



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

March 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 Don Inks, Secretary Gavin Ferlic, Commissioner Quentin Phillips, Commissioner	
Members Absent:	Dave Varner, Vice-President Leslie Wesley	
Legal Counsel:	Elliot A. Anderson, City Attorney	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	James Mueller Dan Buckenmeyer Pam Meyer Elizabeth Leonard Inks Kyle Silveus Kara Boyles Caleb Bauer Conrad Damian Eric Henderson Lisa DeBerry	DCI DCI DCI DCI Engineering Engineering South Bend Tribune 718 E Broadway Prism Environmental Resident

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, February 22, 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, February 22, 2018.

3. Approval of Claims

A. Claims Submitted March 8, 2018

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims March 8, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
HGR	96,477.51	JMS Façade Work
Gibson-Lewis, LLC	220,786.20	Fire Station #4
Abonmarche	12,200.00	Lincoln Way W and Charles Martin Sr. Intersection
DLZ	5,215.00	Sample-Sheridan Signs
DLZ	6,680.00	Tucker Drive
United Consulting	2,435.01	Coal Line Trail (Ph. I)
Kolata Enterprises LLC	607.50	Professional Services
Jones Petrie Rafinski	9,422.50	Downtown East-West Streetscape
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Armory LLC	31,444.00	Refund to Developer Armory Project
The Robert Henry Corporation	16,991.48	Newman Center Site Development Division A and Alternate A
Abonmarche	4,155.00	Perley Primary Center Safe Routes to School Construction Inspection Srvc
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
McCormick Engineering	4,252.50	Bcwen St. Improvements
Walsh & Kelly Inc.	6,696.10	Bcwen St. Drainage
Total	320,885.29	

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

4. Old Business

5. New Business

A. River West Development Area

1. Resolution No. 3429 (Disposition Offering Price 2401 W Western Avenue)

Mr. Relos presented Resolution No. 3429. This Resolution sets the disposition offering price for 2401 W Western Avenue at \$63,000, which is the average of the two appraisals completed for this property, located at the corner of Olive and Western; the old PNA site.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3429 (Disposition Offering Price 2401 W Western Avenue) submitted on March 8, 2018.

2. Approval of Bid Specifications (2401 W Western Avenue)

Mr. Relos presented the Bid Specifications for 2401 W Western Avenue. The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3429 (Disposition Offering Price 2401 W Western Avenue) submitted on March 8, 2018.

3. Request to Advertise (2401 W Western Avenue)

Mr. Relos presented the Request to Advertise for 2401 W Western Avenue. This disposition property will be advertised in the South Bend Tribune on March 16 and March 23, 2018.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Request to Advertise 2401 W Western Avenue submitted on March 8, 2018.

4. Budget Request (Gateway Center)

Mrs. Meyer presented a budget request for the Gateway Center, as recommended by the Mayor's Working Group on Homelessness. This is a culmination of efforts to coordinate a site, facility, partners, and operations of a Gateway Center to serve as a coordinated entry point (a federally required process for homeless individuals seeking assistance). Each homeless individual would be assessed and put on a list in order of priority of their needs ranking.

A donation of modular units from Ivy Tech to the City has been approved. These units are being considered for the Center; units are to be moved within the next two week to a preliminary site for storage. Hope Ministries has agreed to operate this project along with guidance from the City. A budget request in the amount of \$1.5m is requested, for eventual site acquisition, improvement, and infrastructure.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request (Gateway Center) submitted on March 8, 2018.

5. Resolution No. 3431 (SBCC SDC)

Mr. Buckenmeyer presented Resolution No. 3431. The System Development Charge (SDC) is a charge for new development for water and sewer downstream costs. This is a request to pay in a not-to-exceed amount of \$500,000 for the payment of the SDC for the South Bend Chocolate factory and museum project at the SW corner of US 20 and the Bypass. DCI will be working in coordination with the Department of Public Works for the provision of the SDC charge.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3431 (SBCC SDC) submitted on March 8, 2018.

6. Budget Request (Chocolate Park Sewer Extension)

Mr. Buckenmeyer presented a budget request for the South Bend Chocolate Park sewer extension, which is a part of the previous item on today's agenda. The Department of Community Investment in conjunction with the Department of Public Works is initiating the next phase of work to connect water and sewer to the Chocolate Park. On October 26, 2017 the Commission approved a budget of \$50,000 to conduct the initial survey work to extend the City's existing sewer system leading to the site. This budget request in the amount of \$100,000 is for the next phase of professional services in engineering design for sewer and water connection to the site.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Request (Chocolate Park Sewer Extension) submitted on March 8, 2018.

6. Progress Reports

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

7. Next Commission Meeting:

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

8. Adjournment

Thursday, March 8, 2018, 9:42 a.m.

David Relos, Property Development Manager

David Varner, Vice President