



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

August 24, 2017

9:30 a.m.

Presiding: Dave Varner, Vice-President

227 West Jefferson Boulevard

South Bend, Indiana

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

1. ROLL CALL

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

Members Absent: Marcia Jones, Secretary
John Anella, Commissioner

Legal Counsel: Benjamin Dougherty, Esq.

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

Others Present: James Mueller DCI
Elizabeth Maradik DCI
Elizabeth Leonard Inks DCI
Patrick (Corbitt) Kerr DCI
Bryan Glendening IngenAE
Eddie Bradley Cressy
Jo Broden SBCC
Sue Kessin

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, August 10, 2017

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, August 10, 2017.

3. Approval of Claims

A. Claims Submitted August 24, 2017

REDEVELOPMENT COMMISSION	Claims submitted	Explanation of Project
Redevelopment Commission Claims August 24, 2017 for ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Selige Construction Co., Inc.	436,722.70	Western Ave & Olive St. Intersection Improvement
Abonmarche	7,337.50	Western Ave & Olive St. Intersection Improvement
Plew Shadley Racher & Braun LLP	3,224.40	Bosch/Honeywell / Environmental
Jones Petrie Rafinski	12,246.25	Courtyard by Marriott
Kolata Enterprises LLC	315.00	Professional Services
Gibson-Lewis, LLC	164,299.71	Fire Station #4
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Abonmarche Consultants of Inc.	18,925.26	Perley Primary Center Safe Routes to School Const.
SmithGroup JJR	42,765.33	SB Riverfront Pks and Trails Master Plan
C&S Masonry Restoration, LLC.	15,200.00	Newman Center Masonry Repair
J.W. Wernitz & Son, Inc,	87,281.25	Newman Center Window and Door Repair
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
McCormick Engineering, LLC	10,774.39	Bowen St. Improvements
Total	799,091.79	

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday August 24, 2017.

4. **Old Business**

5. **New Business**

A. River East Development Area

1. Resolution No. 3399 (Disposition Offering Price 126 N. Niles Avenue)

Mr. Relos presented Resolution No. 3399 (Disposition Offering Price 126 N. Niles Avenue). This is a wood framed building across from AM General on Niles Avenue that was built in 1946 and is 1,800 sq. feet. The Parks Department in the past has used this building, but no longer has an active use for the building. This Resolution sets the disposition offering price which is the average appraised value of \$64,400.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission Resolution No. 3399 (Disposition Offering Price 126 N. Niles) submitted on August 24, 2017.

2. Approval of Bid Specifications (126 N. Niles Avenue)

Mr. Relos presented Approval of Bid Specifications (126 N. Niles 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 Approval of Bid Specifications (126 N. Niles Avenue) submitted on Thursday August 24, 2017.

3. Request to Advertise (126 N. Niles Avenue)

Mr. Relos presented the Request to Advertise (126 N. Niles Avenue). This disposition property will be advertised in both the South Bend Tribune and the Tri-County News on September 1 and September 8, 2017.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Request to Advertise (126 N. Niles Avenue) submitted on Thursday August 24, 2017.

4. Budget Increase (Howard Park Reconstruction)

Mr. Kerr presented the Budget Increase (Howard Park Reconstruction). The City of South Bend wishes to implement improvements to Howard Park as recommended in the Riverfront Parks & Trails report. We would like to extend the current professional services agreement with Alliance Architects to cover the entire park. The additional fee for extending that scope is \$10,500. In addition, we wish to engage Earth Exploration to perform geotechnical services at the park for a cost of \$10,200. The City is working with Alliance Architects to develop a design for the first phase of construction (which includes the proposed buildings, ice surface & interactive water feature, playground, and the plaza & interconnecting spaces in between these elements). Staff requests Commission approval of a budget of \$20,700.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Lark, the motion carried unanimously, the Commission approved the Budget Increase (Howard Park Reconstruction) submitted on Thursday August 24, 2017.

B. River West Development Area

1. Resolution No. 3400 (Approving the Assignment of Real Estate Purchase Agreement to Blackthorn Associates, LLC)

Ms. Relos presented Resolution No. 3400 (Approving the Assignment of Real Estate Purchase Agreement to Blackthorn Associates, LLC). In February 2017 the Commission approved a Real Estate Purchase Agreement, as amended, with Cressy & Everett Commercial Corporation for the purchase of Commission owned property in Blackthorn. This Resolution assigns Cressy's rights and responsibilities under the Purchase Agreement to Blackthorn Associates, LLC, and approves a revised Deed and Assignment of Declarant Functions. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3400 (Approving the Assignment of Real Estate Purchase Agreement to Blackthorn Associates, LLC) submitted on Thursday August 24, 2017.

6. Progress Reports

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

7. Next Commission Meeting:


Thursday, September 14, 2017, 9:30 a.m.

8. Adjournment

Thursday, August 10, 2017, 9:40 a.m.



David Relos, Economic Resources



Marcia I. Jones, President