



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

October 27, 2016

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
Dave Varner, Vice President
Greg Downes, Commissioner
Gavin Ferlic, Commissioner

Members Absent:

Don Inks, Secretary
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
Conrad Damian
Ed Bradley
Mark Peterson
Dan Schoenfeld
Erin Blasko

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, October 13, 2016

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic, the motion carried 4-0, the Commission approved the minutes of the regular meeting of Thursday, October 13, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted October 27, 2016

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims October 27, 2016 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
DLZ	27,120.00	Marriott Hotel Site Development at Hall of Fame
Burkhart Sign System	22,951.00	Sale Agreement
Hull & Associates, Inc.	342,546.49	Contractual Services / Oliver Industrial Pk / Ignition Park /
United Consulting	32,373.75	Coal Line Trail Ph I
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>		
Lehman & Lehman	1,885.56	City Cemetery Master Plan
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
US Bank	1,000.00	Eddy St Common Bond
	427,876.80	

Upon a motion by Vice President Varner, seconded by Commissioner Downes, the motion carried 4-0, the Commission approved the Claims submitted October 27, 2016.

4. Old Business

5. New Business

A. River West Development Area

(1) Development Agreement, Unity Gardens

David Relos introduced Sara Stewart from Unity Gardens. Sara presented a PowerPoint presentation describing how the many Unity Gardens are public gardens for all to grow and share food. Unity Gardens has become the first free food garden model in the area. Their main garden, located at Ardmore & Prast, has planned a new Community Center that will provide indoor volunteer space, shelter for garden campers, host year round classes and programs, create a food hub for our community, build a community gathering space and provide a permanent home for Unity Gardens. Sara presented the estimate and drawing from Borkholder Buildings of the new center.

Brian Pawlowski stated that this is a valued partnership with the City and asked the Commission for approval of the Development Agreement with Unity Gardens.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved the Development Agreement, Unity Garden submitted October 27, 2016.

(2) License Agreement, Swing Batter Swing, LLC

Brian Pawlowski presented this License Agreement with Swing Batter Swing, LLC. The location in the back of the VA Building is unoccupied. The South Bend Cubs would like to use that area for storage. In lieu of rent, Swing Batter Swing, LLC has agreed to update the interior and add a security system to that portion of the building.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved the License Agreement, Swing Batter Swing, LLC submitted October 27, 2016.

(3) First Amendment to Real Estate Purchase Agreement, Heading for Home, LLC.

Brian Pawlowski presented First Amendment to Real Estate Purchase Agreement with Heading for Home, LLC. This First Amendment will extend the due diligence period from sixty days to one hundred twenty days.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved the First Amendment to Real Estate Purchase Agreement, Heading for Home, LLC submitted October 27, 2016.

(4) Development Agreement, Wayne Street Associates, LLC.

Brian Pawlowski presented Development Agreement, Wayne Street Associates, LLC. The One Michiana Square building has been in decline for several years. The City and Commission were able to partner with Advanced Center for Cancer Care to lease a portion of the space in this building. In doing so, a tone was set that the building is viable and in a good location. Wayne Street Associates, a group of local investors, has recently acquired the building and agreed to spend six million dollars in rehabilitation and acquisition costs. We would like to contribute \$250,000 for infrastructure work around the building.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Development Agreement, Wayne Street Associates, LLC submitted October 27, 2016.

(5) First Amendment to Real Estate Purchase Agreement, Bare Hands Brewery

David Relos presented First Amendment to Real Estate Purchase Agreement with Bare Hands Brewery, in addition to an Assignment and Assumption Agreement. As of yesterday, Bare Hands Brewery became an LLC. The Assignment and Assumption changes the original agreement from sole proprietorship to the LLC. The First Amendment is a thirty day extension of Bare Hands' due diligence period.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved the First Amendment to Real Estate Purchase Agreement, Bare Hands Brewery and the Assignment and Assumption, Bare Hands Brewery, LLC. submitted October 27, 2016.

(6) Environmental Services Contract for Ivy Tower Facility Weaver Consultants Group

Aaron Kobb presented Environmental Services Contract for Ivy Tower Facility Weaver Consultants Group. This relates to the ongoing Ivy Tower renovation project. With the parking lot on the south side there were some oversight services associated with the project. Staff seeks commission approval to proceed but not to exceed a budget of \$10,000.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Environmental Services Contract for Ivy Tower Facility Weaver Consultants Group submitted October 27, 2016.

B. River East Development Area

(1) Budget Request Perley Primary Center Safe Routes to School

Aaron Kobb presented a budget request for Perley Primary Center Safe Routes to School project. Initially there was \$91,100 that was approved that covered the professional engineering for the project. We are asking for a budget increase of \$258,900 taking the total budget up to \$350,000. The state will reimburse \$142,000 after the work is done and paid.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the Budget Request Perley Primary Center Safe Routes to School submitted October 27, 2016.

C. Other

(1) License Agreement 2016 DTSSB Santa's Workshop

Brian Pawlowski presented a License Agreement 2016 DTSSB Santa's Workshop. This event will take place at the Hall of Fame Gridiron between December 2, 2016 and December 24, 2016.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 4-0, the Commission approved the License Agreement 2016 DTSSB Santa's Workshop submitted October 27, 2016.

6. Progress Reports

A. Tax Abatement

B. Common
Council None

C. Other

7. Next Commission Meeting:


Thursday, November 10, 2016, 9:30 a.m.

8. Adjournment

Thursday, October 27, 2016, 9:56 a.m.



Aaron Kobb, Director of Economic Resources



Marcia I. Jones, President