



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

January 26, 2017

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  
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  
Elizabeth Leonard Inks DCI  
Stephanie Rizk LangLab  
Rami Sadek LangLab  
Aaron Perri Venues, Parks & Arts  
Erin Blasko SB Tribune  
Shaun Gallagher WNDU

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, January 12, 2017**

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, January 12, 2017.

**3. Approval of Claims**

**A. Claims Submitted January 26, 2017**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims January 26, 2017 to be ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
SB Comm School Corp	92,716.00	Project Lead
Hull & Associates	6,760.60	Assessment and Remedy Ignition Pk/General Consulting
City of SB	18,474.75	Legal Service
Hebard & Hebard Architects, Inc.	1,656.75	North Stair Tower JMS Building
At&t	500.00	Relocation AT&T Facilities
Donohue	2,907.38	Fellow & Dubail Neighborhood Improvements
South Bend Tribune	320.58	Notice to Bidders
Tri County News	186.12	Notice to Bidders
Plews Shaldey Racher & Braun LLP	49.00	Environmental - Development Related
United Consulting	1,905.00	Coal Line Trail Ph II
Fuerbringer Landscaping & Design, Inc.	46,210.00	Fellows and Dubail Neighborhood Improvements
Weaver Consultants Group	3,290.42	Ivy Tower
IDEM	412.50	Oliver Plow
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Tri County News	107.16	Notice to Bidders
SmithGroup JJR	26,980.00	So. Bend Riverfront Parks and Trails Master Plan
South Bend Tribune	56.70	Notice to Bidders
Total	202,532.96	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims as submitted to the regular meeting of Thursday, January 26, 2017.

**4. Old Business**  
 None

**5. New Business**

**A. River West Development Area**

**1. Resolution No. 3374: Disposition Offering Price (701 Portage Avenue)**

David Relos presented Resolution No. 3374: Disposition Offering Price for 701 Portage Avenue. Mr. Relos stated this is the old Firehouse, which for years has been leased to the Civic Theater. The Theater last fall terminated their lease.

Mr. Pawlowski stated for the record that this is a historic site and will be treated as such.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3374: Disposition Offering Price (701 Portage Avenue) submitted on January 26, 2017.

**2. Approval of Bid Specifications and Design Considerations: (701 Portage Avenue)**

David Relos presented the Bid Specifications and Design Considerations for 701 Portage Avenue. The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Bid Specifications and Design Considerations (701 Portage Avenue) submitted on January 26, 2017.

**3. Request to Advertise: (701 Portage Avenue)**

David Relos presented the Request to Advertise (701 Portage Avenue). This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on February 3 and February 10, 2017.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Request to Advertise (701 Portage Avenue) submitted on January 26, 2017.

**4. Development Agreement (LangLab)**

Brian Pawlowski presented the Development Agreement for LangLab. LangLab is a small business incubator that helps several small start-ups. It has a full service coffee shop Zen Café along with Violet Sky Chocolates. This is where Purple Porch Co-op originated. It is our hope that the old Pepsi building will go on the market and this can become a campus type building. Mr. Pawlowski stated the need for better parking for LangLab business customers.

Stephanie Razik, Manager at LangLab spoke about the many businesses that LangLab houses including an art gallery, a bar, a library, South Bend's only lyric opera, an art studio and so much more. Ms. Razik stated that they often

receive requests for leased space, however, they cannot accommodate that need. They currently have 33,000 square feet of space, but lease only 8,000 because the second floor does not have a working elevator. If it did work it would double their capacity.

Mr. Pawlowski stated the budgeted amount of \$50,000 will be used for needed infrastructure improvements so LangLab can better utilize their building.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Development Agreement (LangLab) submitted on January 26, 2017.

#### **5. Budget Request (Edge Adventure Parks, LLC)**

Brian Pawlowski presented a \$46,500 budget request for Edge Adventure Parks, LLC. Mr. Pawlowski stated this would be funded from the River West Development Area's already budgeted allotment for parks.

Aaron Perri, City of South Bend Venues, Parks and Arts stated that Aerial Adventure Park at Rum Village is looking to also provide a zip line experience along the East Race. A person could buy a ticket for both experiences, either an all-day pass or individual passes. Mr. Perri stated that the City is looking to provide a whole experience to spend a day or a weekend in South Bend through Aerial Adventure, East Race and the zip line. They will be looking into ways to bundle weekend adventure packages. Mr. Perri stated that the idea would be to ride the East Race and to zip line back to the head gates at the end of a run.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Edge Adventure Parks, LLC) submitted on January 26, 2017.

#### **6. Progress Reports**

##### **A. Tax Abatement**

##### **B. Common Council**

1. Vice President Varner expressed that once built, he would like to see a plaque at the new Robinson Center with recognition to the City of South Bend and Redevelopment Commission of the partnership role that we've played in the Eddy Street Phase I and II projects.

##### **C. Other**

1. Brian Pawlowski gave an update that we are close to a sale of the Commission owned properties at Blackthorn to a private entity. The sale would include a new construction requirement.

**7. Next Commission Meeting:**

Thursday, February 9, 2017, 9:30 a.m.

**8. Adjournment**

Thursday, January 12, 2017, 9:54 a.m.



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Aaron Kobb, Director of Economic Resources



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Marcia I. Jones, President