



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

January 12, 2017

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

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  
Aaron Kobb  
Debrah Jennings  
Dave Matthews  
Velvet Canada

DCI

DCI

DCI

Commerce Center Development

**2. Election of Officers**

A request was made by Benjamin Dougherty to table this item.

Upon a motion by Secretary Inks, seconded by Vice President Varner the motion carried unanimously, the Commission tabled the Election of Officers on January 12, 2017.

**3. Approval of Minutes**

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

Upon a motion by Secretary Inks, seconded by Vice President Varner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, December 29, 2016.

**4. Approval of Claims**

**A. Claims Submitted January 12, 2017**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims January 12, 2017 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Airmarking Co. Inc.	28,024.37	Fellows and Dubail Neighborhood Improvements
Fuerbringer Landscaping & Design, Inc.	4,621.00	Fellows and Dubail Neighborhood Improvements
Peddinghaus Corp.	68,010.00	Nello Corporation Equipment Purchase
RealAmerica Development Management	22,948.20	The LaSalle Apartments
St. Joseph County Auditor	122,921.25	Certificate of Tax Distribution
Rieth-Riley Construction	124,836.18	One Way to Two Way Street Conversion
Kolata Emprises, LLC	1,012.50	Professional Services
United Consulting	7,899.00	Ph. I & II Coal Line Trail
Wells Fargo Bank	527,000.00	SB Redev Auth Lease Rental Rev Ref Bonds of 2009 Morris
Wells Fargo Bank	3,961,666.72	Erskine
UsBank	786,000.00	1st Mortgage Rev Refunding Bond, Series Police & Fire Station
The Bank of New York Mellon Trust Co.	1,501,236.75	Indiana Bond Bank Special Program Bonds, Series 2011A
Wells Fargo Bank	336,500.00	Tax Lease Rental Rev Refunding Bonds of 2010
UsBank	439,932.50	ED Income Tax Refunding Revenue Bonds of 2006A & 2006B
UsBank	1,236,500.00	SB Redev Auth Lease Rental Rev Ref Bonds 2015 Eddy St.
Jones Petrie Rafinski	8,332.01	Colveleski Utility Relocate Const. & Courtyard by Marriott HOF
HRP Construction	86,634.87	Berlin Place Site Development
Troyer Group	10,551.38	Harrison Cl: City
Christopher B. Burke Engineering, LLC	10,741.15	Chet Waggoner Court Co Services
HRP Construction	218,866.12	Chet Waggoner Court Co Services
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Southgate	900.00	Reimbursement Brian Hart
Rieth-Riley Construction	124,836.18	One Way to Two Way Street Conversion

Upon a motion by Vice President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims as submitted to the regular meeting of Thursday, January 12, 2017.

**5. Old Business**

None

**6. New Business**

**A. Receipt of Bids**

**1. Receipt of Bids: SW Corner US 20 and Bypass**

David Relos noted for the record that the South Bend Tribune did miss the original requested advertisement date, but it was caught in time and the subsequent advertisement dates met State statute. The property has been taken through the disposition process and as of 9 a.m. this morning on January 12, 2017, no bids were received.

**B. Administration**

**1. Resolution No. 3371: Approving A Schedule of Regular Meeting Times for Calendar Year 2017**

David Relos presented Resolution No. 3371: Approving a Schedule of Regular Meeting Times for Calendar Year 2017. Please note that in previous years the regular schedule was to meet on Thanksgiving, however, this year the date has been changed to Monday, November 20, 2017.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3371: Approving a Schedule of Regular Meeting Times for Calendar Year 2017 submitted January 12, 2017.

**2. Resolution No. 3372: Setting Procedures for Contracts for Property Related Services**

David Relos presented Resolution No. 3372: Setting Procedures for Contracts for Property Related Services. This resolution set the dollar amounts for staff on appraisals, surveys, phase I, etc. If the dollar amount is greater than the set amount, it will be brought to the Redevelopment Commission for approval. Dollar amounts remained the same as previous years, staff members have been updated.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3372: Setting Procedures for Contracts for Property Related Services submitted January 12, 2017.

**3. Resolution No. 3373: Appointing Authorized Representatives to Conduct Certain Administrative Acts Relating to Redevelopment Property**

David Relos presented Resolution No. 3373: Appointing Authorized Representatives to Conduct Certain Administrative Acts Relating to Redevelopment Property. This Resolution is for items such as replatting, rezoning, etc. The only update from last year was personnel.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3373: Appointing Authorized Representatives to Conduct Certain Administrative Acts Relating to Redevelopment Property submitted January 12, 2017.

**C. River East Development Area**

**1. Development Agreement (Commerce Center Development, LLC)**

Brian Pawlowski presented the Development Agreement (Commerce Center Development, LLC). Resolutions 17-02 and 17-04 were passed at Common Council on January 9<sup>th</sup> with a vote of 7 to 1 endorsing the Commerce Center Development LLC. This project was originally proposed at 12 stories. The Common Council requested a compromise be worked out between the City and the developer on the projects massing. A new agreement was reached, with the project number being 9 stories, containing a Martin's grocery, 144 residential units, parking garage, and a larger green space along the East Race. The City will provide a modified tax abatement and TIF investment.

Mr. Pawlowski asked for Commission approval of \$2.5M for the years 2018 and 2019 (a total of \$5M), for infrastructure, site improvements, etc. The next step for approval of the project will be requesting the Area Board of Zoning Appeals for a height variance, scheduled for February 1st. The Common Council's Resolution of support and the Commission's approval today will be presented to show the citywide support of the project.

Dave Matthews, Commerce Center Development, LLC introduced himself to the Commission and asked if they had questions or concerns with the project.

Vice President Varner stated that when future opportunities arise like this, that he would like to see the city move more efficiently on the project. A building like this will help to put South Bend back on the map for so many reasons.

Mr. Pawlowski added that the city and developer spent a lot of time in redesigning this project, and both were receptive to people's views on height and the impact of the neighborhood. The city is supportive of a plan that would make it easier for residents to navigate the process.

President Jones commented she participated in the design of the East Bank Village when it was originally designed. She believes we should look at the current plan and perhaps update it, with community input, in light of the new projects in the area. She stated she is satisfied with this compromise plan and is happy with Martin's going in. President Jones feels that the time was taken and the effort was made to listen to both sides, which was important when there are differing opinions. She feels that we took the feedback into consideration to reach today's agreement. President Jones would like to see the feel of the East Bank Village continued or perhaps change the name of the area.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the Development Agreement (Commerce Center Development, LLC) submitted January 12, 2017.

## **D. River East Development Area**

### **1. Redevelopment Supervisory Services Agreement**

Brian Pawlowski presented the Redevelopment Supervisory Services Agreement. This agreement is to pay from TIF a portion of the DCI Assistant Executive Director and Director II Economic Development Team's salary. This is for the supervisory services they provide for the work they do on Redevelopment projects.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the Redevelopment Supervisory Services Agreement submitted January 12, 2017.

### **2. License Agreement (HOF-DTSB Ambassadors)**

David Relos presented a License Agreement for use of the Hall of Fame by DTSB for their Ambassadors Appreciation Program, from 12:00 p.m. to 6:00 p.m. on Thursday, January 12, 2017.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the License Agreement (HOF-DTSB Ambassadors) submitted January 12, 2017.

### **3. Redevelopment Legal Services Agreement**

Brian Pawlowski presented the Redevelopment Legal Services Agreement. This agreement is to pay from TIF Redevelopment's assigned City Attorney. Mr. Pawlowski stated his respect and reliance on Mr. Ben Dougherty, whose diligence is unmatched to anyone he has ever worked with, and that Ben is very thorough and we are lucky to have him.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the Redevelopment Legal Services Agreement submitted January 12, 2017.

**7. Progress Reports**

- A. Tax Abatement
  - 1. Spec II Ameriplex: \$8M to \$10M investment
  - 2. Commerce Center: \$35M investment
- B. Common Council
- C. Other

**8. Next Commission Meeting:**

Thursday, January 26, 2017, 9:30 a.m.

**9. Adjournment**

Thursday, January 12, 2017, 10:05 a.m.



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Aaron Kobb, Director of Economic Resources



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Marcia I. Jones, President