



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION RESCHEDULED REGULAR MEETING

November 21, 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 Don Inks, Secretary Greg Downes, Commissioner Gavin Ferlic, Commissioner John Anella, Commissioner
Members Absent:	Dave Varner, Vice President
Legal Counsel:	Benjamin Dougherty, Esq.
Redevelopment Staff:	David Relos, Associate Mary Brazinsky, Recording Secretary
Others Present:	Brian Pawlowski Aaron Kobb Elizabeth Leonard Inks Rich Estes Patrick Kerr Erin Blasko

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, November 10, 2016

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes, the motion carried 4-0, the Commission approved the minutes of the regular meeting of Thursday, November 10, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted November 21, 2016

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims November 21, 2016 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u> American Electric Power	28,024.37	Marriott Hotel Site Development at Hall of Fame
<u>430 FUND SOUTHSIDE TIF AREA #1</u> McCormick Engineering, LLC	11,652.50	Bowen St. Drainage Improvements

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes, the motion carried 4-0, the Commission approved the claims submitted on Monday, November 21, 2016.

4. Old Business

5. New Business

A. River West Development Area

(1) Resolution No. 3367 – Disposition Offering Price 333 Western Avenue

David Relos presented Resolution No. 3367 for the Disposition of 333 Western Avenue. This is the property of the VA Clinic with the parking lot and vacated Franklin Street. This will set the offering price of the property. The offering price is the average of the two appraisals.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved Resolution No. 3367 – Disposition Offering Price 333 Western Avenue submitted November 21, 2016.

(2) Approval of Bid Specifications and Design Considerations – 333 Western Avenue

David Relos presented the Bid Specifications and Design Considerations for 333 Western Avenue. The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved Approval of Bid Specifications and Design Considerations – 333 Western Avenue submitted November 21, 2016.

(3) Request to Advertise – 333 Western Avenue

David Relos presented the Request to Advertise for 333 Western Avenue. This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on November 25 and December 02, 2016.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the Request to Advertise – 333 Western Avenue submitted November 21, 2016.

(4) Resolution No. 3366: Blackthorn Owners' Association Board of Directors

David Relos presented Resolution No. 3366. The Redevelopment Commission has authority to approve the Board Members for the Blackthorn Owners' Association in which the terms are staggered one each year. This Resolution is to approve William Panzica as Treasurer for a three year term (2019). Greg Downes will retire from the Blackthorn Board as Secretary effective Dec. 31, 2016, and Don Inks was nominated to fill the remaining term through the end of 2018.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved Resolution No. 3366: Blackthorn Owners' Association Board of Directors submitted November 21, 2016.

(5) Funding Request Cove Area Utility Reconfiguration

Brian Pawlowski presented a Funding Request for the Cove Area Utility Reconfiguration. This request is for the area south of Western between Lafayette and William. When this property was acquired approximately eight years ago, it was known at some point the utilities within it would more than likely need to be reconfigured, but that work was postponed until it was known how development(s) would be sited. This not-to-exceed \$1.5m funding request is to reconfigure the various utilities around the Cove to accommodate the announced development, and it is possible this funding amount could be lower because negotiations are ongoing with AT&T and AEP.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Funding Request Cove Area Utility Reconfiguration submitted November 21, 2016.

B. River East Development Area

(1) Temporary License Agreement For Site Examination

Ben Dougherty presented the Temporary License Agreement for Site Examination. Stephenson Mills, LLC asked for a few adjustments from the last meeting's Temporary License Agreement to calibrate its relationship with the University. This re-executed document will allow us to have one fully signed Agreement.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 4-0, the Commission approved the Temporary License Agreement for Site Examination submitted November 21, 2016.

(2) Resolution No. 3368: South Bend Redevelopment Commission Approving the Transfer of Real Property to the South Bend Board of Park Commissioners

Ben Dougherty presented Resolution No. 3368: South Bend Redevelopment Commission Approving the Transfer of Real Property to the South Bend Board of Park Commissioners. This Resolution transfers a Commission owned parcel near Seitz Park to the Park Board, which will then allow a single City entity to enter in to a ground lease with Notre Dame for the hydroelectric project.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 4-0, the Commission approved Resolution No. 3368: South Bend Redevelopment Commission Approving the Transfer of Real Property to the South Bend Board of Park Commissioners submitted November 21, 2016.

6. Progress Reports

- A. Tax Abatement
- B. Common Council
- C. Other

7. Next Commission Meeting:

Thursday, December 15, 2016, 9:30 a.m.

8. Adjournment

Thursday, November 21, 2016, 9:45 a.m.



Aaron Kobb, Director of Economic Resources

Marcia I. Jones, President