



South Bend

Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

Agenda

Regular Meeting, November 19, 2018 9:30 a.m.

1. **Roll Call**
2. **Approval of Minutes**
 - A. Minutes of the Regular Meeting of Thursday, November 8, 2018
3. **Approval of Claims**
 - A. Claims Submitted November 19, 2018
4. **Old Business**
5. **New Business**
 - A. Receipt of Bids
 1. 900-1002 S Lafayette Blvd. – D2
 - B. River East Development Area
 1. Resolution No. 3464 (Setting Public Hearing on TIF Appropriations) – D4
 - C. South Side Development Area
 1. Budget Request (South Well Field Improvements 2018) – D5
 2. Budget Request (Erskine Well Field) – D5
 3. Budget Request (Reduce General Drainage Budget) – D5
 - D. Other
 1. Budget Request (Planning Services – DHA) - All
6. **Progress Reports**
 - A. Tax Abatement
 - B. Common Council
 - C. Other
7. **Next Commission Meeting:**

Thursday, December 13, 2018, 9:30 a.m.
8. **Adjournment**



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

November 8, 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
 Randy Rampola Barnes & Thornburg, LLP
 Phil Faccenda Barnes & Thornburg, LLP
 Deb Futa St. Joseph Library
 Rose Meissner Community Foundation SJC
 Todd Samuelson Umbaugh
 Jim Finan 750 Lincolnway East
 Kyle Silveus Engineering
 Charlie Brach Engineering
 Caleb Bauer South Bend Tribune
 Eric Henderson Prism Environmental
 Kim Shine WNDU

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, October 25, 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 25, 2018.

3. Approval of Claims

A. Claims Submitted November 8, 2018

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION Redevelopment Commission Claims November 9, 2018 for approval			
324 RIVER WEST DEVELOPMENT AREA			
Barnes & Thornburg LLP	17,097.15	RC Legal Matters	
Kil Architecture Planning	3,037.91	Lafayette Building	
St. Joseph County Public Library	25,000.00	RAVSA Planning Cost	
US Bank	600.00	So. Bend Redev District Special TIF Refunding Bonds of 2014	
422 FUND WEST WASHINGTON DEVELOPMENT AREA			
Dudeck Roofing & Sheet Metal, Inc.		Gemini at Washington-Collfax Roof Improvements	97,228.70
429 FUND RIVER EAST DEVELOPMENT TIF			
Alliance	16,000.00	Howard Park Redevelopment	
430 FUND SOUTH SIDE TIF AREA #1			
Anderson, Agosting & Keller PC	2,421.87	Notre Dame Exemption	
Kil Architecture Planning	2,103.17	Erskine Clubhouse Ph II	
Botkin & Hall, LLP	146.25	South Bend Portion of Lowe's Appeal Doc.	
Total	66,406.35		97,228.70
Total Of Both Columns	163,635.05		

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, November 8, 2018.

4. Old Business

5. A. River West Development Area

1. MOU (TIF Revenue to EDC for South Bend Community Learning Center Project)

Mr. Mueller presented the Memorandum Of Understanding regarding TIF Revenue to EDC for the South Bend Community Learning Center Project. This is an exciting partnership between the City, Commission, St. Joseph County Public Library, and the Community Foundation of St. Joseph County. The next three agenda items relate to this project. We are looking to take part in a \$35 - \$38 million-dollar project at the main library site. Half of the dollars will be to renovate the existing main library the other half is for the new Community Education Center project. We are looking at City participation in the Community Education Center project at \$4 million in net bond proceeds. The main library would consent to a development at the parking lot south of the existing library across from the Hibberd

South Bend Redevelopment Commission Regular Meeting – November 8, 2018

Building. We are not looking to issue debt service on the bonds until 2021. By 2022 our obligations in the River West TIF, where we anticipate the dollars coming from, will be reduced by \$4.6 million a year.

Phil Faccenda, Barnes and Thornburg, LLP, stated the project is \$36 - \$38 million. The main library is anticipating issuing a \$5 million bond obligation bond in 2018 and a \$15 million bond in 2019. They have a bond rolling off from 2007 so debt service will not increase over 2017 levels. There is a \$2 million equity contribution that will be used for furnishings. The Community Foundation has pledged \$10 million to the project making it truly a private/public partnership. We are anticipating the start of construction as early as summer 2019. The Community Foundation has also agreed to an additional \$4 million that will be reimbursed when the City issues their bond, to begin construction in 2019.

Deb Futa, Executive Director of the St Joseph County Library handed the Commission a presentation. The common thought about the role of the main library is to get books, however, the library provides so much more to the entire community. The library provides 1,270 programs for all age levels including computer training, after school programs, story hours and lifelong learning opportunities. There are programs that help parents understand their children by providing training and classes. There are 114,000 people in St Joseph County with library cards and of those 68,000 live in South Bend. The main library provides free Wi-Fi for personal devices and people who used the main library computers logged 178,000 hours. The main library provides multiple meeting rooms for many organizations. There are residents in every district that use the main library branch. The main library was built in 1960 and renovated in 1989, it was never meant to host meetings, events and collaborations that are happening today. In 2007 it was decided to invest \$15 million in neighborhood communities by updating current libraries and building four new ones. This was done with the intent to start on the main library in 2019. In 2017 KBA, a consulting firm, was hired and asked people what they were looking for in a main library. The community responded with ideas such as an inviting and intuitive building, areas for activity and quiet study, outdoor space to serve as a civic common area, spaces for young children and teens along with accessible meeting rooms and a place to eat. The library then hired Robert Stern, RASMA to develop a master plan. The new library development will have children's spaces, teen spaces for after school, a community living room, meeting rooms for groups such as Workforce Development and online course accomplishments. A courtyard will provide outdoor meeting and event space. The auditorium will provide space for lectures and performances. Wayne Street will host a café and a tech space area where they can host early or late events without opening the entire library. This will be a great destination place for the entire community and an anchor location in the downtown. The main library is a space that brings people together.

Phil Faccenda outlined the timeline for approvals. The first step is here today. If the Commission approves these three items, the next step will be the Common Council for a first reading on a bond resolution on Monday. Two weeks later the Common Council will meet again to discuss and adopt the bond ordinance and MOU on behalf of the City. On November 26th the Library Board will meet to adopt

the documents at their meeting. The bond will be backed by TIF.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved MOU (TIF Revenue to EDC for South Bend Community Learning Center Project) submitted on Thursday, November 8, 2018.

2. Resolution No. 3462 (Pledging TIF Community Education Center Project)

Randy Rampola with Barnes and Thornburg presented Resolution No. 3462, pledging TIF for the Community Education Center Project. This Resolution follows the MOU in which you will be pledging TIF from the River West Development Area to pay for the debt service on the bonds. Common Council has a bond ordinance before them for first reading in which they would approve Economic Revenue Bonds. The proceeds of those bonds would be available to the library. The payment laid out from the budget resolution would be on parity with certain bonds that have prior pledges of TIF. One is for the Airport and the other is Downtown. Todd Samuelson from Umbaugh will speak to this further. The bonds will not be issued until 2021.

Todd Samuelson, Umbaugh provided a preliminary analysis to assist both the City and Redevelopment Commission in consideration of the proposed bonds. The schedules present unaudited and limited information. Most of the report is for most of the River West area. The \$4 million is the net proceeds. A debt service reserve and issuance costs will be paid out of the gross proceeds. The annual payments are around \$460,000. There is plenty of coverage to market this as a revenue bond.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3462 (Pledging TIF Community Education Center Project) submitted on Thursday, November 8, 2018.

3. Resolution No. 3463 (Authorizing and Delivery of MOU for St Joseph County Public Library Proposed Projects)

Mr. Mueller presented Resolution No. 3463, authorizing the delivery of MOU for the St Joseph County Public Library proposed project. This Resolution approves the MOU.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3463 (Authorizing and Delivery of MOU for St Joseph County Public Library Proposed Projects) submitted on Thursday, November 8, 2018.

4. Budget Request (Downtown Cross Streets Streetscape)

Mr. Silveus presented a budget request to close out the Downtown Cross Streets Streetscape project. This is part of the complete street project on Colfax between Main Street and Michigan Street. The streetscape project addressed elements below ground as well as typical above ground lighting, landscapes, curbs and sidewalks. We are requesting \$29,000 which will be moved from other projects.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request (Downtown Cross Streets #2) submitted on Thursday, November 8, 2018.

5. Temporary Access Agreement (1019 S Michigan)

Mr. Buckenmeyer presented the Temporary Access Agreement for 1019 S Michigan St. This is an access agreement for the Burke Building on Garst and Michigan. We would like to see it saved. This is an opportunity for a local business to go in with architects to see if they can utilize and save the building.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Access Agreement (1019 S Michigan) submitted on Thursday, November 8, 2018.

B. Administrative

1. Professional Services Agreement (Engineering)

Mr. Mueller presented a Professional Services Agreement for the Engineering Department. This agreement is for a part-time consultant to help with projects related to Commission. With the number of projects, there is a need for an addition person to help oversee them.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Professional Services Agreement (Engineering) submitted on Thursday, November 8, 2018.

6. Progress Reports

A. Tax Abatement

1. South Bend Ethanol
2. Western Avenue Development
3. Rezone opportunity at SR 23 and the Bypass. This is part of the annexation of 300 acres that is privately owned.

B. Common Council

C. Other

7. Next Commission Meeting:

Monday, November 19, 2018, 9:30 a.m.

8. Adjournment

Thursday, November 8, 2018, 10:17 a.m.

David Relos, Property Development Manager

Marcia I. Jones, President

ITEM: 3A

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims November 19, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Joseph A Dzierla & Associates, Inc.	2,250.00	JMS Building
R. Yoder Construction, Inc.	50,611.74	Hibberd Plaza Improvements
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Rieth Riley Construction Co., Inc.	154,924.32	Two Way Conversion of Colfax Ave.
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Ziolkowski Construction, Inc.	40,420.80	Erskine Clubhouse Renovation
Total	248,206.86	

RESOLUTION NO. 3464

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
SETTING A PUBLIC HEARING ON THE APPROPRIATION OF TAX INCREMENT
FINANCING REVENUES FROM THE RIVER EAST DEVELOPMENT AREA
ALLOCATION AREA NO. 2**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the Department of Redevelopment of the City of South Bend, Indiana (the “City”) and the City of South Bend, Indiana, Redevelopment District (the “District”), exists and operates under the provisions of Indiana Code 36-7-14, as amended (the “Act”); and

WHEREAS, in accordance with the Act, the Commission, from time to time, has declared, confirmed, and established allocation areas for certain redevelopment and economic development areas within the District for the purposes of tax increment financing; and

WHEREAS, the Commission has further created allocation area funds for receiving tax increment revenues received from the allocation areas; and

WHEREAS, the Commission will be presented with and will consider Resolution No. 3465, for the appropriation of funds from the River East Development Area Allocation Area No. 2 (the “Resolution”); and

WHEREAS, the Commission desires to hold a public hearing to discuss the Resolution, which enable the Commission to pay certain expenses related to local public improvements anticipated for the calendar year 2019, as set forth more particularly in the Resolution; and

WHEREAS, such appropriations are subject to the provisions of Indiana Code 6-1.1-18-5; and

WHEREAS, the proposed appropriations are not for the operating expenses of the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission desires to set a public hearing to discuss the Resolution for the appropriation of the funds in the not-to-exceed amounts for the various allocation areas as set forth below:

Allocation Area and Fund	Resolution No.	Fund No.	Not-to-Exceed
River East Residential Development Area	No. 3465	436	945,000

2. The President and Secretary of the Commission are each hereby authorized and directed to take all necessary steps to obtain approval of the expenditures of such funds pursuant to applicable laws, including the publication in accordance with Indiana Code 5-3-1 of notice of a hearing on the appropriation of such funds to be held at 9:30 a.m. on December 13, 2018, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on November 19, 2018, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Donald E. Inks, Secretary



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: November 15, 2018
FROM: Kara Boyles, City Engineer
SUBJECT: Budget Request – Water Works – South Well Field Improvements

Which TIF? (Circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Funding for water main construction in the amount of \$1,047,000

Specifics: This is the second request for funding for the South Well Field Improvements project. In 2017, the DPW (Jitin Kain) requested \$1.6M for the design and a portion of the construction improvements related to the well field property. The project was split into two phases: work related to treatment and pumping at the well field and water main extension to serve the south pressure zone. This request shall fund the construction of the new 20-inch water main along the abandoned railroad corridor between Chippewa and Ireland Road.

Many of the assets, including the wells and associated pumps and motors, have been operating well beyond their useful lives and are in need of replacement to maintain operability and system reliability. This project will address: site civil piping, process improvements (pump upgrades and chlorination upgrades), mechanical, electrical and instrumentation/controls upgrades. This request for funding will help the South Bend Water Works complete a portion of their 6-Year Partial Capital Improvement and Replacement Plan. This project was listed as a critical project, and identified in the Indiana Utility Regulatory Commission (IURC) testimony as projects to be funded with TIF in 2018.

INTERNAL USE ONLY: Project Code: 17J022;
Total Amount new/change (inc/dec) in budget: \$2.647M total project; Break down: \$1.6M/\$1.047M
Costs: Engineering Amt: \$250K; Other Prof Serv Amt _____;
Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;
Building Imp Amt _____; Sewers Amt _____; Other (specify) Amt: _____
_____. Going to BPW for Contracting? Y/N
Is this item ready to encumber now? No, still need to Bid Existing PO# 237424 Inc/Dec \$0



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: November 16, 2018

FROM: Kara Boyles, City Engineer

SUBJECT: Budget Request – Water Works – Erskine Well Field #118-023

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Funding for study, replacements and refurbishments in the amount of \$19,000.

Specifics: Many of the Water Works assets have been operating well beyond their useful lives and are in need of replacement to maintain operability and system reliability.

This project involves the study and potential refurbishment of the Erskine Well Field. Erskine experiences water quality and regulatory compliance challenges due to elevated levels of nitrate. Potential tasks include: replacement of the chlorine gas scales, replacement of the booster pump and repairs to the building roof.

This request for funding will help the South Bend Water Works complete a portion of their 6-Year Partial Capital Improvement and Replacement Plan. This project was listed as a critical project, and identified in the Indiana Utility Regulatory Commission (IURC) testimony as projects to be funded with TIF in 2018.

INTERNAL USE ONLY: Project Code: _____;

Total Amount new/change (inc/dec) in budget: \$19K; Break down:
Costs: Engineering Amt: \$19K; Other Prof Serv Amt _____;
Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;
Building Imp Amt _____; Sewers Amt _____; Other (specify) Amt: _____
_____ Going to BPW for Contracting? Y/N
Is this item ready to encumber now? No Existing PO# _____ Inc/Dec \$ _____



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: November 16, 2018
FROM: Kara Boyles, City Engineer
SUBJECT: Budget Reduction (\$100K) – Small Drainage Repair

Which TIF? (Circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Funding reduction in the amount of \$100,000 for the construction of the drainage improvements described below. This request for funding is part of the Department of Public Works allocation for engineering projects in the South Side TIF District.

Specifics: This project includes the design and construction to remedy various small drainage issues throughout the South Side TIF District. Three projects, identified as: Hawbaker Street, 2700 S. Main Street, and Overlook Court have been identified as part of this study. The Board of Public Works approved a professional services agreement with Danch, Harner & Associates, Inc. for \$27,560 at the Board of Public Works meeting on June 12, 2018. The approval was contingent upon RDC approval.

Construction costs are estimated to be less than the requested amount; thus, I would like to reduce the budget amount from \$300K to \$200K. The remaining funds will be allocated as part of the South Well Field project, which is currently underfunded. See separate budget request for South Well Field.

INTERNAL USE ONLY: Project Code: 18J029 ;
Total Amount new/change (inc/dec) in budget: (\$100K); Break down: \$30K/\$170L land improvements
Costs: Engineering Amt: \$30K ; Other Prof Serv Amt _____ ;
Acquisition of Land/Bldg (circle one) Amt: _____ ; Street Const Amt _____ ;
Building Imp Amt _____ ; Sewers Amt _____ ; Other (specify) Amt: \$170K _____
_____ . Going to BPW for Contracting? Y/N
Is this item ready to encumber now? no Existing PO# 245237 Inc/Dec \$ _____



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: November 19, 2018
FROM: David Relos
SUBJECT: Budget Request (Planning Services – DHA)

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST:

This is a budget request for providing Planning Services for the preparation of legal descriptions for proposed expansion and contraction of TIF Districts for the City.

The cost of the services is between \$8,500 - \$9,600. We are asking for Commission Approval for the total amount of \$9,600.

INTERNAL USE ONLY: Project Code: 408-1050-460-31.06

Total Amount new/change (inc/dec) in budget: \$9,600 ; Break down:

Costs: Engineering Amt: _____ ; Other Prof Serv Amt _____ ;

Acquisition of Land/Bldg (circle one) Amt: _____ ; Street Const Amt _____ ;

Building Imp Amt _____ ; Sewers Amt _____ ; Other (specify) Amt: _____

_____ Going to BPW for Contracting? Y/N

Is this item ready to encumber now? ____ Existing PO# _____ Inc/Dec \$ _____

DHIA

Danch, Harner & Associates, Inc.

Land Surveyors ■ Professional Engineers

Landscape Architects ■ Land Planners

Office: (574)234-4003 / (800)594-4003 ■ Fax: (574)234-4009

1643 Commerce Drive ■ South Bend, IN 46628

Mr. David Relos
Department of Community Investment
City of South Bend, 14th Floor County City Building
227 W. Jefferson Blvd.
South Bend, Indiana 46601

September 24, 2017
Revised November 14, 2018

RE: Cost proposal for providing Planning Services for the
preparation of legal descriptions for proposed expansion and contraction
of TIF Districts for the City:

Dear Mr. Relos:

Please accept this letter as our written cost quote to provide your Department with Planning Services for preparation of revised legal descriptions for the City of South Bend for the City's four main TIF districts based on our discussions and the provided e-mails, maps and aerials. This letter covers the anticipated time that would be spent to create the revised legal descriptions for each TIF district. Shown below are the proposed areas to be added, deleted, or switched from one district to another, roughly summarized based on maps provided, and the services we would provide and their related costs.

Our scope of work would be as follows:

A). Planning Services:

1). Preparation of revised legal descriptions for the boundaries of four of the City's TIF districts as detailed on the provided maps.....\$ 8,500 - \$ 9,600;

Areas to be added/revised (Based on maps and discussions on 11/2/18):

River West Development Area (RWDA) (former Airport Development Area):

* **Museum Campus:** The right of way of Washington from William St. west to Chapin and then including the History Museum and Studebaker Museum campuses.

Switch from WWCDA to RWDA: The portions of parcel ID 018-3054-2090 and 018-3054-2085 that are not already in RWDA and the entirety of parcel ID 018-3054-2106.

* **Leeper Park:** Note it includes a small parcel in the lower left that's owned by Parks (18-1015-0590).

* **Riverside Dr.:** western right of way of Riverside Dr. to river's edge between Bartlett and Marion (existing RWDA boundary includes r/w of Bartlett and Marion r/w south).

* **City Cemetery:** City Cemetery parcels 18-1031-1380 and 18-1031-999999, along with parcels 18-1043-1844, 1845, 1848, 1849, and the north rectangle section of 1866; north of La Porte St. the area between Blaine and Cleveland to the first alley south of LWW (this abuts the current RWDA boundary); the area between the west boundary of the Cemetery and Walnut north of Linden to La Porte St.

Switch from WWCDA to RWDA: The entirety of the following 6 parcels on the south side of the Cemetery: 18-1040-1736, 173601, 1738, 1740, 1041, and 1742.

* **Miami St.:** A northern portion on the west side of Miami is already in the RWDA. Extend the new boundary to the east side of Miami, then south to Oak Park Ct. This new boundary will basically follow the north / south alley on the east side of Miami and will capture that area on the west side of Miami not currently in the RWDA. It also includes the eastern node at LWE and Miami and north of LWE to the river's edge of this section.

* **South Bend Chocolate Company:** The eleven parcels recently annexed into the City at the SW corner of LWW and the Bypass (004-1020-034401, 004-1020-0345, 004-1020-034501, 004-1021-0352, 025-1021-035110, 025-1021-035201, 025-1021-035202, 025-1021-035301, 025-1021-035302, 025-1021-035303, and 025-1021-036004).

* **Baney property:** at 24605 Cleveland Rd, parcel # 004-1011-018901, which is surrounded by the current RWDA boundary.

* **Pulaski Park** – parcel ID 018-3059-2276, SE of the intersection of Walnut and Western

* **La Salle Park / Charles Black Center:** This area abuts the RWDA on the east, north, and south and is meant to be contiguous with the current boundary on these sides. From Linden on the north and Falcon on the west, follow Washington from Falcon to Kentucky, then south on Kentucky to Jefferson, then east on Jefferson (extended in places) to the first north / south alley east of Meade, then north to the rail road tracks (current RWDA boundary).

* **Linden Ave.:** From Walnut on the east to Olive on the west, follow the alley on the north and south side except where shown of the map.

* **College / RR Coal Line:** From the existing RWDA boundary at the College and Werwinski St. intersection south between the abandoned rail line on the west and College St. on the east (note the abandoned rail line is currently in the RWDA), south to the curve in the rail line south of Linden between Jackson and College.

* **Leland / Scott:** This area is north of LWW and the current RWDA boundary. Leland to Lindsey, then west to the first north / south alley west of Scott, then south to the current RWDA boundary.

* **Sherman / Harrison:** These two areas abut the current RWDA boundary on the north and south sides of LWW.

South of LWW: Sherman south to Fuerbringer to the first alley west of Cottage Grove, then south to Oak, then east to College Grove, then north to the existing RWDA boundary.

North of LWW: the north / south alley east of Harrison north to California (but including parcels 18-1070-2990, 2991, and 2992 east of this alley and south of Van Buren), then west to the first north / south alley west of Sherman, then south to Lindsey, then west to Allen to the existing RWDA boundary.

* **Muessel Grove Park:** Abuts current RWDA boundary. Parcel # 18-1094-3944.

* **Coal Line Trail:** East of the river to the section not owned by Notre Dame.

* **Portage / Elwood:** Abuts current RWDA at Elwood and Portage. Properties on both sides of Portage to Kinyon. Include to one parcel east and west of Portage Ave. Include 018-2166-6067 (along Elwood) and 018-2182-6791 (along Harrison) and the two parcels at the northeast corner of Portage and Queen, as indicated on the map.

* **Blad Farms & Cataldo:** Add the following parcel IDs (north of State Road 23 and east of the bypass and south of the railroad): 017-1007-021901 017-1007-0220 017-1007-0221 017-1007-0223 017-1007-0223 017-1007-0223 017-1008-0242 017-1008-029501 017-1011-0299 017-1012-0307 017-1012-0307 017-1012-030901 017-1012-031001 018-9012-0310.

* **REMOVE THE FOLLOWING FROM RWDA:**

Airport: parcel IDs - 025-1006-030002 025-1010-037301 025-1010-0390 025-1010-0391 025-1010-0392 025-1010-0393 025-1010-0394 025-1010-0396 025-1010-0398 025-1010-0411 025-1019-0320 025-1019-0321 025-1019-032201 025-1019-032202 025-1019-0323 025-1019-0324 025-1019-032501 025-1019-0636 025-1019-0638 025-1019-063801 025-1019-0640 025-1019-0642 025-1019-064201 025-1019-0644 025-1019-0646 025-1019-064601 025-1019-064602 025-1020-034901 025-1020-0350 025-1021-0355 025-1021-0357 025-1021-035701 025-1021-035702 025-1021-0652 025-1021-0652 025-1021-065201 025-1021-065202 025-1022-037001 025-1022-037002 025-1022-037003 025-1022-037103 025-1022-037105 025-1022-065401 025-1022-0656 025-1022-065601 025-1022-065602 025-1022-065603 025-1022-065604 025-1022-0658 025-1023-0666 025-1023-0666C 025-1023-0667 025-1023-0668 025-1023-0670 025-1023-0675 025-1023-0681 025-1023-068101 (St. Joseph County Airport Authority property) – leave in the airport terminal structure portion of parcel IDs 025-1023-0666 and 025-1022-0656. Remove the portion of the RWDA in the right-of-way at the bypass and Lincoln Way West interchange, all as indicated on the map.

* **REMOVE THE FOLLOWING FROM RWDA:**

Adams Rd. west of the Bypass: 025-1001-0008, 025-1010-016901, 025-1010-016903, 025-1010-016904, 025-1010-016905 and the portion of Adams Rd. right-of-way west of the bypass, all as indicated on the map.

River East Development Area (REDA) (former Northeast Neighborhood Development Area):

* **Mishawaka Ave.:** The current REDA boundary includes the south side of Mishawaka Avenue from Twyckenham to Esther, so from there going east to Logan St. we do not want to include Adams HS on the north nor IUSB on the south, but do want to include Potawatomi Park. Going along Mishawaka Ave east of Ironwood to Logan include the buildings along the north and south side of Mishawaka Ave, following the east / west alleys as possible, as indicated on the map.

* **Eddy St.:** The current REDA boundary is the west side of Eddy St. This addition captures all of right of way of Eddy from LaSalle south to approximately South St., where it meets up with the current REDA boundary.

* **Wooden Indian property:** From REDA boundary at Northside and Twyckenham on the north side of the river, cross the Twyckenham bridge to the south side of the river to LWE, then east to capture the property between LWE and the river's edge to the entrance drive of IUSB student housing. Following the lot lines of 018-7079-288409 and 018-7079-2884 north to the river edge then back west along the river's edge to the eastern edge of the Twyckenham bridge, then north back to the intersection of Northside and Twyckenham.

Southside Development Area (SSDA):

* **Miami Hills addition:** Add the entirety of parcel IDs 018-7138-493302 and 018-7138-493301. The southern boundary of this area abuts the current SSDA.

* **Ireland Rd. addition.** East of Ironwood on the southeast boundary of the SSDA. Northern right-of-way Ireland east to Hemlock, then south to include the entirety of parcels 26-1034-058203, 26-1034-058202, and 26-1167-6171.

* **Miami St. addition:** (Note, this will abut to the east the swap below.) Mostly one parcel on each side of Miami from Ewing north to Dubail, but refer to the map for specifics. Include Bowman Creek Cemetery and the first two parcels on the northwest corner of Miami and Dubail.

* **Switch from RWDA to SSDA:**

Southern boundary of Ewing right of way; Western boundary of the eastern right of way line of the vacated rail line west of Main; Northern boundary of the south right of way of Calvert west of Michigan east to the east right of way of Michigan, then north to the southern right of way of Dubail, then east to the Miami St. addition above; Eastern boundary is the Miami St. addition.

If you have any questions concerning this matter, please feel free to give me a call at 574-234-4003.

Sincerely,

Approved By: _____

Date: _____

Michael J. Danch
Michael J. Danch
President
Danch, Harner & Associates, Inc.