Unity Gardens is still growing and they are looking into future developments such as additional parking lots, a community center/education center where they can hold classroom sessions.

Dave Relos stated in December 2014 when we entered into the contract for sale with Unity Garden they needed to achieve certain benchmarks within a two year period. As seen by Sara's presentation they have added the third greenhouse and expanded the native planting areas thus achieving their benchmarks prior to the December 2016 deadline. We ask the Commission to Approve the Certificate of Completion for Unity Gardens.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the Certificate of Completion for Unity Gardens submitted July 28, 2016.

(2) Resolution No. 3343

Jitin Kain presented Resolution No. 3343. Amendment to the Lease. In part of our negotiation with INDOT they have offered us programmed paving money in 2018, however, they've asked us to include some of the paving from State Road 933 from Bartlett to Angela. This also includes surrounding streets around Memorial Hospital as we are seeing additional wear and tear.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 5-0, the Commission approved Resolution No. 3343 Approving a Proposed Second Addendum to the Lease with the South Bend Redevelopment Authority Dated as of February 1, 2015 and Second Addendum to Lease

between the South Bend Redevelopment Authority, as Lessor, and the South Bend Redevelopment Commission as Lessee submitted July 28, 2016.

(3) License Agreement for Saigon Market Site Work

Jitin Kain presented the License Agreement for Saigon Market Site Work. Due to safety concerns with the new street configurations and traffic flow so close to the Colfax intersection, we are relocating their driveway. We will need to go into their parking area for grading from the public right of way. Saigon Market will lose two parking spaces. Saigon Market has requested for us to replace their fence as compensation for the parking spaces. We are requesting to use TIF dollars not to exceed \$15,000 to replace their fence in lieu of the parking spaces and relocating their driveway.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the License Agreement for Saigon Market Site Work submitted July 28, 2016.

(4) Staff Report on Blackthorn RFP

Mr. Pawlowski gave the Redevelopment Commission a Staff Report Update on the Blackthorn RFP. One response was received that included basic numbers. Mr. Pawlowski contacted the firm to get a broader view of their intentions. Once received he will give an update to the Commission.

C. River East Development Area

(1) Professional Services Agreement with SmithGroupJJR – River Parks and Trails Plan

Elizabeth Maradik presented the Professional Services Agreement with SmithGroupJJR – River Parks and Trails Plan amount not to exceed \$248,800. The agreement will continue through May 26, 2017. The Department of Parks & Recreation, in conjunction with the Department of Community Investment, wishes to develop a strategic plan for its River Park and Trail System, from Darden Road to Logan Street, with a focus between Leeper Park to the Farmers Market. The plan will serve as a guide for making investment, use, and design decisions within the system. The planning process will involve outreach to residents and stakeholders in order to create a plan that is consistent with the community's goals, while also accounting for constraints and opportunities.

Aaron Perri spoke to the Commission about opportunities happening around the Riverwalk area and having a solid plan in place for future development.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks the motion carried 5-0, the Commission approved Professional Services Agreement with SmithGroupJJR – River Parks and Trails Plan submitted July 28, 2016.

6. Progress Reports

A. Tax Abatement
None

B. Common Council
None

C. Other

7. Next Commission Meeting:

Thursday, August 11, 2016, 9:30 a.m.

8. Adjournment

Thursday, July 28, 2016, 9:55 a.m.

Aaron Kobb, Director of Economic Resources

Marcia I. Jones, President