



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

May 11, 2017

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:30 a.m.

### 1. ROLL CALL

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

Members Absent:

Legal Counsel: Benjamin Dougherty, Esq.

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

Others Present:	James Mueller	DCI
	Chris Dressel	DCI
	Tim Corcoran	DCI
	Angelina Billo	DCI
	Beth Leonard Inks	DCI
	Mark Peterson	WNDU
	Eric Watson	WNDU
	Erin Blasko	South Bend Tribune
	Mo Miller	Hayes Towers
	Ed Bradley	Cressy & Everett
	Tim Janowiak	Studebaker Drivers Club

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, April 27, 2017**

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, April 27, 2017.

**3. Approval of Claims**

**A. Claims Submitted May 11, 2017**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
<u>REDEVELOPMENT COMMISSION</u> Redevelopment Commission Claims May 11, 2017 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
Tri County News	169.89	Berlin Place BP#2 Mechanical, Electrical and Plumbing	
Jones Petrie Rafinski	10,442.50	Leighton Plaza, Field Survey	
IDEM	131.25	Comm-Oliver Plow	
Abonmarche	22,500.00	Western Ave & Olive St. Intersection Improvements	
Great Latkes Capital	97,845.30	Rent	158,217.84
Y & S Technologies		Equipment Purchase for Nello	243.76
South Bend Tribune		Notice to Bidders	
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
C & S Masonry Restoration, LLC	15,124.00	Newman Center Masonry Repairs	
<u>430 FUND SOUTH SIDE TIF AREA #1</u>			
McCormick Engineering, LLC	1,620.00	Bowen St Drainage	1,080.00
Lawson-Fisher Associates P.C.	32,826.71	Roundabout Intersection Improvements	
<u>439 FUND CERTIFIED TECHNOLOGY PARK</u>			
ND	1,800,000.00	Certified Technology Park	
Total	1,980,659.65		159,541.60
Total Both Columns	2,140,201.25		

Upon a motion by Secretary Inks, seconded by Vice President Varner, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 11, 2017.

**4. Old Business**

None

**5. New Business**

**A. River West Development Area**

**1. Real Estate Purchase Agreement (VA Building/Cressy & Everett)**

David Relos presented the Real Estate Purchase Agreement (VA Building/Cressy & Everett). It is expected the VA Clinic in South Bend will be vacating their current facility on Western Avenue for their new building in Mishawaka later this year. Cressy & Everett has made an offer to purchase this building for \$125,000.

The Redevelopment Commission will retain ownership of the parking lot and the two out lots which are parts of vacated Franklin St. At closing a parking lot use agreement would be entered in to. The Agreement has a 90 day due diligence period, is subject to the current VA lease, and requires Cressy to invest a minimum of \$300,000 in building improvements over a 24 month period.

Ed Bradley, Senior V.P. with Cressy, spoke about the buildings reuse difficulties because of its construction and former uses. Cressy's concept is to update the outside esthetics so they blend with current redevelopment occurring in the area. The south end of the building will house office space, with the north end becoming an urban self-storage space to complement the many apartments coming online in the downtown area. Mr. Bradley feels that people will need extra storage space and this is a great use for the building.

Upon a motion by Commissioner Ferlic, seconded by Vice President Varner, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (VA Building/Cressy & Everett) submitted on May 11, 2017.

- 2. Personal Property Transfer Agreement (Guardhouse Property/RDistrict One LLC)** Chris Dressel presented the Personal Property Transfer Agreement (Guardhouse Property/RDistrict One LLC). When the former Studebaker site was being cleared for future development, there was a strong desire to preserve items with historic significance, including the main entry guardhouse and gates along Sample St. The guardhouse was palletized piece by piece, with a diagram of how to put it back together. These items have been stored in Building 84 for over 10 years. Tim Janowiak with the Studebaker Driver's Club, and Kevin Smith, owner of Building 84, were able to find a suitable new site within the Renaissance District which will bring prominence to the building. With this Agreement, future maintenance for these items will reside with RDistrict One LLC.

Upon a motion by Vice President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Personal Property Transfer Agreement (Guardhouse Property/RDistrict One LLC) submitted on May 11, 2017.

- 3. Professional Services: R.E. Pitts & Associates (HOF Tax Appeal)** David Relos presented the Professional Services: R.E. Pitts Associates (HOF Tax Appeal). These services are for Rick Pitts, a MAI Certified Indiana Appraiser, to attend the Hall of Fame tax appeal PTABOA hearing, for an amount not to exceed \$1,500 for his time to prepare and attend.

Upon a motion by Commissioner Ferlic, seconded by Vice President Varner, the motion carried unanimously, the Commission approved Professional Services: R.E. Pitts & Associates (HOF Tax Appeal) submitted on May 11, 2017.

**4. Budget Request (Portage Avenue Bridge)**

Chris Dressel presented a budget request of \$60,000 for the Portage Avenue Bridge. St. Joseph County is planning to replace the Portage Ave. Bridge over the former Norfolk Southern Railroad. We would follow the County's plan to widen the sidewalk for pedestrians and cyclists. These investments will provide small customizations such as decorative railing and lighting along the bridge's deck to align them with future improvements along Portage. This will also connect the multi-use trail planned for the rail corridor, making a safer connection.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Portage Avenue Bridge) submitted on May 11, 2017.

**5. Budget Request (Coal Line Trail)**

Chris Dressel presented a budget request for the Coal Line Trail. Approximately a year ago the Commission approved a funding request to begin planning to convert a portion of the former Norfolk Southern rail line, commonly referred to as the Coal Line, running from Lincoln Way West to Michigan at Angela. United Consulting Engineering Services of Indianapolis was hired to plan the conversion of this former rail line to a multi-use trail. We are now ready for additional planning services, in the amount of \$254,300. Federal funding is in place for an 80/20 match, so at a future date we will be reimbursed.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Coal Line Trail) submitted on May 11, 2017.

**6. Resolution No. 3393 (Amending Resolution No. 3361)**

Benjamin Dougherty presented Resolution No. 3393 (Amending Resolution No. 3361). This Resolution is to correct a typographical error that occurred last year when the Commission conveyed the Wayne Street Garage to the Board of Public Works. Both the garage and the storefront were included in the original deed, but only the garage should have been transferred. This Resolution will correct the deed's legal description so the storefront remains Commission owned, allowing for its possible future disposition.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3393 (Amending Resolution No. 3361) submitted on May 11, 2017.

**B. River East Development Area**

**1. Budget Increase Request (Seitz Park Survey)**

Tim Corcoran presented a budget increase request for the recently completed Seitz Park survey. An additional \$1,000 is requested to update this survey to allow a different vertical datum to be used. Older surveys of this area were performed using a different vertical datum, and to be consistent with those, we would like the current survey to reflect that datum.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Increase Request (Seitz Park Survey) submitted on May 11, 2017.

**6. Progress Reports**

A. Tax Abatement

1. Re-Confirmed tax abatements for JSK Marriott. They will now be starting construction on the Ireland Road/933 Marriott.

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, May 25, 2017, 9:30 a.m.

**8. Adjournment**

Thursday, April 27, 2017, 9:50 a.m.



---

David Relos, Economic Resources

---

Marcia I. Jones, President