



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

September 13, 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
 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
Daniel Buckenmeyer	DCI
Elizabeth Leonard Inks	DCI
Michael Divita	DCI
Tony Sergio	DCI
Austin Gammage	DCI
Kristen Sawdon	Great Lakes Capital
Aaron Perri	Venue Parks & Arts
Caleb Bauer	South Bend Tribune
Kyle Silveus	Engineering
Eric Henderson	Prism Environmental
Conrad Damian	718 E Broadway
Mark Peterson	WNDU
Eric Watson	WNDU

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, August 23, 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, August 23, 2018.

3. Approval of Claims

A. Claims Submitted September 13, 2018

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION Redevelopment Commission Claims September 13, 2018 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
Century Center	2,792.41	West Entry Improvement to Center	
Plews Shadley Racher & Braun LLP	1,125.00	Bosch/Honeywell	
DLZ	265.00	Tucker Dr.	
Walsh & Kelly, Inc.	383,377.06	Downtown Cross Street Improvements	
Gibson-Lewis, LLC	64,575.96	Fire Station #4	
City of South Bend	97,951.50	Reimburse Engineering for Services Rendered per ESA Section 4A	
Lawson-Fisher Associates P.C	30,634.83	West Bank Corridor Improvements Final Design	
CBS Service, LLC	418,957.12	Berlin Place No. Electrical, Mechanical & Plumbing - Division	
Transpo	100,000.00	Wire Transfer - Semi-Annual Pymt for Main & Colfax Garage Lease	
Abonmarche	622.50	Lincoln Way West & Charles Martin Sr. Intersection	
Black & Veatch Corp.	8,186.00	Training & Updates on Water CAD and Task on the Olive Treatment Plant	
United Consulting	5,289.40	Coal Line Trail Ph I	
Kolata Enterprises LLC	742.50	Professional Services	
Kil Architecture Planning		Lafayette Building	21,776.00
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>			
Meridian Title	33,543.77	Wire Transfer - For Acquisition 1201 W. Colfax City Cemetery	
Rieth Riley Construction Co, Inc.	361,268.05	Two-Way Conversion of Colfax Ave	
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
Abonmarche	1,109.87	Perley Primary Center Safe Routes to School Construction Inspection Services	
<u>430 FUND SOUTH SIDE TIF AREA #1</u>			
DHA	5,110.00	Drainage Plan & Repair	
Jones Petrie Rafinski	2,047.50	St. Joseph Streetscape Improvements	
Mc Cormick Engineering, LLC	7,034.27	Bowen St. Improvements	
Donohue	6,155.89	South Wellifield, Plant & Pressure Zone Improvements	
Kil Architecture Planning	2,649.89	Erskine Clubhouse Ph II	
<u>452 TIF PARK BOND CAPITAL</u>			
Beam Longest NEFF	3,172.00	Leeper Park Improvement	
Lochmuller Group	1,071.46	Historic Leeper Park Improvements	
Troyer Group	3,920.00	Pulaski Park	
Total	1,541,601.98		21,776.00
Total Of Both Columns	1,563,377.98		

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the claims submitted on Thursday, September 13, 2018.

4. Old Business

5. New Business

A. Public Hearings

1. Resolution No. 3441 (River West Development Area)

Ms. Leonard Inks presented Resolution No. 3441 (River West Development Area). This Resolution appropriates an additional \$2,000,000 from the River West Development Area TIF Fund 324 in 2018.

President Jones opened the floor to the public for discussion. No comments were made. President Jones closed the floor to public comments.

President Jones opened the floor to the Commission for discussion. No comments were made. President Jones closed the floor to Commission comments.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3441 (River West Development Area) submitted on Thursday, September 13, 2018.

2. Resolution No. 3442 (River East Development Area)

Ms. Leonard Inks presented Resolution No. 3442 (River East Development Area). This Resolution appropriates an additional \$2,000,000 from the River East Development Area TIF Fund 429 in 2018.

President Jones opened the floor to the public for discussion. No comments were made. President Jones closed the floor to public comments.

President Jones opened the floor to the Commission for discussion. No comments were made. President Jones closed the floor to Commission comments.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3442 (River East Development Area) submitted on Thursday, September 13, 2018.

3. Resolution No. 3443 (South Side Development Area)

Ms. Leonard Inks presented Resolution No. 3443 (South Side Development Area). This Resolution appropriates an additional \$1,000,000 from the South Side Development Area TIF Fund 430 in 2018.

President Jones opened the floor to the public for discussion. No comments were made. President Jones closed the floor to public comments.

President Jones opened the floor to the Commission for discussion. No comments were made. President Jones closed the floor to Commission comments.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3443 (South Side Development Area) submitted on Thursday, September 13, 2018.

4. Resolution No. 3444 (Douglas Road Development Area)

Ms. Leonard Inks presented Resolution No. 3444 (Douglas Road Development Area). This Resolution appropriates an additional \$60,000 from the Douglas Road Development Area TIF Fund 435 in 2018.

President Jones opened the floor to the public for discussion. No comments were made. President Jones closed the floor to public comments.

President Jones opened the floor to the Commission for discussion. No comments were made.

Vice-President Varner asked if this closes the Douglas Road TIF.

Ms. Leonard Inks responded that at some point we hope to; this will use up the remaining balance.

President Jones closed the floor to Commission comments.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3444 (Douglas Road Development Area) submitted on Thursday, September 13, 2018.

5. Resolution No. 3445 (West Washington Allocation Area)

Ms. Leonard Inks presented Resolution No. 3445 (West Washington Allocation Area). This Resolution appropriates an additional \$400,000 from the West Washington Allocation Area TIF Fund 422 in 2018.

President Jones opened the floor to the public for discussion. No comments were made. President Jones closed the floor to public comments.

President Jones opened the floor to the Commission for discussion. No comments were made. President Jones closed the floor to Commission comments.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3445 (West Washington Allocation Area) submitted on Thursday, September 13, 2018.

6. Resolution No. 3446 (Redevelopment Retail)

Ms. Leonard Inks presented Resolution No. 3446 (Redevelopment Retail). This Resolution appropriates an additional \$86,000 from the Redevelopment Retail TIF Fund in 2018. Since we have sold the Michigan and Wayne Street Garage retail spaces, this action will allow the eventual transfer of the remaining cash available

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to Parks (approximately \$160,000), for the Leighton Courtyard maintenance.

President Jones opened the floor to the public for discussion. No comments were made. President Jones closed the floor to public comments.

President Jones opened the floor to the Commission for discussion. No comments were made. President Jones closed the floor to Commission comments.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3446 (Redevelopment Retail) submitted on Thursday, September 13, 2018.

B. River West Development Area

1. Resolution No. 3447 (Accepting Property Transfer 900 S Lafayette Blvd)

Mr. Relos presented Resolution No. 3447. This Resolution accepts the parcel at 900 S Lafayette Blvd. from the Board of Public Works. This is at the SE corner of Lafayette and Sample, which previously housed Hamilton Towing and Airgas, which are abutting and Commission owned. The Board of Public Works approved a matching Resolution on September 11th, agreeing to transfer this parcel to the Commission. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3447 (Accepting Property Transfer 900 S Lafayette Blvd) submitted on Thursday, September 13, 2018.

2. License Agreement (Vickie L Gabbard Trust)

Mr. Relos presented a License Agreement with the Vickie L Gabbard Trust, owner of a building that is attached by two second story walkways to one of the Fat Daddy's buildings. This agreement allows the removal of the walkways as part of the demolition, and for the openings to be infilled with similar style brick. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved License Agreement (Vickie L Gabbard Trust) submitted on Thursday, September 13, 2018.

3. Budget Request (Western Avenue Streetscape Falcon-Dundee)

Mr. Divita presented a Budget Request for the Western Avenue Streetscape Falcon-Dundee. Staff is requesting a project budget of \$200,000 from the River West Development Area as part of the West Side Main Streets Revitalization Plan. The City of South Bend proposes to make continued streetscape improvements including the four-block section of Western Avenue between Falcon and Dundee Streets. The work will complement the previous Western Avenue improvements with curbs, sidewalks, driveway approaches and street pavement being replaced. Street trees, other landscaping and decorative lighting will be added, and new

water main and storm sewer may be installed. Construction is expected to begin in Spring of 2019 if funding is available.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Budget Request (Western Avenue Streetscape Falcon-Dundee) submitted on Thursday, September 13, 2018.

4. AEP Easement (Coveleski Park)

Mr. Silveus presented an AEP Easement for the Coveleski Park area, which will serve the new Berlin Place development. This is for a 15' easement on the SW corner of Lafayette and Monroe and is currently a paved parking lot. Commission approval is requested.

Upon a motion by Commission Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved AEP Easement (Coveleski Park) submitted on Thursday, September 13, 2018.

5. Third Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park)

Mr. Buckenmeyer presented the Third Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park). This Agreement extends the due diligence period a total of 240 days, to allow the utility companies to complete their removal of the lines and poles in the north / south alley. Removing utilities prior to closing is required in the Agreement. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Third Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park) submitted on Thursday, September 13, 2018.

6. Development Agreement (112 West Jeff LLC)

Mr. Relos noted that the Development Agreement on the first page refers to the property being located in the South Bend Central Development Area. This will be corrected to reflect that it is in the River West Development Area.

Mr. Mueller presented this Development Agreement with 112 West Jeff LLC. This is the parking garage at Main & Wayne, across from the library. Great Lakes Capital purchased the garage a couple of years ago and have invested \$2.8M in renovations to date, and are committing another \$750,000 to complete this key parking garage serving downtown. To assist in the completion of the garage's renovation, \$500,000 from the River West TIF, for the façade, elevator and tower repairs is requested. Great Lakes Capital has agreed to accommodate the parking needs of the residents of Robertson's Senior Apartments at a lower cost. Commission approval is requested.

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Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Development (112 West Jeff LLC) submitted on Thursday, September 13, 2018.

7. First Amendment to Development Agreement (One Michiana)

Mr. Buckenmeyer presented the First Amendment to Development Agreement with Wayne Street Associates LLC (the One Michiana Square building). Bids came in a little high, and to allow them to be awarded Wayne St. Associates has agreed to pay the amount over the Commission's committed amount of \$250,000. This increases the Commission's commitment to \$267,769.20, with Wayne Street Associates then reimbursing the Commission \$17,769.20. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (One Michiana) submitted on Thursday, September 13, 2018.

C. River East Development Area

1. Budget Request (Howard Park)

Mr. Perri presented a budget request for Howard Park. In 2015 there was a plan to remove and replace the 58-year-old ice rink at Howard Park. The Commission approved a budget of \$1.5M to be funded by the River East Development Area. The plan did not take into consideration the rest of Howard Park or the Riverfront Parks and Trails Plan.

After a nine month community visioning process and twelve month design process, we now have a more comprehensive framework for the shared community spaces along the river. The City is also now the beneficiary of nearly \$12M worth of private grants and partnership funding to implement these plans. This is an \$18M construction project which includes a new ice skating and interactive water feature, a signature playground, a new community center, an event lawn, improved accessibility, and enhanced site amenities. To leverage the private investment and complete the redevelopment of Howard Park, an additional \$1.9M is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Howard Park) submitted on Thursday, September 13, 2018.

D. Administrative

1. Resolution No. 3448 (Setting Public Hearing on TIF Appropriations)

Ms. Leonard Inks presented Resolution No. 3448 (Setting Public Hearing on TIF Appropriations). This Resolution sets the Public Hearing on 2019 TIF Appropriations for October 11, 2018 and allows this to be advertised. Commission approval is requested.

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Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved Resolution No. 3448 (Setting Public Hearing on TIF Appropriations) submitted on Thursday, September 13, 2018.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, September 27, 2018, 9:30 a.m.

8. Adjournment

Thursday, September 13, 2018, 9:55 a.m.

David Relos, Property Development Manager

Marcia Jones, President