



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

March 23, 2017

9:30 a.m.

Presiding: Dave Varner, Vice-President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:33 a.m.

1. ROLL CALL

Members Present:	Dave Varner, Vice-President Don Inks, Secretary Kintae Lark, Commissioner John Anella, Commissioner
Members Absent:	Marcia Jones, President Gavin Ferlic, Commissioner

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
	Pam Meyer	DCI
	Chris Dressel	DCI
	Kasey Watkins	4100 Edison Lakes
	Conrad Damian	SB Resident
	Mary Lark	SB Resident
	Erin Blasko	SB Tribune
	Elicia Feasel	Exec Dir Historic Preservation Commission SB& St. Joseph Cty

South Bend Redevelopment Commission
 Regular Meeting – March 23, 2017

Introduction of new Commission member Kintae Lark. Kintae Lark is a lifetime South Bend resident. He is married with one daughter. Mr. Lark owns and runs several businesses including a barber shop and child care facility. He and his wife help the community by running special programs that benefit area youth.

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, February 23, 2017

Upon a motion by Secretary Inks, seconded by Commissioner Lark, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, February 23, 2017.

3. Approval of Claims

A. Claims Submitted March 23, 2017

REDEVELOPMENT COMMISSION	Claims submitted	Explanation of Project
Redevelopment Commission Claims March 23, 2017 for ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Milestone Fence LLC	12,530.00	One Way to Two Way Street Conversion
HRP	184,203.35	Chet Waggoner Court / Berlin Place Site Development
Jones Petrie Rafinski	18,577.05	Courtyard by Marriott / Coveleski Utility Relocation
Majority Builders, Inc	56,880.42	Marriott Hotel Site Development at Hall of Fame
Christopher B. Burke Engineering, LLC	1,470.00	Chet Waggoner Court
Plew Shadley Racher & Braun	28.00	Legal Service
Transpo	100,000.00	Semi-Annual Payment for Maint Cdfax Garage Lease
Kolata Enterprises LLC	382.50	Profession Services
RealAmerica	116,774.25	The LaSalle Apartments
Donohue	1,325.00	Fellows and Dubail Neighborhood Improvements
GLC	48,922.65	1st Amendment to Master Lease
Hull & Associates	6,913.55	Consulting Services / Groundwater Remedy & Oliver Ind Pk / Assessment
AT&T	17,214.43	Relocate Underground Cable
Abonmarche	23,520.00	Western Ave & Olive St Intersection Improvements
Indiana Michigan Power Company	311,637.15	Southhold LLC 121 S St. Joseph & E Jefferson Blv / Western Ave & Williams
Edge Adventure Parks, LLC	20,000.00	Retainer Fee East Race Waterway & Riverfront Redevelopment
HGR Group, Inc.	330,569.51	JMS Building New North Stair Tower
HRP	78,954.10	Berlin Pl Site Development
Sherwin-Williams	145,100.00	Equipment Purchase
The Lincoln Electric Company	256,687.34	Equipment Purchase
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>		
Lehman & Lehman	2,420.00	City Cemetery Master Plan
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Abonmarche	9,200.00	Howard & Seltz Parks
Smithgroup JJR	15,280.00	Riverfront Parks and Trails Master Plan
Walsh & Kelly Inc.	76,496.32	East Bank Sewer Separation - Phase V
<u>430 FUND SOUTH SIDETIF AREA #1</u>		
Raith Riley Construction Co. Inc.	29,949.13	One Way to Two Way St Conversion
<u>436 FUND TIF NORTHEAST RESIDENTIAL</u>		
Edley Street Commons	386,218.00	Loan Amortization Schedule
Triangle Development	60,371.00	Loan NE Residential
Total	2,311,623.75	

Total Of Both Columns

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the claims as submitted to the regular meeting of Thursday, March 23, 2017.

4. Old Business

None

5. New Business

A. Public Hearings

1. Public Hearing On Resolutions

a. Resolution No. 3379

Beth Leonard Inks states that Resolution No. 3379 will appropriate an additional \$2M in River West Development Area funds.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3379 submitted on March 23, 2017.

b. Resolution No. 3380

Beth Leonard Inks states Resolution No. 3380 will appropriate an additional \$30,000 in Southside TIF No. 3. This Resolution will move remaining funds from interest paid from Southside Allocation Area No. 3 to Southside Allocation Area No. 1. This Resolution will move those funds and close the Southside TIF No. 3.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3380 submitted on March 23, 2017.

No members of the public spoke regarding either Resolution.

B. Receipt of Bids

1. 722-724 S. Michigan Street

David Relos stated that 9:00 a.m. March 23, 2017 was the deadline to submit bids for the disposition property at 722-724 S. Michigan Street. This property includes two vacant lots south of the viaduct on the east side of Michigan Street, and was advertised in the South Bend Tribune and Tri-County News on March 3 and March 10, 2017. No bids were received.

2. 117-131 S. Michigan Street

David Relos stated at 9:00 a.m. March 23, 2017 was the deadline to submit bids for the disposition property at 117-131 S. Michigan Street. These are commonly known as the Michigan Street Shops, and was advertised in the South Bend Tribune and Tri-County News on March 3 and March 10, 2017. No bids were received.

C. River West Development Area

1. Resolution No. 3387 (UEA Property Transfer)

David Relos presented Resolution No. 3387 (UEA Property Transfer). This Resolution is to accept 4 properties from the UEA. The properties will be deeded to the Redevelopment Commission and taken through the disposition process. This property is the Burke Building at Garst & Michigan and three vacant lots mid-block on the west side of Michigan, south of Sample St.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3387 (UEA Property Transfer) submitted on March 23, 2017.

2. Agreement (Collateral Assignment Berlin Place Project)

Brian Pawlowski presented the Agreement (Collateral Assignment Berlin Place Project). The collateral assignment is with Wintrust Bank for Berlin Place, giving them a collateral interest in our agreement for the loan they are receiving.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Agreement (Collateral Assignment Berlin Place Project) submitted on March 23, 2017.

3. Access Easement Agreement (Cove Lot # 4)

Brian Pawlowski presented the Access Easement Agreement for Cove Lot # 4, the old Michiana Lock & Key site. Brian explained this Agreement allows the Zion Hill Missionary Baptist Church to use a part of this Lot for parking, since Monroe St. is being vacated to allow the Berlin Place project to take place.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Access Easement Agreement (Cove Lot # 4) submitted on March 23, 2017.

4. First Amendment to Real Estate Purchase Agreement (Newmark Grubb Cressy & Everett)

Brian Pawlowski presented the First Amendment to Real Estate Purchase Agreement (Newmark Grubb Cressy & Everett). Mr. Pawlowski states this is a 60 day extension of the due diligence period in regards to the Blackthorn properties, because an environmental issue is being investigated.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the First Amendment to Real Estate Purchase Agreement (Newmark Grubb Cressy & Everett) submitted on March 23, 2017.

D. West Washington Development Area

1. Budget Request (City Cemetery Improvements)

Chris Dressel presented a Budget Request (City Cemetery Improvements). Mr. Dressel gave a history outline of the City Cemetery in which the Commission previously approved a budget request of \$300,000. A preservation assessment was prepared in 2009. Meetings were held to engage the public in the cemetery improvement process in 2013. In 2014 the West Side Main Street plan was approved. A Cemetery Master Plan was released in 2015. Key strategies will be connecting the cemetery to the surrounding neighborhoods and making it more accessible, with a focus on the people in the area and creating useable green space. The lack of connection to the entryway was the number one comment received from public discussions. Mr. Dressel asked for approval of \$450,000 to proceed with improvements including the entrance, landscaping, lighting, green space, design and off-street parking that will make on-street parking more attractive.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Budget Request (City Cemetery Improvements) submitted on March 23, 2017.

E. Other

1. Resolution No. 3385 (Fund 439 Setting Public Hearing 4/13: Certified Technology Park)

Beth Leonard Inks presented Resolution No. 3385 (Setting Public Hearing: April 13, 2017). This Resolution sets the public hearing date for appropriating additional funds in the amount of \$2.2M for Certified Technology Park.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3385 (Setting Public Hearing 4/13: Certified Technology Park) submitted on March 23, 2017.

2. Recommendation (Seven Entropy Design Studio Inc.: 701 Portage Avenue)

Davis Relos presented the recommendation (Seven Entropy Design Studio Inc.: 701 Portage Avenue). 701 Portage Avenue went through the disposition process with Seven Entropy Design Studio Inc. presenting a sealed bid. The sealed bid was opened at the previous Commission meeting with packet content sent to staff for review and recommendation. The bid met all requirements therefore staff is asking Commission approval for acceptance of the bid and to move forward with a Purchase Agreement. The intent is for a mixed use building including an apartment, small offices and a possible restaurant/café.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Recommendation (Seven Entropy Design Studio Inc.: 701 Portage Avenue) submitted on March 23, 2017.

3. Resolution No. 3388 (Honoring Aaron Kobb for Extraordinary Service to the South Bend Community & South Bend Redevelopment Commission)

Dave Varner, Vice-President of the Redevelopment Commission read and presented Aaron Kobb with Resolution No. 3388, honoring him for extraordinary service to the South Bend community & South Bend Redevelopment Commission.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3388 (Honoring Aaron Kobb for Extraordinary Service to the South Bend Community & South Bend Redevelopment Commission) submitted on March 23, 2017.

6. Progress Reports

A. Tax Abatement

B. Common Council

C. Other

Mr. Pawlowski thanked Beth Leonard Inks for the work she provides to Community Investment. Brian introduced Austin Gammage, Business Development and Angelina Billo, Economic Resources.


Austin Gammage and Angelina Billo introduced themselves to the Commissioners each giving the Commissioners a brief background history.

7. Next Commission Meeting:


Thursday, April 13, 2017, 9:30 a.m.

8. Adjournment

Thursday, March 23, 2017, 10:16 a.m.



Brian Pawlowski, Acting Executive Director



Marcia I. Jones, President