



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

October 11, 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
	Eric Henderson	Prism Environmental
	Conrad Damian	718 E Broadway
	Rick Doolittle	Cressy Commercial
	Blair Wozny	Cressy Commercial

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, September 27, 2018**

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, September 27, 2018.

**3. Approval of Claims**

**A. Claims Submitted October 11, 2018**

	Claims submitted	Explanation of Project
<b>REDEVELOPMENT COMMISSION</b>		
Redevelopment Commission Claims October 11, 2018 for approval		
<b><u>324 RIVER WEST DEVELOPMENT AREA</u></b>		
Selge Construction Co. Inc.	284,354.00	LWW/Charles Martin
R. Yoder Construction, Inc.	161,641.80	Hibberd Plaza Improvements
Reith Riely Construction Co., Inc.	5,321.93	Fellow Street Raised Crosswalk
Kolata Enterprise LLC	3,330.00	Professional Services
Premium Concrete Services, Inc.	131,264.73	100 Wayne St. Plaza and Streetscape
Gibson-Lewis, LLC	105,947.81	Charles Black Center Renovation
<b><u>429 FUND RIVER EAST DEVELOPMENT TIF</u></b>		
Alliance	20,137.00	Howard Park
<b><u>430 FUND SOUTH SIDE TIF AREA #1</u></b>		
Mc Cormick Engineering, LLC	1,957.50	Bowen St. Improvements
Total	713,954.77	

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, October 11, 2018.

**4. Old Business**

**5. New Business**

**A. 2019 Redevelopment Budget Presentation**

Mr. Mueller presented the 2019 Redevelopment budget to the Commission. The PowerPoint presentation is posted online under the October 11, 2018 meeting packet.

Mr. Mueller explained each fund that is drawn from the Community Investment budget and how much has been spent on each TIF area through this year and the projections for 2019/2020. In 2020 the debt service exemption from the state property tax goes away, and we do see a loss between 10% to 12%, which hits our

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general fund also, including parks and schools. The River East area is expected to increase due to revenue from Eddy Street Phase II.

Mr. Mueller highlighted some of the projects in 2019, including a commitment to Public Works for the North Station Filtration Plant that will deflect the cost of raising rates as high. The Western Streetscape project will continue between Falcon to Dundee. We are studying the SE Master Plan for a TIF realignment. There is an 80/20 match for the Coal Line Trail project in 2021, which we will appropriate funds for out of next year's budget. We are looking at public housing for the Sherman-Harrison area with City acquired properties. Construction on the entrance to the City Cemetery is planned for 2020.

Mr. Mueller highlighted the projects coming out of Fund 433 (Pokagon Agreement) with a minimum of One Million Dollars, which are based around poverty and education in South Bend. The Lifelong Learning initiative is a \$5.5 Million opportunity (Phase II) with Google and Walmart each providing \$1 Million in funds. The Bloomberg Mayor's Challenge Grant is addressing the Last Mile to Work Program. We were awarded \$100,000 over the summer. During the pilot study we learned that by alleviating that last mile to work, employee attendance, performance and retention went up. We are also a potential finalist for a \$5 Million dollar grant from this program. We are looking into a small business microloan pilot with CDBG funds.

Mr. Mueller presented 2019 goals for Community Investment. We are looking to move toward a one-stop shop for development/land use, as well as centralized City licensing. This will continue to help developers get everything they need in one office instead of running around searching. This includes incentives such as tax abatements and working with our Business Development team that can consult with our other teams on projects easily, such as Planning or Zoning. The priority of this budget is neighborhoods and working with the Civil City. We are looking at residential housing, duplexes and missing middle housing. The State has designated up to 25% of their census tracts to Opportunity Zones as part of Federal Tax legislation. Our zone starts in Ignition Park and goes to Innovation Park, including Ivy Tech and Downtown, which will build on the Regional Cities initiatives.

### **B. Public Hearing**

#### **1. Resolution No. 3449 (River West Development Area)**

Mr. Relos presented Resolution No. 3449 (River West Development Area). This Resolution appropriates \$18,000,000 from the River West Development Area Fund 324 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3449 (River West Development Area) submitted on Thursday, October 11, 2018.

**2. Resolution No. 3450 (West Washington Chapin Development Area)**

Mr. Relos presented Resolution No. 3450 (West Washington Chapin Development Area). This Resolution appropriates \$900,000 from the West Washington Development Area Fund 422 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3450 (West Washington Chapin Development Area) submitted on Thursday, October 11, 2018.

**3. Resolution No. 3451 (River East Development Area)**

Mr. Relos presented Resolution No. 3451 (River East Development Area). This Resolution appropriates \$5,100,000 from the River East Development Area Fund 429 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3451 (River East Development Area) submitted on Thursday, October 11, 2018.

**4. Resolution No. 3452 (River East Residential Development Area)**

Mr. Relos presented Resolution No. 3452 (River East Residential Development Area). This Resolution appropriates \$4,275,000 from the River East Residential Development Area Fund 436 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3452 (River East Residential Development Area) submitted on Thursday, October 11, 2018.

**5. Resolution No. 3453 (South Side Development Area #1)**

Mr. Relos presented Resolution No. 3453 (South Side Development Area #1). This Resolution appropriates \$4,000,000 from the South Side Development Area #1 Fund 430 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3453 (South Side Development Area #1) submitted on Thursday, October 11, 2018.

**6. Resolution No. 3454 (Redevelopment General)**

Mr. Relos presented Resolution No. 3454 (Redevelopment General). This Resolution appropriates \$1,074,000 from the Redevelopment General Fund 433 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3454 (Redevelopment General) submitted on Thursday, October 11, 2018.

**7. Resolution No. 3455 (Certified Technology Park)**

Mr. Relos presented Resolution No. 3455 (Certified Technology Park). This Resolution appropriates \$625,000 from the Certified Tech Park Fund in 2019.

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.

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Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3455 (Certified Technology Park) submitted on Thursday, October 11, 2018.

**8. Resolution No. 3456 (Airport Economic Development Area / Urban Enterprise Zone Special Zone Fund)**

Mr. Relos presented Resolution No. 3456 (Airport/Urban Enterprise Zone). This Resolution appropriates \$50,000 from the Airport/Urban Enterprise Zone Fund 454 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3456 (Airport Economic Development Area /Urban Enterprise Zone Special Zone Fund) submitted on Thursday, October 11, 2018.

**9. Resolution No. 3457 (Airport 2003 Debt Reserve Fund)**

Mr. Relos presented Resolution No. 3457 (Airport 2003 Debt Reserve Fund). This Resolution appropriates \$14,000 from the Airport Bond Debt Service Reserve Fund 315 and transfers it to the River West Development Area Fund 324 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3457 (Airport 2003 Debt Reserve Fund) submitted on Thursday, October 11, 2018.

**10. Resolution No. 3458 (SBCDA 2003 Debt Reserve Fund)**

Mr. Relos presented Resolution No. 3458 (SBCDA 2003 Debt Reserve Fund). This Resolution appropriates \$20,000 from the SBCDA 2003 Debt Reserve Fund 328 and transfers it to the River West Development Area Fund 324 in 2019.

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 Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3458 (SBCDA 2003 Debt Reserve Fund) submitted on Thursday, October 11, 2018.

**C. River West Development Area**

**1. Development Agreement (REW, LLC)**

Mr. Gammage presented the Development Agreement for REW, LLC. REW is developing and leasing to Shambaugh & Son the property located at 5870 Carbonmill Drive, just north of the intersection of Cleveland and Brick Roads and Dylan Drive. The project will include no less than \$1,956,400 in private investment.

This project will combine and relocate two Shambaugh locations and retain and relocate 86 jobs to the City of South Bend. Further, the company intends to create at least 25 new, permanent full-time jobs within the next 3 years.

In order to enable the completion of this meaningful investment and job creation in the City of South Bend the developer is asking for a \$75,000 contribution to make the project possible. The project will be completed by June 1, 2019.

Rick Dolittle, with Cressy Commercial, stated that approximately a year ago they received a call to relocate Shambaugh & Sons. They liked South Bend because of its central location and closeness to key highways. This location is in the US 31 Industrial Park Phase II. The building is 13,500 square feet in which 50% is office and 50% is distribution/assembly space. The company employs union labor and pay above minimum wage for employees. This will cause growth in the area.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Development Agreement with REW, LLC submitted on Thursday, October 11, 2018.

**2. Memorandum of Option (Bald Mountain, LLC)**

Mr. Relos presented the Memorandum of Option with Bald Mountain, LLC. This is for the new office building project at the southwest corner of Main and Jefferson. As part of our agreement the City retains an option to buy back 20 feet of land on the western side of the lot, allowing us access to a mid-block parking garage if needed for future development within this block. This Memorandum will be recorded as part of the closing on this property. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Memorandum of Option (Bald Mountain, LLC) submitted on Thursday, October 11, 2018.

**D. Other**

**1. Ratification (Electric Conduit Construction Company)**

Mr. Relos presented the Ratification for Electric Conduit Construction Company. This company is a subcontractor to Comcast, which is replacing their lines downtown. This allows the company to use the property south of Bell Parts along Main Street, between Monroe and South streets. Commission ratification is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the ratification (Electric Conduit Construction Company) submitted on Thursday, October 11, 2018.

**6. Progress Reports**

- A. Tax Abatement
- B. Common Council
  - 1. 2019 Budget Passed.
- C. Other

**7. Next Commission Meeting:**

Thursday, October 25, 2018, 9:30 a.m.

**8. Adjournment**

Thursday, October 11, 2018, 10:04 a.m.



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David Relos, Property Development Manager



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Marcia Jones, President