



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

October 13, 2016

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:33 a.m.

1. ROLL CALL

Members Present: Marcia Jones, President
Dave Varner, Vice President
Don Inks, Secretary
Greg Downes, Commissioner

Members Absent: Gavin Ferlic, Commissioner
John Anella, Commissioner

Legal Counsel: Benjamin Dougherty, Esq.

Redevelopment Staff: David Relos, Associate
Mary Brazinsky, Recording Secretary

Others Present: Brian Pawlowski
Beth Leonard Inks

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, September 29, 2016

Upon a motion by Secretary Inks, seconded by Commissioner Downes, the motion carried 4-0, the Commission approved the minutes of the regular meeting of Thursday, September 29, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted October 13, 2016

Claim submitted	Explanation of Project
Redevelopment Commission Claims submitted October 13, 2016 for approval	
<u>324 RIVER WEST DEVELOPMENT AREA</u>	
Underground Pipe & Value, Inc	97,878.38 Chet Waggoner
Plews Shadley Racher & Braun	990.70 Environmental Devel Related /Sherman's Cleaners
Permadur Industries Inc.,	85,924.74 Nello Equipment
Jones Petrie Rafinski	6,285.76 Patel Plaza
Abonmarche Consultants	17,850.00 Western Ave & Olive St. Intersection Improvements
Troyer Group	19,675.00 Harrison
HRP Construction	224,311.21 Chet Waggoner
Majority Builders, Inc.	297,155.64 Marriott Hotel Site Development at HOF Ph. I
Permadur Industries Inc.,	42,962.37 Nello Equipment
Walsh & Kelly Inc.	166,220.65 Ignition Park Infrastructure Ph. 1C, Division A
DLZ	15,035.00 SB Marriott Ph. I
US Bank	197,500.00 Century Center Bond
City of SB	18,874.75 Legal Services TIF
Kolata Enterprises LLC	1,485.00 Professional Services
IDEM	300.00 Environmental Services
H.J. Umbaugh & Associates	7,000.00 Professional Services related to TIF
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>	
H.J. Umbaugh & Associates	200.00 Professional Services related to TIF
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>	
Walsh & Kelly, Inc.	23,790.90 Hill & Colfax Ave. on Site Improvement
Smith Group JJR	32,040.00 SB Riverfront Pks and Trails Master Plan
Walsh & Kelly, Inc.	377,310.09 East Bank Sewer Separation - Phase V -
H.J. Umbaugh & Associates	900.00 Professional Services related to TIF
<u>430 FUND SOUTH SIDE TIF AREA #1</u>	
Southgate Church	10,988.00 Re-coating of Parking Lot
Reith Riley Construction Co., Inc	555,010.40 SB One-Way to Two Way St. Conversion
H.J. Umbaugh & Associates	700.00 Professional Services related to TIF
<u>435 FUND DOUGLAS ROAD DEVELOPMENT AREA TIF</u>	
H.J. Umbaugh & Associates	100.00 Professional Services related to TIF
<u>436 TIF NORTHEAST RESIDENTIAL</u>	
H.J. Umbaugh & Associates	1,100.00 Professional Services related to TIF
Total	\$2,201,588.59

Upon a motion by Commissioner Downes, seconded by Secretary Inks, the motion carried 4-0, the Commission approved the Claims submitted October 13, 2016.

4. Old Business

A. Receipt of Bids 331 – 335 S. Main

David Relos stated the property at 331 – 335 S. Main has been taken through the disposition process and as of 9am this morning on October 13, 2016 no bids were received.

5. New Business

A. Public Hearings

(1) Public Hearing on Resolution Nos. 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358 and 3359

Beth Leonard Inks presented the Resolutions for Public Hearing Nos. 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358 and 3359. These are the 2017 appropriations for the TIF Allocation areas and other Commission administered funds, including, Redevelopment Retail, Redevelopment Admin., Airport Enterprise Zone and two debt reserves. The notices were published per state statute.

Resolution No. 3348 appropriates \$30,000,000 in River West.

Resolution No. 3349 appropriates \$1,125,000 in West Washington.

Resolution No. 3350 appropriates \$7,800,000 in River East Development Area.

Resolution No. 3351 appropriates \$3,430,000 in River East Residential.

Resolution No. 3352 appropriates \$6,000,000 in Southside Area #1.

Resolution No. 3353 appropriates \$4,848,795 in Southside Area #3.

Resolution No. 3354 appropriates \$340,000 in Douglas Road.

Resolution No. 3355 appropriates \$4,500 in Redevelopment Admin.

Resolution No. 3356 appropriates \$158,166 in Redevelopment Retail.

Resolution No. 3357 appropriates \$50,000 in Airport Urban Enterprise Zone.

Resolution No. 3358 appropriates \$14,000 in Airport Debt Service Reserve and

Resolution No. 3359 appropriates \$15,000 in Downtown Debt Service Reserve.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried unanimously, the Commission approved Resolution Nos. 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358 and 3359 submitted October 13, 2016.

No members of the public were present and no comments were made.

(2) Public Hearing on Resolution No. 3362

Beth Leonard Inks presented Resolution No. 3362 which adds \$10,000 to the Redevelopment Retail for 2016. There were additional expenses necessitating this appropriation.

Mr. Pawlowski added the money is for maintenance items, including air conditioning.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Resolution No. 3362 submitted October 13, 2016.

No members of the public were present and no comments were made.

B. River West Development Area

(1) Real Estate Option Agreement – Heading for Home, LLC

Mr. Pawlowski presented the Real Estate Option Agreement with Heading for Home, LLC. This is for the old Studebaker Museum site across from Four Winds Field and the empty lot at the corner of Lafayette and Monroe by Zion Hill Missionary Baptist Church. There are no current development plans for these lots, but this Option Agreement coincides with the prior Option Agreement for Cove Lots 2 and 3, allowing that project to begin prior to these sites being considered for development. Other developers could work directly with Heading for Home, LLC and their team on future development proposals for these lots. We ask for Commissions approval of this agreement.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 4-0, the Commission approved the Real Estate Option Agreement – Heading for Home, LLC submitted October 13, 2016.

6. Progress Reports

- A. Tax Abatement
- B. Common
Council None
- C. Other

7. Next Commission Meeting:

Thursday, October 27, 2016, 9:30 a.m.

8. Adjournment

Thursday, October 13, 2016, 9:47 a.m.



Aaron Kobb, Director of Economic Resources

Marcia I. Jones, President