



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

November 20, 2017

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:35 a.m.

1. ROLL CALL

Members Present:

Marcia Jones, President
Don Inks, Secretary
Gavin Ferlic, Commissioner
John Anella, Commissioner

Members Absent:

Dave Varner, Vice-President
Kintae Lark, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate
Mary Brazinsky, Recording Secretary

Others Present:

Dr. James Mueller	DCI
Dan Buckenmeyer	DCI
Alkeyna Aldridge	DCI
Jacob Alexander	DCI
John March	DCI
David Ziker	Owner Ziker's
Mark Peterson	WNDU
Karina Flores	WNDU
Conrad Damian	E Broadway
Sue Kesim	Michiana Observer

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2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, October 26, 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, October 26, 2017.

3. Approval of Claims

A. Claims Submitted November 20, 2017

	Claims submitted	Explanation of Project
<u>REDEVELOPMENT COMMISSION</u> Redevelopment Commission Claims November 17, 2017 for ratified and approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
South Bend Tribune	101.22	Fellows Streetscape & Berlin PI Notice to Bidders
Tri New County	60.44	100 Wayne St Plaza Notice to Bidders
South Bend Tribune	127.76	Marriott Hotel & Hibberd Building Sites Notice to Bidders
South Bend Tribune	59.40	2017 Demolition Ph. I
HGR	72,079.06	JMS Building
Walsh & Kelly Inc.	169,496.49	Monroe St. Parking Lot
Umbaugh	6,320.00	TIF Consulting
Walsh & Kelly Inc.	378,248.20	Fellows Streetscape
Kolata Enterprises LLC	427.50	Professional Services
C & S Masonry Restoration	1,009.80	Leighton Plaza Improvements Ph. 2
City of SB	18,875.00	Legal Service
Plews Shadley Racher & Braun LLP	2,680.10	Bosch/Honeywell
Hull & Associates Inc.	17,709.26	GW & Vapor Intrusion Evaluation
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>		
Umbaugh	208.00	TIF Consulting
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Northern Indiana Roofing	4,514.10	Newman Center Roofing Repairs
Alliance	5,500.00	Howard Pk Redevelopment
Umbaugh	1,130.00	TIF Consulting
Smithgroup JJR	15,416.44	SB Riverfront Pks and Trails Master Plan
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Umbaugh	895.00	TIF Consulting
Walsh & Kelly Inc.	47,262.50	Bowen St Drainage Improvements
Reith Riley Construction Co.	173,893.24	One Way to Two Way Street Conversion
Lawson & Fisher Association		
<u>435 FUND DOUGLAS ROAD DEVELOPMENT AREA TIF</u>		
Umbaugh	116.00	TIF Consulting
<u>436 FUND TIF NORTHEAST RESIDENTIAL</u>		
Umbaugh	1,331.00	TIF Consulting
US Bank	500.00	Authority Lease Rental Revenue Refunding Bonds of 2015 Eddy St. Common
Total	917,960.51	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Monday, November 20, 2017.

4. Old Business

5. New Business

A. Receipt of Bids

1. 1036 Lincoln Way East

Mr. Relos stated that receipt of bids were due by 9:00 am for 1036 Lincoln Way East, with none being received.

B. River West Development Area

1. Temporary License Agreement for Site Examination

Mr. Buckenmeyer presented a Temporary License Agreement for Site Examination. This is a temporary license agreement for Great Lakes Capital Development LLC to investigate the SW corner of Jefferson and Main for possible future development. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Temporary License Agreement for Site Examination submitted on November 20, 2017.

2. Development Agreement (Ziker's)

Mr. Buckenmeyer presented the Development Agreement with Ziker Sample Street, LLC for their building at 251 E. Sample Street. This site was Ziker's plant that formerly served South Bend but has recently been sitting idle. The Ziker family has decided to make this building a way to give back to the community. With 70,000 square feet being re-imagined and re-developed for incubating with second stage businesses that have a focus on education. This will help the businesses grow and expand with technology and training. Part of this Agreement is a Commission investment of \$100,000 for site studies of the facility, façade and common area improvements, and customization of interior tenant / educational spaces. The developer has committed to a private investment of \$750,000.

The owner, David Ziker, spoke about the businesses that would be coming into the building. Currently there is a piano remanufacturing business. This business takes in old pianos and refurbishes them to their natural state. There is also a graphic arts studio and a group called Sew Loved, which teaches at risk women, mainly from The Crossing, and teaches them sewing skills. There is a big demand for industrial sewers in the RV industry. This program will help provide jobs to those businesses. Mr. Ziker's grandfather, a Russian immigrant was a tailor, so this brings things full circle. They are in discussion with possibly creating a fashion line which would fit in with his heritage.

There is also an AV studio with Jacob Titus that they rent out for podcasts. The second story is 14,000 square feet. The South Bend Lyric Opera is looking for a home and Mr. Ziker would like to provide that to them. The building would need an elevator along with other infrastructure needs. The site is clean with no underground tanks or leaks.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion

carried unanimously, the Commission approved the Development Agreement (Ziker's) submitted on November 20, 2017.

3. First Amendment to Development Agreement (LangLab)

Mr. Buckenmeyer presented the First Amendment to Development Agreement with LangLab LLC. This is a great second part to an incubation story of the day. About a year ago the Commission approved \$50,000 in TIF investment for infrastructure at LangLab's site on Fellows St. At the recent Board of Public Works meeting bids were opened for HVAC repairs at LangLab, coming in at approximately \$76,000. This First Amendment would increase the previously approved amount by \$26,000 to allow the low bid to be awarded. LangLab is also putting their own investment dollars into this project and have seen new tenants come on board. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the First Amendment to Development Agreement (LangLab) submitted on November 20, 2017.

4. Second Amendment to Real Estate Purchase Agreement (Cressy & Everett)

Mr. Buckenmeyer presented the Second Amendment to Real Estate Purchase Agreement with Cressy & Everett Commercial Corporation. The original purchase price for what's commonly called the VA Clinic building is being amended to account for the expenses of a Phase II environmental assessment and downspout disconnect fee. Also included is a 30 day extension of the closing date, removed language that referred to the VA lease since the lease has since been terminated, and a Temporary Access Agreement over a northern section of vacated Franklin St. to allow access to overhead doors in the building.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Second Amendment to Real Estate Purchase Agreement (Cressy & Everett) submitted on November 20, 2017.

C. Other

1. Temporary Use Agreement Gridiron (Lake Fenton Community Schools)

Mr. Relos presented the License Agreement For Temporary Use of Redevelopment Commission Property by Lake Fenton Community Schools. Lake Fenton Community Schools is asking to use the Hall of Fame Gridiron for a free public concert on April 22, 2018. They are located near Flint, Michigan.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the License Agreement (Lake Fenton Community Schools) submitted on November 20, 2017.

6. Progress Reports

A. Tax Abatement

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- B. Common Council
- C. Other

7. Next Commission Meeting:

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

8. Adjournment

Monday, November 20, 2017, 9:47 a.m.

David Relos, Economic Resources

Marcia I. Jones, President