



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
RESCHEDULED MEETING**

May 24, 2018

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:31 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, Commissioner

Legal Counsel:             Sandra Kennedy, Esq.

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

Others Present:             James Mueller                     DCI  
                                     Daniel Buckenmeyer             DCI  
                                     Austin Gammage                 DCI  
                                     Michael Davita                    DCI  
                                     Jeff Young                         DCI  
                                     Elizabeth Leonard Inks         DCI  
                                     Caleb Bauer                        South Bend Tribune  
                                     Eric Henderson                  Prism Environmental  
                                     Conrad Damian                    718 E Broadway

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, May 10, 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, May 10, 2018.

**3. Approval of Claims**

**A. Claims Submitted May 24, 2018**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims May 24, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Torti Gallas & Partners	281.75	Loading Study to Develop A Concept Plan Test FL Space & Pking Capacity
American Electric Power	9,711.60	AEP Utility Move Hamilton Towing Block
The Lincoln Electric Company	72,149.16	Hand Torches Equip
Abonmarche	9,100.00	Lincoln Way West & Charles Martin Sr. Intersection
Lochmueller Group	40,432.81	Survey, Right of Way Research Design and Coordination with IDOT
Hull & Associates Inc.	2,508.89	GW & Vapor Intrusion Evaluation
Mann Manufacturing Services, Inc.	7,350.00	Stadium Floodlights
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Meridian Title	485.50	1043 W Colfax BEP Property Donation from SBH Needed for City Cemetery
Patricia Rybick	12,621.44	Relocation & Residential Schedule Move
James Patrick Rybicki	325.00	Relocation & Personal Property Move Only
Miguel Hernandez	300.00	Relocation & Personal Property Move Only
Total	155,266.15	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Friday, May 24, 2018.

**4. Old Business**

**5. New Business**

**A. Receipt of Bids**

**1. 1522-1536 Prairie**

Mr. Relos noted receipt of bids for 1522 -1536 Prairie were due this morning, Thursday, May 24, 2018 at 9:00 am. The properties went offered for disposition three different ways. No bids were received.

**B. Staff Recommendation of Bid**

**1. 1743 Commerce Drive**

Mr. Gammage stated that the Department of Community Investment is recommending acceptance of the bid by Enzyme Research for this property, received May 10, 2018. Enzyme Research has been in business for over 30 years manufacturing and distributing a variety of enzymes and cofactors used in basic coagulation research. This property abuts Enzyme Research's current property. The plan is to expand operations and use the new property for a larger employee parking area. With the expansion of operations, they will create more jobs with higher pay within the City of South Bend. Enzyme Research has agreed to allow the Airport Authority to place advertising signage on the property which will be outlined in the purchase agreement. Community Investment has received a fully executed bid packet offering the appraised value of \$28,250, the average of the two appraisals. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the acceptance of Enzyme Research's bid for 1743 Commerce Drive.

**C. River West Development Area**

**1. Fourth Amendment to Real Estate Purchase Agreement (Michigan Street Shops LLC)**

Mr. Buckenmeyer presented the Fourth Amendment to Real Estate Purchase Agreement for the sale of the Michigan Street Shops and Wayne Street garage retail space. Because of the poor condition of some of the HVAC units, it has been agreed to credit the buyer at closing the estimated cost of replacement of certain units and for maintenance on the others, in the amount of \$36,398.38.

Mr. Relos noted that some units are original from when the shops were built in 1998. Some units have been replaced in the last several years, however there remains many units that have not been - the Wayne Street Garage space in particular. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Fourth Amendment to Real Estate Purchase Agreement (Michigan Street Shops LLC) submitted on May 24, 2018.

**2. Resolution No. 3435 (Franklin Street Technology Park, LLC)**

Mr. Buckenmeyer presented Resolution No. 3435 (Franklin Street Technology Park, LLC). This Resolution is to approve the assignment of the Real Estate Purchase Agreement from Five Corners LLC to Franklin Street Technology Park, LLC, which are commonly owned. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3435 (Franklin Street Technology Park, LLC) submitted on May 24, 2018.

**3. First Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park, LLC)**

Mr. Buckenmeyer presented this First Amendment To Real Estate Purchase Agreement with Franklin Street Technology Park, LLC. This Amendment extends the due diligence period an additional 90 days and updates the deed to the new entity's name. This is to allow AEP to re-route and re-locate lines in the north / south alley of this block.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved First Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park, LLC) submitted on May 24, 2018.

**4. First Amendment to Development Agreement (Ziker Sample Street LLC)**

Mr. Buckenmeyer presented the First Amendment to Development Agreement with Ziker Sample Street LLC. This agreement extends the commencement and completion dates two months because of permitting delays. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (Ziker Sample Street LLC) submitted on May 24, 2018.

**5. Budget Request (Lincolnway West-Charles Martin Streetscape Improvements)**

Mr. Divita presented the \$1.5m budget request for Lincolnway West-Charles Martin Streetscape Improvements. This request is for streetscape improvements around the Lincolnway West-Charles Martin Sr. Drive intersection. As part of its implementation of the West Side Main Streets Revitalization Plan, the City of South Bend proposes to make improvements creating an environment more inviting to commercial and residential investment. This project includes: completing intersection narrowing at the Lincolnway West and Charles Martin Sr. Drive intersection to promote safety and pedestrian crossings; reconfiguring the Leland Avenue-Marion Street-Scott Street connections just north of the intersection to promote greater neighborhood access and preparing City-owned land near the northwest corner of this intersection for development. As necessary, curbs, sidewalks, driveway approaches, and street pavement will be replaced. Street trees and decorative lighting will be added while scrub vegetation, dilapidated fencing and excess pavement will be removed. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request (Lincolnway West-Charles Martin Streetscape Improvements) submitted on May 24, 2018.

**D. Other**

**1. Resolution No. 3436 (Determining Tax Increment to be Collected in Year 2019)**

Ms. Leonard Inks presented Resolution No. 3436, regarding tax increment to be collected in the year 2019. This Resolution determines that tax increment to be collected in 2019 is needed to satisfy obligations of the Commission, with the exception of the Douglas Road Development Area which is planned to be closed after the completion of one final project. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3436 (Determining Tax Increment to be Collected in Year 2019) submitted on May 24, 2018.

**2. License Agreement (Best Wednesday Ever)**

Mr. Divita presented this License Agreement (Best Wednesday Ever). La Casa de Amistad will be hosting a Best Wednesday Ever event during Best Week Ever, and has asked to use the old PNA site at Western and Olive for parking and transportation needs given the expected attendance at the event. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved License Agreement (Best Wednesday Ever) submitted on May 24, 2018.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, June 14, 2018, 9:30 a.m.

**8. Adjournment**

Thursday, May 24, 2018, 9:48 a.m.