



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

December 14, 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
Kintae Lark, Commissioner

Members Absent:

Dave Varner, Vice-President
John Anella, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate
Mary Brazinsky, Recording Secretary

Others Present:

Dr. James Mueller	DCI
Dan Buckenmeyer	DCI
Tim Corcoran	DCI
Roger Nawrot	Engineering
Frank Perri	Greater Lowell Holdings
Mark Peterson	WNDU
Caleb Bauer	South Bend Tribune
Bryan Glendening	IngenAE
Sue Kesim	Michiana Observer

South Bend Redevelopment Commission
 Regular Meeting – December 14, 2017

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Monday, November 20, 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 Monday, November 20, 2017.

3. Approval of Claims

A. Claims Submitted November 20, 2017

REDEVELOPMENT COMMISSION Redevelopment Commission Claims November 17, 2017 for ratified and approval	Claims submitted	Explanation of Project
<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. River West Development Area

1. Certificate of Completion (Xanatek – 402 S. Lafayette)

Mr. Relos presented a Certificate of Completion for Xanatek. When Xanatek purchased the Jones Petrie Rafinski building at 412 S. Lafayette, we sold them the abutting lot at 402 S. Lafayette, at the SE corner of Lafayette and Western. Per our Agreement with Xanatek, they were to complete certain improvements to the lot and building within 18 months. This Certificate of Completion will be recorded to acknowledge Xanatek has met its obligations, and the RDC no longer has a reversionary interest in the property. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Certificate of Completion (Xanatek – 402 S. Lafayette) submitted on December 14, 2017.

2. First Amendment to Real Estate Purchase Agreement (Cressy & Everett Commercial Corporation)

Mr. Buckenmeyer presented the First Amendment to Real Estate Purchase Agreement with Cressy & Everett Commercial Corporation. This First Amendment adds an additional 45 days to the Due Diligence period to allow Cressy more time to investigate their potential purchase of the Michigan and Wayne St. garage's retail spaces. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the First Amendment to Real Estate Purchase Agreement (Cressy & Everett Commercial Corporation) submitted on December 14, 2017.

3. First Amendment to Temporary License Agreement for Site Examination (Great Lakes Capital Development LLC)

Mr. Buckenmeyer presented the First Amendment to Temporary License Agreement for Site Examination with Great Lakes Capital Development LLC. This First Amendment extends by 45 days Great Lakes' time to complete site examination for the property at the SW corner of Jefferson and Main. 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 Temporary License Agreement for Site Examination (Great Lakes Capital Development LLC) submitted on December 14, 2017.

4. Budget Request (933 / Lincolnway East Road Diet and Sidewalks)

Mr. Corcoran presented a budget request for the 933 / Lincolnway East Road Diet and Sidewalks project. The City would like to partner with INDOT to study Lincolnway East between Sample and Twyckenham. The Department of Public Works along with the Department of Community Investment would like to initiate

engineering work for this project, which dovetails with the Riverfront Parks and Trails framework. This project will help connect our assets on the south side of the river to those on the north. It is expected that in January 2018 the Board of Public Works will approve the engineering work, budgeted at \$100,000. INDOT plans to repave and restripe Lincolnway in this area. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (933 / Lincolnway East Road Diet and Sidewalks) submitted on December 14, 2017.

B. River East Development Area

1. Budget Request (Howard Park)

Mr. Nawrot presented the budget request for Howard Park. This is for additional soil testing work for planned improvements to Howard Park, and will aid in the current design work that is underway. A budget increase of \$2,800 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Howard Park) submitted on December 14, 2017.

2. Development Agreement (Greater Lowell Holdings LLC)

Mr. Buckenmeyer presented the Development Agreement with Greater Lowell Holdings LLC. This Agreement incorporates two properties with buildings on both. The first property is the 8,300 sf historic J.C. Lauber building at LaSalle and Niles, which will be redeveloped in to a retail / restaurant / community center. Private investment for this property is a minimum of \$2M.

The second property is the former 5,300 sf LaSalle Body Shop at Niles and Colfax, which will be redeveloped in to an office / professional event space to be known as The Garage. Private investment for this property is a minimum of \$1.4M.

An employment obligation of this Agreement is 24 new full-time employees. To support both projects, River East funding in a total amount of \$400,000 is requested, to be used for façade, parking lot, and infrastructure improvements.

Frank Perri, the developer, spoke about the historic J.C. Lauber building. The project will take a minimalist approach in fixing up the building. They will try to keep the feeling of nostalgia to the building and keep the interior and uniqueness about it. The building will also include a part for the community.

The Garage already has a tenant lined up, J2 Marketing, led by Eric Johnson and 12 creative individuals. Eric states J2 is postured and ready to be a conduit of creative and collaborative energy in South Bend. He looks forward to making their home in the East Bank along with other visionary businesses and locals. They can't wait to see what other businesses / locals may be attracted to this part of the City. J2 will employ mostly under 30 year old millennials and bring that feel to that side of the river. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Development Agreement (Greater Lowell Holdings) submitted on December 14, 2017.

6. Progress Reports

A. Tax Abatement

1. The Jefferson and Main tax abatement was Confirmed on Monday.

B. Common Council

C. Other

1. Mr. Relos gave an update that our Hall of Fame tax appeal for the years 2015, 2016, and 2017 have been agreed to by the Assessor's office, so we are now current for the appeals filed. It is hoped when the 2018 assessment is received a new appeal will not need to be filed.

7. Next Commission Meeting:

Thursday, December 28, 2017, 9:30 a.m.

8. Adjournment

Thursday, December 14, 2017, 9:54 a.m.

David Relos, Economic Resources

Marcia I. Jones, President