



South Bend  
**Redevelopment Commission**  
 227 West Jefferson Boulevard, Room 1308, South Bend,  
 Indiana

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

January 25, 2018  
 9:30 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  
 Gavin Ferlic, Commissioner  
 Kintae Lark, Commissioner

Members Absent:

Legal Counsel: Benjamin Dougherty, Esq.

Redevelopment Staff: David Relos, RDC Staff  
 Mary Brazinsky, Board Secretary

Others Present: Tim Corcoran DCI  
 Elizabeth Leonard Inks DCI  
 Austin Gammage DCI  
 Jitin Kain Engineering  
 Kara Boyles Engineering  
 Kyle Silveus Engineering  
 Caleb Bauer South Bend Tribune  
 Mark Seaman Prism/South Bend

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, January 11, 2018**

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, January 11, 2018.

**3. Approval of Claims**

**A. Claims Submitted January 25, 2018**

	Claims submitted	Explanation of Project
<u>REDEVELOPMENT COMMISSION</u>		
Redevelopment Commission Claims January 25, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
CBS Service Inc.	118,783.25	Berlin Place No. 2 Electrical, Mechanical & Plumbing - Division A
Gibson-Lewis, LLC	185,481.97	Fire Station #4
Walsh & Kelly Inc.	6,454.30	Monroe St. Parking Lot
Hull & Associates Inc.	6,837.70	GW & Vapor Intrusion Evaluation
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
J.W. Wertz & Sons, Inc.	43,318.75	Newman Center Window and Door Repairs
Smithgroup JJR	3,598.69	SB Riverfront Pks and Trails Master Plan
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Walsh & Kelly Inc.	6,696.10	Bowen St Drainage Improvements
Total	371,170.76	

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, January 25, 2018.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Second Amendment to Real Estate Purchase Agreement (Michigan Street Shops LLC)**

Mr. Relos presented the Second Amendment to Real Estate Purchase Agreement with Michigan Street Shops LLC (Buyer). The Second Amendment extends the due diligence period an additional 90 days, revises the deed to reflect the Buyer as Assignee. This Amendment also authorizes staff and legal to finalize the form of Estoppels to be provided the Buyer at closing.

Mr. Dougherty added that the Estoppel within the Agreement is still being worked on and will be removed from the Agreement to be signed today. He asked for Commission approval granting authorization and to strike the current Estoppel Certificate. It will be in similar form; only the tenant information portion is expected to differ. There will be no additional cost to the Commission. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Second Amendment to Real Estate Purchase Agreement (Michigan Street Shops LLC) submitted on January 25, 2018.

**2. Budget Request (Lincolnway East Corridor Project)**

Ms. Boyles presented the Budget Request for the Lincolnway East Corridor Project. This request is for a road diet that will narrow the travel lanes to allow sidewalks on the north side of Lincolnway, from Sample to Twyckenham. This project will be in conjunction with INDOT's State Road 933 paving project. Because property owners on the south side of Lincolnway also own on the north side, it is expected that some parcels will need to be acquired. The bridge over Bowman Creek will be studied as well.

This request, in the amount of \$700,000, will fund survey, right of way research, design work, and coordination with INDOT. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Lincolnway East Corridor Project) submitted on January 25, 2018.

**3. Budget Request (Loading Study)**

Mr. Corcoran presented this budget request, which will allow a loading study, or pre-concept plan, for the block bounded by Jefferson, Lafayette, Main, and Wayne. In light of the possible Main & Jefferson project, this study will help staff understand how buildings and parking may work within this block. This study will be a high level conceptual planning tool to investigate how the block and street could look if fully built out. It will include buildings, parking, and businesses partnering together, and will help us look at the capacity for the block. We would like businesses and landowners to engage and work together to ensure the project coming this spring will not preclude others. A budget of \$15,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Loading Study) submitted on January 25, 2018.

**B. South Side Development Area**

**1. Budget Request (St. Joseph Streetscape (Menards))**

Ms. Boyles presented the Budget Request for the St. Joseph Streetscape Project. This project will initiate the engineering design work for the construction of streetscape improvements on St. Joseph St., south of Ireland, to enhance the entrance for the new Menards store, Holiday Inn, and an expected restaurant and possible second hotel on the old K-Mart site. Included in the project will be a road diet, new sidewalks, curbs, lighting, and drainage. A budget of \$400,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (St. Joseph Streetscape (Menards)) submitted on January 25, 2018.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, February 8, 2018, 9:30 a.m.

**8. Adjournment**

Thursday, January 25, 2018, 9:49 a.m.

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David Relos, Economic Resources

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Marcia I. Jones, President