



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

March 22, 2018
9:30 a.m.
Presiding: Dave Varner, Vice-President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:30 a.m.

1. ROLL CALL

Members Present:	Dave Varner, Vice-President	
	Don Inks, Secretary	
	Gavin Ferlic, Commissioner	
	Quentin Phillips, Commissioner	
	Leslie Wesley, Commissioner	
Members Absent:	Marcia Jones, President	
Legal Counsel:	Elliot A. Anderson, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	James Mueller	DCI
	Dan Buckenmeyer	DCI
	Austin Gammage	DCI
	Elizabeth Leonard Inks	DCI
	Kara Boyles	Engineering
	Kyle Silveus	Engineering
	Caleb Bauer	South Bend Tribune
	Lisa DeBerry	
	Eric Henderson	Prism Environmental
	Will Smith	

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, March 8, 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, March 8, 2018.

3. Approval of Claims

A. Claims Submitted March 22, 2018

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
<u>REDEVELOPMENT COMMISSION</u> Redevelopment Commission Claims March 22, 2018 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
CBS Service, LLC	208,753.00	Berlin Place No. 2 Electrical, Mechanical & Plumbing - Division A	
City of South Bend	17,974.39	Reimburse for Engineering Service Rendered	
Gibson-Lewis LLC	266,409.90	Fire Station #4	
1st Source Bank	1,851,229.00	Replenish RDA Funds Spent from Studebaker Bond	
Hull & Associates Inc.		GW/Vapor -Studebaker Site	1,769.14
DLZ		Olive & Tucker Survey / Sample-Sheridan Signal	17,165.00
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
HRP Construction, Inc.	21,785.53	Newman Center Site Development Division B & C	
Abonmarche		Perley Primary Center Safe Routes to School Construction Inspection Srvc.	10,311.09
Total	2,366,151.82		29,245.23
Total Of Both Columns	2,395,397.05		

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Thursday, March 22, 2018.

4. Old Business

5. New Business

A. River West Development Area

1. First Amendment to Development Agreement (GLC Spec II)

Mr. Buckenmeyer presented the First Amendment to Development Agreement for the GLC Spec II project in Ameriplex 80 / 90, on the City's northwest side. As part of the funding in the Development Agreement, the City's expected System Development Charge for this project was to be paid. Inadvertently, GLC was billed and paid this charge. To account for that payment, this Amendment eliminates that part of the funding and allows it to be used for site infrastructure work along with improvements to the lift station that serves this larger area.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the First Amendment to Development Agreement (GLC Spec II) submitted on March 22, 2018.

2. Budget Request (Water Works Projects Cleveland Well Fields North and South)

Ms. Boyles presented a budget request for Water Works projects at the Cleveland North Well Field. This was a project outlined in 2018 TIF budget for the Southside. Many of the Water Works assets, including the wells and associated pumps and motors, have been operating well beyond their useful lives and are in need of replacement to maintain operability and system reliability. Improvements at Cleveland North Well Field include replacement of the bulk fluoride tank, refurbishment of well #5, refurbishment of well #6, and roofing repairs. An updated online analyzer is needed for process control and water quality purposes.

The request for funding will help the South Bend Water Works complete a portion of their 6-Year Partial Capital Improvement and Replacement Plan. This Project was listed as a critical project, and identified in the Indiana Utility Regulatory Commission (IURC) testimony as projects to be funded with TIF in 2018. Commission approval for a budget of \$233,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved a Budget Request (Water Works Projects Cleveland Well Fields North and South) submitted on March 22, 2018.

3. License Agreement (DTSB/Gridiron 2018)

Mr. Relos presented a License Agreement for DTSB's use of the Gridiron in 2018 for the following events: First Fridays, Egg Stravaganza, Summer Fitness Series, Summer Film Series, Art Beat, Downtown Trick or Treating, and Downtown for the Holidays, for the dates and times listed on Exhibit B. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the License Agreement (DTSB/Gridiron 2018) submitted on March 22, 2018.

4. Resolution No. 3430 (Lafayette Building Parking)

Mr. Relos presented Resolution No. 3430, to allow the relocation of parkers near the Lafayette Building, located at 115 S. Lafayette. On October 12, 2017 the Commission approved a budget of \$1.5 million for the stabilization of this historic local landmark. The first step in this process is a new roof, which is under contract and expected to begin next week and take approximately 3 to 4 weeks. There are nine people parking behind the building and four to its south, which will need to be relocated for safety reasons. WNIT can accommodate these parkers in their parking lot about one block to the southwest, for \$40 per space per month.

This Resolution authorizes Mr. Relos and Ms. Mary Ramsdell in Admin & Finance to execute documents for this temporary parking relocation during the Lafayette roofing project. Commission approval in a not-to-exceed of \$1,500 is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3430 (Lafayette Building Parking) submitted on March 22, 2018.

B. River East Development Area

1. Budget Request (East Race Sewer Analysis Wharf/Commerce)

Ms. Boyles presented a budget request for a sewer analysis in the East Race area of the Wharf and Commerce Center sites. Some of the existing sewer system in this area is thought to be up to 100 years old. With the multiple new developments that are anticipated to connect to this existing network, the anticipated flows versus the available capacity are not well understood. The Wharf Partners, The Commerce Development, and Seitz Park will be new users contributing to the sanitary that eventually empties into the combined sewer along Niles Avenue. In order to ensure adequate infrastructure and available capacity for all users, we would like to engage a consulting engineer to study this area. Commission approval for a \$25,000 budget is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved a Budget Request (East Race Sewer Analysis Wharf/Commerce) submitted on March 22, 2018.

C. South Side Development Area

1. Budget Request (Water Works Projects Olive GAC Plant Improvements)

Ms. Boyles presented a budget request for Water Works projects for the Olive GAC plant improvements. Many of the assets, including the wells and associated pumps and motors, have been operating well beyond their useful lives and are in need of replacement to maintain operability and system reliability. This project involves the rehabilitation of the Olive GAC plant. Replacement of the GAC media is needed for water quality and regulatory compliance. The project also includes upgrades to chlorination and the fluoride system. The natural gas heating unit is also to be replaced.

The request for funding will help the South Bend Water Works complete a portion of their 6-Year Partial Capital Improvement and Replacement Plan. This Project was listed as a critical project, and identified in the Indiana Utility Regulatory Commission (IURC) testimony as projects to be funded with TIF in 2018. Commission approval for a budget of \$786,000 is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Budget Request (Water Works Projects Olive GAC Plant Improvements) submitted on March 22, 2018.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, April 12, 2018, 9:30 a.m.

8. Adjournment

Thursday, March 22, 2018, 9:45 a.m.

David Relos, Property Development Manager

Don Inks, Secretary