

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

**SOUTH BEND REDEVELOPMENT COMMISSION  
RESCHEDULED MEETING**

May 10, 2018  
9:30a.m.  
Presiding: Marcia Jones

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 Quentin Phillips, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Dave Varner, Vice-President Gavin Ferlic, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	James Mueller Daniel Buckenmeyer Elizabeth Leonard Inks Elliot A. Anderson Kyle Silveus Eric Henderson	DCI DCI DCI Legal Engineering Prism Environmental

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, April 26, 2018**

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, April 26, 2018.

**3. Approval of Claims**

**A. Claims Submitted May 10, 2018**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
<b>REDEVELOPMENT COMMISSION</b>			
Redevelopment Commission Claims May 10, 2018 for approval			
<b>§24 RIVER WEST DEVELOPMENT AREA</b>			
Kolata Enterprise LLC	652.50	Professional Services	
Lawson-Fisher Associates P.C	399.00	Fellows St. Raised Crosswalk at Riley High School	
Lochmueller Group	18,399.14	Survey Right-Away Research Design & Coordination with INDOT	
DLZ	2,925.00	Trucker Dr. / Sample-Sheridan Signal / Olive & Tucker Survey	
United Consultant	1,174.00	Coal Line Trail Ph. II	
Opticos Designs, Inc.	11,908.00	South Bend Charrette	
CBS		Berlin Place No. 2 Electric Mechanical & Plumbing	386,924.55
<b>§22 FUND WEST WASHINGTON DEVELOPMENT AREA</b>			
DLZ	25,284.22	Colfax Ave Two-Way	
<b>§29 FUND RIVER EAST DEVELOPMENT TIF</b>			
IDOT	13,975.00	State Rd 23 INDOT Remnants	
<b>§30 FUND SOUTH SIDE TIF AREA #1</b>			
KII Architecture Planning	30,202.95	Erskine Clubhouse Remodelling Ph. II	
Jones Petrie Rafinski	1,892.50	St. Joseph Streetscape Improvements	
Total	106,206.31		386,924.55
Total Both Columns	493,130.86		

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 10, 2018.

**4. Old Business**

**5. New Business**

**A. Receipt of Bids**

**1. 1743 Commerce Drive**

Mr. Relos stated today at 9 AM was the last day for receipt of bids on 1743 Commerce Drive. We did receive one bid for the property, from Enzyme Research, and abutting property owner. The minimum offering price was \$28,250. This is for the vacant lot located at the corner of Voorde and Terminal Drive by the Airport. The bid was in the amount of \$28,250 and is accompanied by a 10% performance guaranty as is required. The bid stated they would like to use the land for expansion. It appears that the paperwork is in order so Mr. Relos asked Commission approval for staff to review and make a recommendation of the bid at a future meeting.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved staff to review and make a recommendation of the bid submitted on May 10, 2018.

**B. River West Development Area**

**1. Budget Request (AEP Utility Move Hamilton Towing Block)**

Mr. Relos presented a budget request for the AEP utility removal and relocation at the Hamilton Towing Block. As part of the Commission's predevelopment of this block, bounded by Lafayette, Sample, Franklin, and Garst, alleys have been vacated and all but AEP has removed their utility lines. The current AEP line that bisects this property is in the north / south alley and services certain street lights along Sample Street.

AEP has provided a plan and cost estimate to relocate this line, after which they will release their easement. This work is necessary as part of the Real Estate Purchase Agreement the Commission approved on February 22<sup>nd</sup> with Five Corners LLC, for the development of this block. Commission approval is requested in a not to exceed amount of \$11,000.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request (AEP Utility Move Hamilton Towing Block) submitted on May 10, 2018.

**2. Resolution No. 3434 (410 W. Wayne, LLC)**

Mr. Buckenmeyer presented Resolution No. 3434 (410 W. Wayne, LLC). The Redevelopment Commission sold 331 W Wayne Street/Gates Service Center as a Real Estate Purchase Agreement for \$1 in 2016 outlining clear expectations for a timely investment, progress, development and completion of this project.

Early last fall it was discovered that the buyer had not completed elements necessary to exhibit compliance with the purchase agreement and progress on the development of the property.

Since then and in attempting to contact the buyer to remedy or understand the breach, we have been repeatedly met with a disappointing cycle of unresponsiveness and unwillingness to meet requests and milestones. Through this lengthy process it has become evident that this buyer is not a good and meaningful partner to the City of South Bend Redevelopment Commission and it is in all of our best interests to exercise contractual rights to request that the buyer work in good faith to re-convey the property back to the Redevelopment Commission as the contract allows.

We feel strongly that we have exhausted every opportunity to move forward. This Resolution serves as the Redevelopment Commission's official authorization of staff to act on your behalf and continue in our role as good stewards of taxpayer's resources.

There has been no activity at the site except a cooler installation for a party last fall. They have not pulled the proper permits.

Mr. Mueller states that the City is generally very flexible and works with businesses, however, they have been unresponsive.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3434 (410 W. Wayne, LLC) submitted on May 10, 2018.

**3. License Agreement for Temporary Use (Bike Michiana)**

Mr. Relos presented a License Agreement for Temporary Use (Bike Michiana). Bike Michiana would like to use the Gridiron for their Bike to Work Week organic pancake breakfast on Tuesday, May 15, 2018 or rain day Wednesday, May 16, 2018 from 7:00 am to 9:00 am. Commission approval is requested.

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved License Agreement for Temporary Use (Bike Michiana) submitted on May 10, 2018.

**4. AEP (Hibberd Easement)**

Mr. Silveus presented an AEP easement for the Hibberd development. The Hibberd Development on Main Street requires new underground electrical service. Due to existing utility congestion in both the north / south and east / west alley between Wayne and Western and Lafayette and Main, the required underground electrical service was not able to be installed in City Right of Way. After several iterations of alternate routes and cost analysis, a route consisting of service through the east / west alley from Lafayette as the best alternative, requiring a 5' x 20' easement in the NE corner of 322 S Lafayette, which is Commission owned property (west of Hibberd).

Upon a motion by Commissioner Phillips, seconded by Secretary Inks, the motion carried unanimously, the Commission approved AEP (Hibberd Easement) submitted on May 10, 2018.

**6. Progress Reports**

A. Tax Abatement

1. Confirming Resolution next Monday for Hayes Towers
2. Confirming Resolution next Monday for Phase I Wharf Development

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, May 24, 2018, 9:30 a.m.

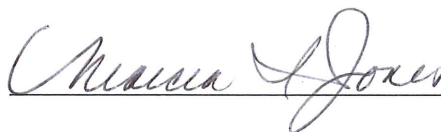
**8. Adjournment**

Thursday, May 10, 2018, 9:46a.m.



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David Relos, Property Development Manager



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Marcia Jones, President