

South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

August 11, 2016

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  
Dave Varner, Vice President  
Don Inks, Secretary  
Greg Downes, Commissioner  
Gavin Ferlic, Commissioner  
John Anella, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate  
Mary Brazinsky, Recording Secretary

Others Present:

Brian Pawlowski  
Aaron Kobb  
Sarah Heintzelman  
Conrad Damian  
Carol Meehan  
Tom Welsh  
Mark Seaman

### 2. APPROVAL OF MINUTES

#### A. Approval of Minutes of the Regular Meeting of Thursday, July 28, 2016

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried 5-0, the Commission approved the minutes of the regular meeting of Thursday, July 28, 2016.

### **3. APPROVAL OF CLAIMS**

#### **A. Claims Submitted August 11, 2016**

Upon a motion by Commissioner Downes, seconded by Secretary Inks, the motion carried 5-0, the Commission approved the Claims submitted August 11, 2016.

#### **4. Old Business**

#### **5. New Business**

##### **A. Receipt of Bids**

###### **(1) 802-812 S. Lafayette**

Mr. Relos stated today at nine am was the deadline for the receipt of bids for 802-812 S. Lafayette which was taken through the Disposition Process. As of the deadline, no bids were received.

##### **B. River West Development Area**

###### **(2) Approval of Bid Specifications and Design Considerations – 5 lots on Brick/Cleveland Road**

Mr. Relos stated the next three items go together for the disposition of these five lots on Brick/Cleveland Roads, between Ameritech and Dylan Drives. This first item is approval of the Bid Specifications and Design Considerations.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Bid Specifications and Design Considerations – 5 lots on Brick/Cleveland Road submitted August 11, 2016.

###### **(3) Resolution No. 3344 - 5 lots on Brick/Cleveland Road**

Mr. Relos stated Resolution No. 3344 is for the proposed fair market value of the property.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Resolution No. 3344 – five lots on Brick/Cleveland Road submitted August 11, 2016.

###### **(4) Request to Advertise - 5 lots on Brick/Cleveland Road**

Mr. Relos requested the Commission's approval to advertise the disposition property.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Request to Advertise – 5 lots on Brick/Cleveland Road submitted August 11, 2016.

**(5) Ignition Park South AEP Line Removal/Relocation Funding Request**

Mr. Relos presented a funding request for Ignition Park South AEP Line Removal/Relocation. Mr. Relos states this is to prepare Ignition Park South for development possibilities. Most utilities have been removed or relocated in the past year and a half. AEP's estimate is between \$32,000 to \$33,000 to remove and relocate the remaining utilities. Staff is requesting funds not to exceed \$50,000.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 5-0, the Commission approved Ignition Park South AEP Line Removal/Relocation Funding Request submitted August 11, 2016.

**(6) First Amendment to Lease - Tapastrie**

Mr. Pawlowski presented a First Amendment to Lease for Tapastrie. Based on unexpected expenses related to water damage repairs and maintenance to their basement in the past year, Tapastrie is asking for Commission approval to abate their rent from August 2016 to January 2017.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 5-0, the Commission approved First Amendment to Lease - Tapastrie submitted August 11, 2016.

**(7) Commencement Certificate GLC Portage Prairie, LLC**

Ms. Heintzelman presented the Commencement Certificate GLC Portage Prairie, LLC. Per the Master Lease with GLC Portage Prairie LLC, once the Building Department issues a Certificate of Occupancy, a Commencement Certificate will be approved. The date of the Commencement Certificate is August 5, 2016, which triggers rental payments to GLC.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 5-0, the Commission approved Commencement Certificate GLC Portage Prairie, LLC submitted August 11, 2016.

**(8) First Amendment to Master Lease - GLC Portage Prairie, LLC**

Ms. Heintzelman presented a First Amendment to Master Lease – GLC Portage Prairie, LLC. To allow AM General to move its service parts, and logistics operations to Ameriplex at Interstate 80/90 in South Bend, and allow them time to ramp up those operations, it is requested for the Commission to pay an additional five months of rent. This move will bring 123 jobs and 9.3 million in annual payroll. The AM General lease is for ten years.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 5-0, the Commission approved First Amendment to Master Lease - GLC Portage Prairie, LLC submitted August 11, 2016.

**(9) JPR Supplemental Remediation Environmental – Gates Service Center**

Mr. Relos presented JPR Supplemental Remediation Environmental – Gates Service Center. To complete the closure of the hydraulic lifts at Gates Service Center, the remaining cap of the last hydraulic lift needs to be specially removed in order to allow access of the pumping, power washing and removal of residual waste water for off-site disposal. Four remaining 23 gallon to 40 gallon hydraulic oil reservoir tanks also cannot be removed, and need a 1-foot x 1-foot saw cut of concrete surrounding the plug to remove all contents, be cleaned, and backfilled with concrete fill. Approval is requested in the amount of \$5,965.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 5-0, the Commission approved JPR Supplemental Remediation Environmental – Gates Service Center submitted August 11, 2016.

**6. Progress Reports**


- A. Tax Abatement
  - 1. AM General: 5 year tax abatement
  - 2. Transfer of Ownership (from SBG Realty to Somaschini Realty)
- B. Common Council
  - None
- C. Other

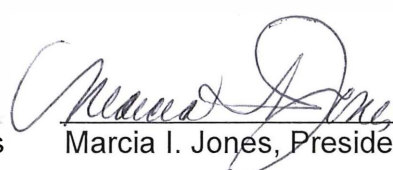
**7. Next Commission Meeting:**

Thursday, August 25, 2016, 9:30 a.m.

**8. Adjournment**

Thursday, August 11, 2016, 9:41 a.m.

  
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Aaron Kobb, Director of Economic Resources

  
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Marcia I. Jones, President