



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

August 23, 2018  
9:30 a.m.  
Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

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

**1. ROLL CALL**

Members Present: Marcia Jones, President  
Dave Varner, Vice-President  
Don Inks, Secretary  
Gavin Ferlic, Commissioner  
Quentin Phillips, Commissioner  
Leslie Wesley, Commissioner

Members Absent:

Legal Counsel: Sandra Kennedy, Esq.

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

Others Present: James Mueller DCI  
Elizabeth Leonard Inks DCI  
Austin Gammage DCI  
Caleb Bauer South Bend Tribune  
Kyle Silveus Engineering  
Eric Henderson Prism Environmental  
Conrad Damian 718 E Broadway

**2. Approval of Minutes**

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

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

**3. Approval of Claims**

**A. Claims Submitted August 23, 2018**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims Aug 23, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Walsh & Kelly Inc.	354,711.35	Downtown Cross St. Improvements
Gibson-Lewis, LLC	312,180.31	Charles Black Center Renovation
Jones Petrie Rafinski	658.75	Southhold LLC Agreement
Symiont	8,997.14	Environmental Services
Walsh & Kelly, Inc.	263,533.50	Tucker Drive
R. Yoder Construction Inc.	156,258.54	Hibberd Plaza Improvements
Edward J. White	3,415.07	Century Center Vestibule Heater Replacement
Barnes & Thornburg LLP	10,677.91	Legal Services 410 W. Wayne St, LLC
CBS Service, LLC	926,909.78	Berlin Place No. 2 Electrical, Mechanical & Plumbing
Aecom	1,060.39	South Shore Feasibility Study
Ram Construction Services of Michigan, Inc.	21,226.92	Leighton Deck Coatings - Ph. II
Lochmuller Group	16,476.08	Licolnway Rehabilitation
Abonmarche	4,500.00	Lincoln Way West and Charles Martin St. Intersection
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Lawson-Fisher Associates P.C	8,582.88	Parks Improvements
Alliance	136,062.00	Howard Park
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Jones Petrie Rafinski	5,133.75	St. Joseph Streetscape Improvements
Botkin & Hall, LLP	26,381.35	Kohl's South Bend
Total	2,230,384.37	
Total Both Columns	2,230,384.37	

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Thursday, August 23, 2018.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Resolution No. 3438 (Transfer of Property from Parks)**

Mr. Relos presented Resolution No. 3438, accepting the transfer of property from the Board of Park Commissioners of the parcel south of Stephenson Mills. This parcel was transferred to Parks in 2016 because three City entities (BPW, RDC and Parks) had ownership interests in the land south of Stephenson Mills and the Wharf site. With the many planned construction activities in this area, common ownership would streamline the approval process for agreements between the various parties.

This particular parcel is burdened by an easement/option to buy dating back to 1993, when Stephenson Mills was redeveloped. Additionally, there are overlapping easements dating back to when this area was an industrial site. To clean this area of these many overlapping easements, and to allow for the expansion of Seitz Park and the transfer of land to Stephenson Mills, this area is planned to be replatted and the old easements between the parties released.

To allow these plans to move forward, this parcel needs to be transferred back to the Commission. After the replat process, the remaining land will be transferred back to Parks, which will allow Seitz Park to be upgraded and expanded. Commission approval is requested.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3438 (Transfer of Property from Parks) submitted on Thursday, August 23, 2018.

**2. Resolution No. 3439 (Waiver of Prohibition of Third Party Transfer to JSK)**

Mr. Relos presented Resolution No. 3439, which allows the post-closing transfer of the Hall of Fame from Southhold LLC to JSK Development Inc. Closing on the Hall of Fame occurred on August 22, 2018, and Southhold LLC would like to transfer the property to JSK Development Inc., which is the majority owner of Southhold LLC. This waives, for this instance only, the 3 year post closing transfer penalty in Section 13 of the Fifth Amendment, approved by the Commission on June 28, 2018. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3439 (Waiver of Prohibition of Third Party Transfer to JSK) submitted on Thursday, August 23, 2018.

**3. License Agreement (Gridiron)**

Mr. Relos presented this License Agreement for use of the Gridiron at the Hall of Fame, which allows the University of Notre Dame to use the Gridiron on September 8<sup>th</sup>, September 15<sup>th</sup> and October 13<sup>th</sup>.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved License Agreement (Gridiron) submitted on Thursday, August 23, 2018.

**4. First Amendment to Real Estate Purchase Agreement (Jefferson/Main)**

Mr. Relos presented First Amendment to Real Estate Purchase Agreement for the SW corner of Jefferson and Main, which is the new development planned for this corner. Per the Agreement the due diligence period ends August 24<sup>th</sup>. This will extend the due diligence period for an additional 30 days, allowing time for the development's special exception to be considered at the Common Council's meeting on August 27<sup>th</sup>. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved First Amendment to Real Estate Purchase Agreement (Jefferson/Main) submitted on Thursday, August 23, 2018.

**B. South Side Development Area**

**1. Budget Request (St. Joseph Streetscape, Project No. 118-008)**

Mr. Silveus presented a budget request for the St. Joseph Streetscape project No. 118-008. This request is an additional amount of \$70,000 for the extension of a new water main and fire hydrant installation along Callander Street, by the new Menards on Ireland Rd. The proposed water main will serve the new Holiday Inn development as well as the future development on the north side of Callander, which will most likely to be a restaurant. There may be more than one restaurant going into that area.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved a budget increase for the St. Joseph Streetscape, Project No. 118-008 submitted on Thursday, August 23, 2018.

**C. Administrative**

**1. Resolution No. 3440 (Setting Public Hearing for Additional 2018 TIF Appropriations)**

Ms. Leonard Inks presented this Resolution to set a Public Hearing for additional 2018 TIF Appropriations. This Resolution sets the public hearing for September 13<sup>th</sup>. One note on the Redevelopment Retail, as questions may come up since the property was just sold, is we will transfer the cash remaining to the Park Department since they will take care of the ongoing maintenance of the Leighton

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Plaza / Courtyard. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Setting Public Hearing for Additional 2018 TIF Appropriations submitted on Thursday, August 23, 2018.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, September 13, 2018, 9:30 a.m.

**8. Adjournment**

Thursday, August 23, 2018, 9:43 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President