



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

October 25, 2018

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:33 a.m.

1. ROLL CALL

Members Present: Marcia Jones, President
 Dave Varner, Vice-President
 Quentin Phillips, Commissioner

Members Absent: Don Inks, Secretary
 Gavin Ferlic, Commissioner
 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
 Elizabeth Leonard Inks DCI
 Tony Sergio 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, October 11, 2018

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, October 11, 2018.

3. Approval of Claims

A. Claims Submitted October 25, 2018

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims October 25, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Hull & Associates Inc.	3,665.18	GWS & Vapor Intrusion / General Consulting
Walsh & Kelly, Inc.	610,411.56	Downtown Cross Street Improvements
CBS Services, LLC	173,721.28	Berlin Place No. 2 Electrical, Mechanical & Plumbing - Division
Walsh & Kelly, Inc.	28,175.56	Monroe Street Parking Lot
Selge Construction Co	190,488.34	Lincoln Way West Charles Martin Sr. Dr. Improvements
Black & Veatch Corporation	35,476.40	Training and Updates on Water CAD and Task
H. J. Umbaugh & Associates	7,936.00	Property Taxes Receivable Collection VS Levy TIF
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
H. J. Umbaugh & Associates	148.00	Property Taxes Receivable Collection VS Levy TIF
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
H. J. Umbaugh & Associates	1,334.00	Property Taxes Receivable Collection VS Levy TIF
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
H. J. Umbaugh & Associates	1,056.00	Property Taxes Receivable Collection VS Levy TIF
McCormick Engineering, LLC	3,040.00	Bowen St. Drainage Improvements
<u>436 FUND TIF NORTHEAST RESIDENTIAL</u>		
H. J. Umbaugh & Associates	2,026.00	Property Taxes Receivable Collection VS Levy TIF
<u>452 TIF PARK BOND CAPITAL</u>		
Lawson-Fisher Associates	17,427.00	Parks Improvements Program Manager
Total	1,074,905.32	

Upon a motion by Commissioner Phillips, seconded by Vice-President Varner, the motion carried unanimously, the Commission approved the claims submitted on Thursday, October 25, 2018.

4. Old Business

5. A. River West Development Area

1. Resolution No. 3460 (Setting the Disposition Offering Price 900-1002 S Lafayette)

Mr. Relos presented Resolution No. 3460. This Resolution sets the disposition offering price for the properties at the SE corner of Lafayette and Sample, which is the average of the two appraisals of \$55,500. This is part of the old Hamilton Towing and Airgas properties. Commission approval is requested to set the disposition offering price for these properties.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3460 (Setting the Disposition Offering Price 900-1002 S Lafayette) submitted on Thursday, October 25, 2018.

2. Approval of Bid Specifications (900-1002 S Lafayette)

Mr. Relos presented the Bid Specifications and Design Considerations for 900-1002 S Lafayette. The Bid Specifications outline the uses and development requirements that will be considered for this site.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Approval of Bid Specifications (900-1002 S Lafayette) submitted on Thursday, October 25, 2018.

3. Request to Advertise (900-1002 S Lafayette)

Mr. Relos presented the Request to Advertise for 900-1002 S Lafayette. This disposition property will be advertised in the South Bend Tribune on November 2 and November 9, 2018.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Request to Advertise (900-1002 S Lafayette) submitted on Thursday, October 25, 2018.

B. River East Development Area

1. License Agreement for Use

Mr. Mueller presented the License Agreement for Use. In 2016 the Commission transferred a piece of land between where the Wharf project and Stephenson Mills are to the Board of Park Commissioners for the Hydro Project for Seitz Park reconstruction. This property was transferred back in August 2018 to get all the moving pieces working. This Agreement allows the University of Notre Dame to have access to the drive in off Colfax. This Agreement is effective October 25, 2018, and may be terminated by the Commission upon a 30 day notice.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved License Agreement for Use submitted on Thursday, October 25, 2018.

6. Progress Reports

A. Tax Abatement

1. Two tax abatements were brought to Council.

B. Common Council

C. Other

7. Next Commission Meeting:

Thursday, November 8, 2018, 9:30 a.m.

8. Adjournment

Thursday, October 25, 2018, 9:39 a.m.

David Relos, Property Development Manager

Marcia I. Jones, President