

South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

December 15, 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
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	DCI
Aaron Kobb	DCI
Beth Leonard Inks	DCI
Kyle Copelin	Epoch Architecture & Planning
James M. Lewis	THK
Mark Seaman	Prism
Stephen Cox	SB Fire Chief
Erin Blasko	SB Tribune
Mark Peterson	WNDU
Eric Walton	WNDU

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Rescheduled Regular Meeting of Monday, November 21, 2016

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the minutes of the re-scheduled regular meeting of Monday, November 21, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted December 15, 2016

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims December 15, 2016 to be ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
United Consulting	18,878.50	Coal Line Trail Ph I & II
Hull & Associates	2,550.00	Assessment/Remedy Ignition Pk - Oliver Industrial Pk
Kolata Enterprises LLC	1,350.00	Professional Services
Jones Petrie Rafinski	1,373.75	Utility Relocation
DLZ	18,470.00	Marriott Hotel Site Development at HOF
Walsh & Kelly Inc.	182,043.75	Ignition Park Infrastructure Phase IC, Division A
Alta Equipment Company	304,500.00	One Way to Two Way St Conversion
Christopher Burke	25,572.96	Chet Waggoner Court
RealAmerica Development	173,755.11	LaSalle Apartments
Donohue	4,800.00	Fellow & Dubail Neighborhood Improvements
Jones Petrie Rafinski	47,626.00	Coveleski Utility Relocate Construction
St. Joseph County Airport Authority	1,500,000.00	Ramp Project at the Airport
HRP Construction	151,386.78	Chet Waggoner Court
Abonmarche	13,500.00	Western Ave & Olive St Intersection Improvements
Danch, Harner & Associates, Inc.	980.00	Survey Field Crew
Poblocki Sign Co.	141,437.00	Ignition Park Identity Signage
Plews Shalvey Racher & Braun LLP	2,164.50	Union Station
DLZ	7,480.00	Marriott Hotel Site Development at HOF
Donohue	3,015.00	Fellow & Dubail Neighborhood Improvements
Alliance	7,525.00	Century Center S. Entrance Improvements & New Entrance Hall A-B
United Consulting	17,815.25	Coal Line Trail Ph I
Kolata Enterprises LLC	540.00	Professional Services
Hull & Associates	1,420.00	Ignition Park GW Assessment & Remedy Evaluation
Weaver Consultants Group	3,570.41	Ivy Tower
IDEM	862.50	Oliver Plow
Jones Petrie Rafinski	1,166.50	Bartlett Street Roundabout
Christopher Burke	23,038.00	St. Joseph River Low Head Dam Cip
Rieth-Riley Construction Co., Inc.	185,638.47	Western Ave Corridor Improvement
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>		
Lehman & Lehman	470.00	Cemetery Master Plan
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Walsh & Kelly Inc.	159,072.53	East Bank Sewer Separation - Phase V TIF
Smith Group JJR	28,420.00	So. Bend Riverfront Parks and Trails Master Plan
Indiana Department of Transportation	118,566.00	SRTS project bike/pedestrian facilities for Perley Primary Fine Art
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Reith Riley Construction Co.	130,629.34	One Way to Two Way Street Conversion
McCormick Engineering, LLC	3,668.00	1670 Bowen St. Drainage
Total	3,279,617.35	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Claims submitted December 15, 2016.

4. Old Business

5. New Business

A. Receipt of Bids

(1) Receipt of Bids: Wayne Street Garage Commercial Storefront

David Relos stated the property at Wayne Street Garage Commercial Storefront has been taken through the disposition process and as of 9am this morning on December 15, 2016 no bids were received.

(2) Receipt of Bids: 333 Western Avenue

David Relos stated the property at 333 Western Avenue (the current VA Clinic) has been taken through the disposition process and as of 9am this morning on December 15, 2016 no bids were received.

B. River West Development Area

(1) Resolution No. 3370: Disposition Offering Price S.W. Corner US 20 and Bypass

David Relos presented Resolution No. 3370 for the Disposition of the S.W. corner of US 20 and the Bypass. This will set the offering price of the property. The offering price is the average of the two appraisals.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Resolution No. 3370 – Disposition Offering Price S.W. Corner US 20 and Bypass submitted December 15, 2016.

(2) Approval of Bid Specifications and Design Considerations – S.W. Corner US 20 and Bypass

David Relos presented the Bid Specifications and Design Considerations for the S.W. corner US 20 and the Bypass. The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Approval of Bid Specifications and Design Considerations – S.W. Corner US 20 and Bypass submitted December 15, 2016.

(3) Request to Advertise – S.W. Corner US 20 and Bypass

David Relos presented the Request to Advertise for the S.W. corner US 20 and the Bypass. This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on December 23 and December 30, 2016.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Request to Advertise – S.W. Corner US 20 and Bypass submitted December 15, 2016.

(4) Budget Request: Fire Station No. 4

Brian Pawlowski introduced the Budget Request: Fire Station No. 4, a not-to-exceed of \$3.3 million.

Chief Steve Cox stated that this fire station used to be the City Fire Department's Maintenance Garage. The current fire station was not intended to house both male and female firefighters and does not have separate facilities for both. The new facility will have a two-bay garage that will be deep enough to house the ladder truck within the building. There will be adequate ambulance space as well. Bids have been received, which included everything starting with demolition except for the sidewalks and curbs which covers approximately two city blocks. Chief Cox felt that there is substantial savings having the curbs and sidewalks bid out separately. Green space would be added for neighborhood use with a run/walk track approximately a quarter mile long. The project is slated to start in March 2017 and will be finished in March 2018.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Budget Request: Fire Station No. 4 submitted December 15, 2016.

(5) Real Estate Purchase Agreement: Hibberd Development, LLC

Brian Pawlowski presented the Real Estate Purchase Agreement with Hibberd Development, LLC. The parcel this Agreement is for are located across from the St. Joseph County Library which also will undergo changes in the near future. Hibberd will develop the adjacent building in to twelve to sixteen apartments with residents having rooftop access with event space. The initial investment will be \$3 million dollars with possibly more in the future.

James Lewis, THK spoke about the historic Hibberd building. This will be a two phase project. The first phase will include redevelopment of the building itself while Gates Automotive will continue their lease until mid-2019. The second phase will take place once their lease expires.

Kyle Copelin addressed the Commission about the future plans for Hibberd Development, LLC. Phase I will include a rooftop that is enclosed where the residents will have access. Occupancy is projected for March 2018. The pedestrian alley will be kept open for the adjacent property access.

Mr. Dougherty notes that the Conflict of Interest Disclosure Statement was signed prior to the meeting and will be submitted to the State and County after the meeting.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Real Estate Purchase Agreement: Hibberd Development, LLC submitted December 15, 2016.

(6) AEP Utility Easement: Ignition Park South

A request was made by David Relos to table this item.

Upon a motion by Secretary Inks, seconded by Vice President Varner the motion carried unanimously, the Commission tabled the AEP Utility Easement: Ignition Park South on December 15, 2016.

(7) Second Amendment to Real Estate Purchase Agreement: Heading for Home, LLC

David Relos presented Second Amendment to Real Estate Purchase Agreement: Heading for Home, LLC. This is a 60 day extension request for the due diligence period for environmental site condition due to the weather.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Second Amendment to Real Estate Purchase Agreement: Heading for Home, LLC LLC submitted December 15, 2016.

(8) Second Amendment to Real Estate Purchase Agreement: 410 W. Wayne Street, LLC

David Relos presented Second Amendment to Real Estate Purchase Agreement: 410 W. Wayne Street, LLC. This is a 60 day extension request for the due diligence period.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved the Second Amendment to Real Estate Purchase Agreement: 410 W Wayne Street, LLC LLC submitted December 15, 2016.

C. River East Development Area

(1) Agreement for Professional Services: Abonmarche Consultants, Inc. Riverfront Parks & Trails Plan

Elizabeth Maradik presented an Agreement for Professional Services, Abonmarche Consultants, Inc. Riverfront Parks & Trails Plan. Staff requests approval of the professional services agreement with Abonmarche Consultants in an amount not-to-exceed \$19,700 to complete a topographic survey of Seitz and Howard Parks as well as a boundary survey of Howard Park. The survey work will allow for the development of more detailed plans for Seitz and Howard Parks as part of the Riverfront Parks and Trails Plan effort currently underway.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried unanimously, the Commission approved the Agreement for Professional Services: Abonmarche Consultants, Inc. Riverfront Parks & Trails Plan submitted December 15, 2016.

D. Other

(1) Nationstar Mortgage LLC v Gilvin, et al.

Benjamin Dougherty presented Nationstar Mortgage LLC v Gilvin, et al. The Commission is contained within the et al. The foreclosure litigation is on South Ironwood in which the Commission has second mortgage position in this property arising out of a loan with the South Bend Home Improvement Program from 2011. Nationstar is primary as the purchasers took the initial loan from them. This is mostly a formality to participate in the litigation for foreclosure. We ask Commission approval to participate in the litigation of the foreclosure of this property to respond to the lawsuit on behalf of the Commission.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Nationstar Mortgage LLC v Gilvin, et al. submitted December 15, 2016.

(2) Resolution No. 3369: Commending Greg Downes

Marcia Jones presented Resolution No. 3369 Commending Greg Downes. Ms. Jones read the Resolution and presented Mr. Downes a signed plaque detailing his extraordinary years of service with the Commission.

Mr. Downes thanked the Mayors of South Bend that elected him and the staff that has guided him. He talked about public/private partnership and how many projects have come to pass in his years of service that he never thought were possible. He closed that it has been an honor and a privilege to serve the City of South Bend.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried unanimously, the Commission approved Resolution No. 3369 by acclamation submitted December 15, 2016.

6. Progress Reports

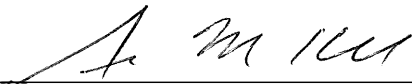
- A. Tax Abatement
- B. Common Council
- C. Other

7. Next Commission Meeting:

Thursday, December 29, 2016, 9:30 a.m.

8. Adjournment

Thursday, December 15, 2016, 10:04 a.m.



Aaron Kobb, Director of Economic Resources

Marcia I. Jones, President