



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

June 15, 2017

9:34 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
Kintae Lark, Commissioner
John Anella, Commissioner

Members Absent:

Gavin Ferlic, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate
Mary Brazinsky, Recording Secretary

Others Present:

James Mueller DCI
Beth Leonard Inks DCI
Patrick (Corbitt) Kerr DCI
Rich Estes DCI
Ricky Davila DCI
Elizabeth Maradik DCI
Brian Donoghue Innovation & Technology
Conrad Damian
Bryan Glendening IngenAE

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, May 25, 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, May 25, 2017.

3. Approval of Claims

A. Claims Submitted June 15, 2017

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims June 15, 2017 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Kolata Enterprises LLC	562.50	Professional Services
Jones Petrie Rafinski	1,682.50	Courtyard by Marriott / Coveleski Utility Relocation
HRP	34,353.66	Berlin Place Site Development
Usbank	33,150.00	SB Redev. District Taxing District Refunding Bonds of 2014
Kolata Enterprises LLC	720.00	Professional Services
Abonmarche	26,680.00	Western Ave & Olive St. Intersection Improvements 2014
United Consulting	19,039.00	Coal Line Trail Ph I & II
Jones Petrie Rafinski	13,113.75	Monroe Parking Lot and St Improvements
DLZ	1,000.00	Sample/Sheridan
Hull & Associates	600.00	GW Assessment and Remedy Ignition Pk.
Tri County News	58.91	Notice to Bidders
Newmark Grubb Cressy & Everett	50,000.00	Consulting Service for College HOF
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Walsh Kelly Inc.	188,190.25	East Bank Sewer Separation - Phase 5 (Division B)
Smith Group JJR	18,336.00	SB Riverfront Pks and Trails Master Plan
Abonmarche	900.00	Howard and Selma Parks
Abonmarche	9,863.07	Howard St Traffic Study
Indiana Earth, Inc.	40,000.00	Michiana Brick Site Demolition
Northern Indiana Roofing & Sheet	85,767.89	Newman Center Roof Repair
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
McCormick & Engineering, LLC	6,682.50	1672 Bowen Ph 2 Rd Drywells
Total	530,700.03	

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 25, 2017.

4. Old Business

None

5. New Business

A. River West Development Area

1. Resolution No. 3396 (Fat Daddy's)

David Relos presented Resolution No. 3396 (Fat Daddy's). This Resolution will accept the transfer from the Board of Public Works of 511 S. Michigan St. This is one of four parcels that make up the Fat Daddy's block but is not owned by the Commission. Transfer of ownership of this parcel will allow the Redevelopment Commission to take these properties through the disposition process.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3396 (Fat Daddy's) submitted on June 15, 2017.

2. First Amendment to Development Agreement (Heading for Home, LLC)

Patrick (Corbitt) Kerr presented the First Amendment to Development Agreement with Heading for Home, LLC. In August 2016 the Commission entered in to a Development Agreement with Heading for Home, LLC, for a not-to-exceed amount of \$3,400,000 to complete local public site improvements. On June 13, 2017 the Board of Public Works opened bids for the improvements, with the lowest responsible bid of \$3,818,000 (the project was bid out 3 times). The bid was awarded through Board of Public Works subject to Redevelopment Commission approval. This is an increase to \$418,000, but the developer has agreed to reimburse 60% of this amount. Heading for Home, LLC has also increased their private investment for the project.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the First Amendment to Development Agreement (Heading for Home, LLC) submitted on June 15, 2017.

B. River East Development Area

1. First Amendment to Agreement for Professional Services (SmithGroupJJR)

Elizabeth Maradik presented the First Amendment to Agreement for Professional Services with Smith GroupJJR. This is a request for an amendment to an agreement previously entered into with SmithGroupJJR for the Riverfront Parks & Trails project. As the City continues to work toward implementation of improvements, additional services from SGJJR are required in order to assist with Seitz Park design refinement in conjunction with the Notre Dame hydroelectric project and the Wharf Partners development, as well as assisting with the transition from planning stages to construction of Howard Park improvements. Commission approval of a not-to-exceed increase of \$60,000 is requested.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved First Amendment to Agreement for Professional Services (SmithGroupJJR) submitted on June 15, 2017.

2. First Amendment to Development Agreement (Armory, LLC)

Rich Estes presented the First Amendment to Development Agreement with Armory, LLC. This Amendment covers the storm damage of two trees falling onto the building just prior to the closing on the Newman Center property. The owner has paid for repairs from the storm damage out of pocket in the amount of \$37,500. This Amendment increases the previously approved amount by \$37,500, to cover the repairs caused by the storm damage while the property was still owned by the Commission. The project is still on track for a November opening.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (Armory, LLC) submitted on June 15, 2017.

3. Budget Request (Eddy Street, Sample Street, Beyer Avenue Right of Way Improvements)

Rich Estes presented a budget request for right of way improvements at Eddy Street, Sample Street, and Beyer Ave. As part of the ongoing development near the Newman Center, Monkeyhouse Marketing and Farmer's Market, several right-of-way improvements were designed to promote a more pedestrian and bicycle friendly environment along with addressing existing drainage and parking issues. This will resurface the pavement on Eddy, install new sidewalks and curbs, remove the concrete island at the curve, and re-configure the intersection, with a budget of \$222,000.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Eddy Street, Sample Street, Beyer Avenue Right of Way Improvements) submitted on June 15, 2017.

C. Other

1. Redevelopment Supervisory Services Agreement (Innovation & Technology)

Brian Donoghue, with the City's Innovation & Technology Dept., presented the Redevelopment Supervisory Services Agreement. On April 27, 2017 the Commission approved funding associated with the establishment of the SBxG Resource Center, which will be used to promote and facilitate certain technological research and economic development benefits. Mr. Donoghue stated that the first phase will be fundraising, in addition to the oversight and coordination of the project. Final grant approval is expected in January 2018.

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The requested amount of \$46,750 is for June 15, 2017 through December 31, 2017, with further funding of \$150,000 for each of the two years following.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Redevelopment Supervisory Services Agreement (Innovation & Technology) submitted on June 15, 2017.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, June 29, 2017, 9:30 a.m.

8. Adjournment

Thursday, June 15, 2017, 9:56 a.m.



David Relos, Economic Resources



Marcia I. Jones, President