

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

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

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- B. Common Council
- C. Other

7. Next Commission Meeting:

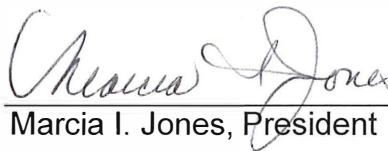
Thursday, December 14, 2017, 9:30 a.m.

8. Adjournment

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



David Relos, Economic Resources



Marcia I. Jones, President