



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

February 8, 2018
9:30 a.m.
Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:32 a.m.

1. ROLL CALL

Members Present: Marcia Jones, President
Dave Varner, Vice-President
Don Inks, Secretary
Gavin Ferlic, Commissioner

Members Absent:

Legal Counsel: Benjamin Dougherty, Esq.

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

Others Present: James Mueller DCI
Dan Buckenmeyer DCI
Chris Dressel DCI
Elizabeth Leonard Inks DCI
Caleb Bauer South Bend Tribune
Eric Henderson Prism Environmental
Joshua Edwards South Bend Ethanol
Conrad Damian 718 E Broadway
Jonathon Geels Troyer Group
Boris Bystrov Mercuria/SB Ethanol

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, January 25, 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 25 2018.

3. Approval of Claims

A. Claims Submitted February 8, 2018

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims February 8, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Tri-County News	55.86	Ads for Bids
DLZ	10,035.00	Sample-Sheridan Signs / Tucker Dr.
Abonmarche	5,900.00	Lincoln Way W and Charles Martin Sr. Intersection
AEP	1,795.46	Portage Bridge Replacement Beautify and Outfit the Bridge Dect with Decorative Rail & Lighting
Jones Petrie Rafinski	7,723.75	Downtown East-West Streetscapes / Courtyard by Marriott
IDEM	450.00	Professional Services
CBS Service, LLC	103,914.33	Berlin Place No. 2 Electrical Mechanical & Plumbing - Division A
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>		
DLZ	50,887.00	Colfax Ave Two-Way
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
HRP	59,099.70	Newman Center Site Development Division B & C
Lawson-Fishers Associates P.C.	2,531.84	IN-Corby St Storm Sewer System
Abonmarche	8,072.16	Parley Primary Center Safe Routes to School Construction Inspection Srvc
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
McCormick Engineering	607.50	Bowen St. Improvements
Donohue	2,430.00	South Wellfield, WTP & Pressure Zone Improvements
<u>436 FUND TIF NORTHEAST RESIDENTIAL</u>		
Usbank	1,234,500.00	Authority Lease Rental Revenue Refunding Bonds of 2015 Eddy St. Common
Usbank	628,472.18	Economic Development Revenue Bonds, Series 2017 (Eddy's St. Ph. II)
Total	2,116,474.78	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Thursday, February 8, 2018.

4. Old Business

5. New Business

A. River West Development Area

1. Reimbursement Agreement (SJC Public Library)

Mr. Relos asked for Commission approval to table this item.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved tabling the Reimbursement Agreement (SJC Public Library) submitted on February 8, 2018.

2. Agreement for Professional Services (Torti Gallas and Partners)

Mr. Dressel presented the Agreement for Professional Services with Torti Gallas and Partners. This is in conjunction with last meeting's budget request for a Loading Study which was approved for \$15,000. The block is bounded by Wayne, Lafayette, Jefferson and Main. This study will be looking at the full parking capacity of this block in light of a possible new development at the SW corner of Jefferson and Main.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Agreement for Professional Services (Torti Gallas and Partners) submitted on February 8, 2018.

3. Agreement for Professional Services (Opticos)

Mr. Dressel presented the Agreement for Professional Services with Opticos. This Agreement is for the Portage / Elwood project area, and will study opportunities in this portion of the city for the first time. Opticos will help build a vision for this commercial area, and will hold a one day meeting for residents and businesses to provide input as possibilities are explored.

Commission approval in a not- to-exceed amount of \$60,000 is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Agreement for Professional Services (Opticos) submitted on February 8, 2018.

4. Certificate of Completion (JPR reuse of Schilling's Building)

Mr. Relos presented the Certificate of Completion for Jones Petrie Rafinski's reuse of the former Schilling's Building, located at 325 – 333 S. Lafayette. On March 24, 2016 the Commission entered in to an Agreement to Buy and Sell Real Estate (Agreement) with Jones Petrie Rafinski (JPR), for the former Schilling's property at the NW corner of Lafayette and Western.

As part of that Agreement they were to spend no less than \$650,000 on building improvements within 18 months from closing which occurred on March 31, 2016. JPR has supplied documentation that they have met their obligations under the Agreement and now request a Certificate of Completion.

Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the Certificate of Completion (JPR reuse of Schilling's Building) submitted on February 8, 2018.

5. First Amendment to Development Agreement (Hibberd Development, LLC)

Mr. Mueller presented the First Amendment to Development Agreement with Hibberd Development, LLC. This Amendment increases the Commission's support of this project by an additional \$130,000, to help connect the water and sanitary lines to the mains in Main St. in front of this building.

Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the First Amendment to Development Agreement (Hibberd Development, LLC) submitted on February 8, 2018.

6. Resolution No. 3425: Lease Termination and Bill of Sale

Mr. Buckenmeyer presented Resolution No. 3425, a Lease Termination and Bill of Sale for the ethanol plant on the southwest side of the City, formally known as Noble Americas South Bend Ethanol LLC and is now South Bend Ethanol LLC. The City has a long history of partnership with ethanol plant. This Resolution is a final housekeeping item to transfer equipment covered under the lease. The final lease payment has been made and this will release our interest in it.

Josh Edwards and Boris Bystrov from Mercuria were introduced to the Commissioners. Boris Bystrov also worked with Noble Americas. He explained that Mercuria Corporation is based out of Geneva, Switzerland. Boris thanked the City of South Bend and said it was exciting to be working with the City. They are looking to expand and work with the farming community as well. Their ethanol is a viable blend being exported all over the world, and will continue for years to come. They are not dependent on the current federal subsidy to continue as a viable business. They work with local bottling companies like Coca Cola for their CO2 byproduct.

Josh Edwards thanked the Commission and explained there are over 200 trucks in and out of the plant every day, and this partnership with the City will help continue their success.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3425: Lease Termination and Bill of Sale submitted on February 8, 2018.

7. Resolution No. 3426: Accepting Transfer of Property from Board of Public Works: 322 S. Lafayette

Mr. Relos presented Resolution No. 3426, which accepts the transfer of 322 S. Lafayette from the Board of Public Works (BPW). This property will then eventually be taken through the Commission's disposition process. This property is the parking lot we previously did a land swap with JPR for our lot across the street. This is subject to the Board of Public Works approval next Tuesday, February 13, 2018.

Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3426: Accepting Transfer of Property from Board of Public Works: 322 S. Lafayette submitted on February 8, 2018.

8. Resolution No. 3427: Accepting Transfer of Property from Board of Public Works: PNA

Mr. Relos presented Resolution No. 3427, which accepts the transfer of 2401 W. Western from the Board of Public Works (BPW). This property is the NW corner of Olive and Western, and is the site of the former PNA Lodge # 83. It was purchased for intersection improvements, and the remaining approximately .9 acres will eventually be taken through the Commission's disposition process. This transfer is subject to the Board of Public Works approval next Tuesday, February 13, 2018.

Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3427: Accepting Transfer of Property from Board of Public Works: PNA submitted on February 8, 2018.

B. Ratification

1. License Agreement for Temporary Use (Science Alive Parking)

Mr. Relos presented the License Agreement for Temporary Use (Science Alive Parking). This was for the Library's Science Alive annual event to use the VA parking lot as an overflow lot during their event.

Commission ratification is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the ratification of the License Agreement for Temporary Use (Science Alive Parking) submitted on February 8, 2018.

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6. Progress Reports

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

7. Next Commission Meeting:

Thursday, February 22, 2018, 9:30 a.m.

8. Adjournment

Thursday, February 8, 2018, 9:50 a.m.

David Relos, Economic Resources

Marcia I. Jones, President