



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

November 10, 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  
Gavin Ferlic, Commissioner  
John Anella, Commissioner

Members Absent:

Legal Counsel: Benjamin Dougherty, Esq.

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

Others Present: Brian Pawlowski  
Conrad Damian  
Erin Blasko  
Jo Broden  
Rich Estes  
Patrick Kerr  
Jitin Kain  
Eric Horvath

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, October 27, 2016**

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, October 27, 2016.

**3. APPROVAL OF CLAIMS**

**A. Claims Submitted November 10, 2016**

REDEVELOPMENT COMMISSION	Claims submitted	Explanation of Project
Redevelopment Commission Claims submitted November 10, 2016 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Newmark Grubb Cressy & Everett	50,000.00	Consulting Services for Redvelop College Football Hall of Fame
Plews Shadley Racher & Braun	3,405.65	Environmental Devel Related / Union Station
GLC	97,845.30	Rent
Jon es Petrie Rafinski	928.00	Marriott Hotel Site Development at HOF
Abonmarche Consultants	20,805.00	Western Ave & Olive St. Intersection Improvements
Troyer Group	16,466.14	Harrison
Reith Riley Construction Co., Inc.	313,704.88	One Way to Two Way St Conversion
Majority Builders	289,728.68	Marriott Hotel Site Development at HOF
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Smithgroup JJR	29,460.00	Riverfront Parks and Trails Master Plan
Total	\$822,343.65	

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Claims submitted November 10, 2016.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**(1) Resolution No. 3364: Civic Theatre Firehouse**

David Relos introduced Resolution No. 3364, which is for the old Firehouse on Portage Ave. The Civic Theatre has leased this building for many years, and has recently terminated their lease. The former Firehouse is owned by the Board of Public Works, who has approved a transfer to the Redevelopment Commission so the property can be redeveloped. Commission approval is requested.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved Resolution No. 3364 submitted November 10, 2016.

**(2) Resolution No. 3365: Wayne Street Garage Commercial Storefront Disposition Offering Price**

David Relos presented Resolution No. 3365: Wayne Street Garage Commercial Storefront Disposition Offering Price.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Resolution No. 3365 submitted November 10, 2016.

**(3) Approval of Bid Specifications and Design Considerations: Wayne Street Garage Commercial Storefront**

David Relos presented Approval of Bid Specifications and Design Considerations: Wayne Street Garage Commercial Storefront.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Approval of Bid Specifications and Design Considerations: Wayne Street Garage Commercial Storefront submitted November 10, 2016.

**(4) Request to Advertise: Wayne Street Garage Commercial Storefront**

David Relos presented the request to Advertise: Wayne Street Garage Commercial Storefront.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Request to Advertise: Wayne Street Garage Commercial Storefront submitted November 10, 2016.

**(5) South Bend Dam Capital Improvement Project**

Brian Pawlowski presented the South Bend Dam Capital Improvement Project. A capital study of the dam behind Century Center will lay out a list of major items related to the dam that are expected to require maintenance within the next fifty years. Once cost estimates are established, we will speak with the University of Notre Dame regarding cost sharing, as part of their hydro project near Seitz Park. We are looking in to both Federal and State funding for this project and have FERC permits in place. The University will be responsible for returning Seitz Park to its pre-existing condition after construction.

Patrick Kerr stated that the headwork structures include the West Race Park Waterways. Both Races serve an alternate purpose to lower the river's level

during heavy rain events, and are integral to the dam.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved the South Bend Dam Capital Improvement Project submitted November 10, 2016.

**(6) Certificate of Completion Colfax Hill Partners, LLC**

David Relos presented the Certificate of Completion for Colfax Hill Partners, LLC. A Development Agreement was entered in to with Colfax Hill Partners, which they have fulfilled. This Certificate will be recorded to release them of their responsibilities under the Agreement for that project. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Certificate of Completion Colfax Hill Partners, LLC. submitted November 10, 2016.

**(7) First Amendment to Asset Purchase Agreement: Acquisition Group, LLC.**

Brian Pawlowski presented the First Amendment to Asset Purchase Agreement: Acquisition Group, LLC. Acquisition Group LLC has come to us asking to pay off the carts early. We have discounted the total due and removed the payment of gift cards and other arrangements for payment in full this year. Commission approval is requested.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the First Amendment to Asset Purchase Agreement: Acquisition Group, LLC. submitted November 10, 2016.

**(8) Temporary License Agreement for Site Examination: Redevelopment Commission, Board of Public Works and Notre Dame**

David Relos presented the Temporary License Agreement for Site Examination: Redevelopment Commission, Board of Public Works and Notre Dame. (Note: this is a River East not River West agenda item.) This is for Notre Dame's Hydro Project, to grant them access to the site to do soil borings.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried unanimously, the Commission approved the Temporary License Agreement for Site Examination: Redevelopment Commission, Board of Public Works and Notre Dame submitted November 10, 2016.

**(9) Engineering Services Agreement**

Brian Pawlowski presented the Engineering Services Agreement. This

service agreement will be for a Director of Redevelopment Engineering and TIF Engineer. These positions will provide estimates, design work, consulting, and work with each department within the City to condense the process of what businesses have to go through to make development more business friendly. The positions will be a reimbursement to a unit of government. They will be City employees dedicated to work for the Department of Redevelopment/Department of Community Investment.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried unanimously, the Commission approved the Engineering Services Agreement submitted November 10, 2016.

**6. Progress Reports**

A. Tax Abatement

B. Common Council  
None

C. Other

In August 2016 the Commission approved a not to exceed of \$50,000 for AEP to remove and relocate their lines in Ignition Park South. Late yesterday we received work orders from AEP for them to do the work, at a cost of just over \$28,000. There are three separate work orders for the different aspects of their work. Because of formatting issues in printing the work orders from AEP, Commission approval is requested for David Relos to sign them once they can properly be printed.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved David Relos to sign the AEP work orders for the relocation/removal of their lines in Ignition Park South submitted November 10, 2016.

**7. Next Commission Meeting:**

Monday, November 21, 2016, 9:30 a.m.

**8. Adjournment**

Thursday, November 10, 2016, 10:00 a.m.

  
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Aaron Kobb, Director of Economic Resources

  
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Marcia I. Jones, President