



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

**SOUTH BEND REDEVELOPMENT COMMISSION
RESCHEDULED MEETING**

April 26, 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 Quentin Phillips, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Marcia Jones, President Gavin Ferlic, Commissioner	
Legal Counsel:	Elliot A. Anderson, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	James Mueller Dan Buckenmeyer Tim Corcoran Chris Dressel Pam Meyer Elizabeth Leonard Inks Sandra Kennedy Kara Boyles Joe Hart Brad Emberton Jeff Smoke Mark Peterson Eric Watson Conrad Damian	DCI DCI DCI DCI DCI DCI Legal Engineering SB Cubs Newman Center Great Lakes Capital WNDU WNDU 718 E Broadway

South Bend Redevelopment Commission
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2. Approval of Minutes

A. Approval of Minutes of the Rescheduled Meeting of Friday, April 13, 2018

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the rescheduled meeting of Friday, April 13, 2018.

3. Approval of Claims

A. Claims Submitted April 26, 2018

	Claims submitted	Explanation of Project
<u>REDEVELOPMENT COMMISSION</u>		
Redevelopment Commission Claims April 26, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
CBS Service, LLC	223,428.13	Berlin Place No. 2 Electrical, Mechanical & Plumbing - Division A
City of South Bend	19,252.50	Legal Services
Torti Gallas & Partners	7,000.00	Loading Study to Develop A Concept Plan Test FI Space & Pking Capacity
A & Z Engineering, LLC	13,462.50	SB BPW Airport Annexation A&Z Survey
WNIT	440.00	Service for 12 Parking Spaces
DLZ	3,190.00	Olive & Tucker Survey
Jones Petrie Rafinski	16,450.00	Downtown East-West Streetscape
Abonmarche	5,500.00	Lincoln Way West & Charles Martin Sr. Intersection
Rieth Riley Construction, Co.	13,046.26	Downtown Mill & Asphalt Overlay
United Consulting	3,418.67	Coal Line Trail Ph I
Walsh & Kelly Inc.	242,380.56	Marriott Hotel Site Development at HOF Ph. 3 Division A, B & C
Gibson-Lewis, LLC	169,252.83	Fire Station #4
Hull & Associates Inc	3,326.57	GW & Vapor Intrusion Evaluation
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Yvonne Nugent	150.00	Relocation Business Self Move Based on PPMO Brochure
DLZ	22,580.00	Colfax Ave Two-Way
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Abonmarche	4636.04	Perley Primary Center Safe Routes to School Construction Inspection Srvc.
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
McCormick Engineering	7,762.50	Bowen St. Improvements
American Structurepoint	735.00	Traffic Impact on 3 Signalized
Donohue & Associates	2,175.00	South Well Field Improvements
US Bank	6,055.75	Erskine Clubhouse Assessment
Kil Architecture Planning	6,569.00	Erskine Clubhouse Assessment
Total	770,811.31	

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, April 26, 2018.

4. Old Business

5. New Business

A. River West Development Area

1. Resolution No. 3432: (Disposition Offering Price 1522-1536 Prairie)

Mr. Relos presented Resolution No. 3432. This Resolution sets the disposition offering price for these properties, which is the average of two appraisals completed for these properties. There are four parcels that make up this disposition process. We are offering three different ways to purchase the four parcels. Appraised values are as follows: 1522 Prairie is \$30,000, 1522 & 1524 Prairie are \$33,500 and 1526 – 1536 Prairie are \$10,650. Commission approval is requested to set the disposition offering prices for these properties.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3432: (Disposition Offering Price 1522-1536 Prairie) submitted on April 26, 2018.

2. Approval of Bid Specifications and Design Considerations (1522-1536 Prairie)

Mr. Relos presented the Approval of Bid Specifications and Design Considerations for 1522-1536 Prairie. 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 Phillips, the motion carried unanimously, the Commission approved Approval of Bid Specifications and Design Considerations (1522-1536 Prairie) submitted on April 26, 2018.

3. Request to Advertise (1522-1536 Prairie)

Mr. Relos presented the Request to Advertise for 1522-1536 Prairie. This disposition property will be advertised in the South Bend Tribune on May 4 and May 11, 2018.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Request to Advertise (1522-1536 Prairie) submitted on April 26, 2018.

4. Redevelopment Authority Lease Termination Agreement (Morris PAC)

Mr. Relos presented the Redevelopment Authority Lease Termination Agreement (Morris PAC). Since the bonds on the Morris Performing Arts Center Project have been retired, and the Redevelopment Commission, as Lessee under the recorded Lease with the Redevelopment Authority has met its obligations, this Lease Termination Agreement will be recorded to acknowledge that the Lease is terminated and of no further force or effect. The Redevelopment Authority approved this Agreement at its April 16th meeting. Commission approval of this Lease Termination Agreement is requested.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Redevelopment Authority Lease Termination Agreement (Morris PAC) submitted on April 26, 2018.

5. Redevelopment Authority Lease Termination Agreement (HOF)

Mr. Relos presented the Redevelopment Authority Lease Termination Agreement (HOF). Since the bonds on the Hall of Fame have been retired, and the Redevelopment Commission, as Lessee under the recorded Lease with the Redevelopment Authority has met its obligations, this Lease Termination Agreement will be recorded to acknowledge that the Lease is terminated and of no further force or effect. The Redevelopment Authority approved this Agreement at its April 16th meeting. Commission approval of this Lease Termination Agreement is requested.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Redevelopment Authority Lease Termination Agreement (HOF) submitted on April 26, 2018.

6. Budget Request: (Bowman Creek/Ravina Park)

Ms. Boyle presented a budget request for Bowman Creek/Ravina Park. This project includes the stream bank restoration to portions of Bowman Creek within Ravina Park, including toe wood structure and soil bench stabilization measures and installation of erosion control fabric and live stakes for erosion control. The project will also include pedestrian improvements in Ravina Park including the installation of concrete walk and pavement as part of a stream overlook, as well as site grading and landscape improvements. Commission approval for an additional \$40,000 to complete this project is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request: (Bowman Creek/Ravina Park) submitted on April 26, 2018.

7. Budget Request: (Ameritech Drive Pavement Improvements)

Ms. Boyle presented a budget request for Ameritech Drive Pavement Improvements. This project includes road reconstruction improvements at Ameritech Drive, south of Cleveland Road. There is a lot of heavy industrial usage in this area, especially on the south side. An alternate for milling and resurfacing north of Cleveland Road will be included as well. Plans are 90% complete with a total estimated construction cost of \$446K for both the north and south portions. Commission approval in the amount of \$450,000 is requested.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Budget Request: (Ameritech Drive Pavement Improvements) submitted on April 26, 2018.

8. Budget Request: (Downtown Streetscape – Cross Streets)

Ms. Boyle presented a budget request for Downtown Streetscape – Cross Streets. As part of the City’s continuing effort to implement “complete streets”, and following up to the One-way to Two-way Conversion project, the first of many “Cross Streets” projects will be constructed in 2018. The initial project will focus on Colfax between Main St. and Michigan St., and the portion of Michigan between Colfax and LaSalle – including the Morris plaza right-of-way. This streetscape project will address elements below ground as well as typical above ground lighting, landscaping, curbs and sidewalks, etc. The project will begin in approximately three weeks.

Tim Corcoran stated there will be a curb less street that will connect the Morris to John Hunt Plaza. It will no longer look like a road, although it will be accessible to vehicles. This will be extremely pedestrian friendly. Commission approval in an amount of \$1.1M is requested, while noting that \$600,000 from 2017 will also be used for this project.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Budget Request: (Downtown Streetscape – Cross Streets) submitted on April 26, 2018.

9. Budget Request: (Tucker Drive)

Ms. Boyle presented a budget request for Tucker Drive. This project was initiated at the bequest of Steel Warehouse of South Bend. In order to find the most economical solution to their concerns, Steel Warehouse donated the right-of-way to build the new intersection which will allow safe turning radii for trucks entering onto Olive Street. This element of work was not included in the County’s Olive/Sample Overpass Rehabilitation project. Work to be performed includes pavement and curb removal, earthwork, concrete paving, integral curb, concrete drives, inlets, manholes, storm sewers, underground storm water infiltration system, site restoration, signing and pavement markings. Commission approval in the amount of \$130,000 is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request: (Tucker Drive) submitted on April 26, 2018.

10. Second Amendment to Development Agreement (Heading for Home LLC)

Mr. Mueller presented the Second Amendment to Development Agreement with Heading for Home LLC. This project is scheduled to have the first building opening in July and the entire project being completed in September. The private investment has increased due to material costs and weather delays, and we would like to maintain our partnership at the same percentage of 16.4 percent, for an additional \$230,000 to complete plaza and landscape improvements that will connect the Stadium to the corner of Lafayette and Western.

Joe Hart, South Bend Cubs noted that the money will be for the public plaza that the Parks Department still owns, including streetscape and landscape areas.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Second Amendment to Development Agreement (Heading for Home LLC) submitted on April 26, 2018.

11. Temporary License Agreement For Site Examination (Great Lakes Capital Development LLC)

Mr. Relos requested this item be withdrawn, since item 5A13 has been added and includes the terms of this item.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission withdrew the Temporary License Agreement For Site Examination (Great Lakes Capital Development LLC) submitted on April 26, 2018.

12. Lafayette Building (Environmental Services Contract)

Mr. Corcoran presented an Environmental Services Contract for the Lafayette Building. This contract is with Heartland Environmental Associates, Inc., for services related to asbestos abatement within the Lafayette Building. The cost of services is \$37,500 and includes all abatement activities, including disposal costs, along with environmental oversight, air monitoring and final reporting. This contract will be fully paid by Indiana Brownfield funds, but Commission approval is needed. This estimate also includes the removal of debris that is necessary to be removed to facilitate asbestos abatement activities.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Lafayette Building (Environmental Services Contract) submitted on April 26, 2018.

13. Real Estate Purchase Agreement (Bald Mountain, LLC)

Mr. Buckenmeyer presented the Real Estate Purchase Agreement with Bald Mountain, LLC. This Agreement is for the property located at the SW corner of Jefferson and Main, with a purchase price of \$50,000. The planned development for this site is a first class office building, the first to be built downtown in decades. Building will start in 2018 and be completed in 2019. This is a solid catalyst for new downtown projects. The building is proposed to be five floors with ground floor high-end retail and lobby with a drive-thru on the south side. Floors 2-5 will be prime Class-A office space with outdoor terraces. The builder is working with Great Lakes Capital as the developer, and plans to use the top floor of the new facility for his own offices. The plan states 30 jobs but we expect no less than 100 jobs being created in this location. We do have a buy back clause for the western 20 feet of the site, to allow for possible future development within this block. We are now able to start working with other businesses on the block and talk about parking and future development.

Mr. Corcoran stated that when we studied this block we wanted to keep our options for future development and parking needs open.

Mr. Buckenmeyer stated that the buy back portion calls for a \$1 purchase price, in the event we would like to build a mid-block parking garage. The Agreement also calls for a \$20k environmental credit at closing for ongoing environmental assessment, and a not to exceed \$30k for remediation of soil or de-watering that may need to happen.

Jeff Smoke, with Great Lakes Capital, thanked the Community Investment team and is looking forward to the next steps. They are looking at a ground breaking in August or September 2018.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (Bald Mountain, LLC) submitted on April 26, 2018.

B. River East Development Area

1. Certificate of Completion (Newman Center)

Mr. Buckenmeyer presented a Certificate of Completion for the Newman Center project. On September 29, 2016 the Commission entered in to a Development Agreement with Armory, LLC for the former Newman Center / National Guard property at Beyer and Eddy, across the street from the Farmer's Market. Per Section 4 of the Agreement, Armory agreed to spend an amount no less than \$1,300,000 on building improvements within 24 months from the date of the Agreement. Armory has supplied documentation they have met their obligations under the Agreement, and now requests a Certificate of Completion per Section 4 of the Agreement. This Certificate of Completion will then be recorded, acknowledging the Commission no longer has a reversionary interest in the property.

Brad Emberton, developer and owner of the site, stated that they saved a beautiful building and appreciated their partnership with the City. He thanked everyone that he worked with and would be happy to give anyone a tour.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Certificate of Completion (Newman Center) submitted on April 26, 2018.

2. License Agreement For Temporary Use of Redevelopment Commission Property (Earth Designs Real Estate, LLC)

Mr. Buckenmeyer presented this License Agreement with Earth Designs Real Estate, LLC, for the small building at 126 N. Niles. This will allow Earth Designs Real Estate to temporarily utilize this space while their current projects, including the Wharf site, are in motion.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved License Agreement For Temporary Use of Redevelopment Commission Property (Earth Designs Real Estate, LLC) submitted on April 26, 2018.

C. West Washington Development Area

1. Budget Request: (City Cemetery Area Improvements – Phase I Construction)

Mr. Dressel presented a budget request for the City Cemetery Area Improvements – Phase I Construction. A PowerPoint Presentation was shown with project notes and graphics of the project. Commission approval for \$660,000 is requested, to fund Phase I construction of the City Cemetery Improvements for work including:

- 2 Way conversion of W. Colfax between LaSalle and LaPorte
- Realignment of LaSalle/Colfax intersection and 2 way conversion of LaSalle
- Resizing of LaPorte/Colfax intersection to a 4 way traffic stop.

Construction is expected to be complete by fall 2018.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request: (City Cemetery Area Improvements – Phase I Construction) submitted on April 26, 2018.

6. Progress Reports

A. Tax Abatement

- a) Wharf Partners declaratory resolution - tax abatement (6 years on commercial abatement)
- b) Franklin Street Technology declaratory resolution – tax abatement (8 years)

B. Common Council

C. Other

a) Tax Credit Projects:

Ms. Pam Meyer updated the Commission on TIF committed tax credit projects that were approved last fall.

1. Fat Daddy's block with an application by Commonwealth was not approved by the State; they have decided not to move forward. The regrettable outcome is we are planning a timeline of demolition while salvaging some of the historic elements.

2. South Bend Heritage Foundation/Neighborhood Development Association with the Historic Lincolnway West Homes Project. They were planning to rehab a facility on Lincolnway West, along with 12 – 16 scattered site single family new construction on vacant lots. They were also not approved. They do plan to re-submit their application by the July 2018 deadline, which our Agreement with them anticipated. Everything for

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this project is still in play and we will find out in November 2018 if they are approved for this Round 2 of tax credit awards.

7. Next Commission Meeting:

Thursday, May 10, 2018, 9:30 a.m.

8. Adjournment

Thursday, April 26, 2018, 10:17 a.m.

David Relos, Property Development Manager

Don Inks, Secretary