



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

January 24, 2019
9:33 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	
Members Absent:	Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer	DCI
	Elizabeth Leonard Inks	DCI
	Austin Gammage	DCI
	Tony Sergio	DCI
	Kara Boyles	Engineering
	Charlie Brach	Engineering
	Sara Stewart & Mitch	Unity Gardens
	Conrad Damian	Resident
	Jo Broden	Councilwoman
	Mark Seaman	Prism
	Jonathan Geels	Troyer Group
	Mark Peterson & Eric	WNDU

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, December 13, 2018

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, January 24, 2019.

3. Approval of Claims

A. Claims Submitted January 24, 2019

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims January 24, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Walsh & Kelly, Inc.	190,985.72	Great Lakes Capital Spec
R. Yoder Construction, Inc.	64,582.03	Hibberd Pl Improvements
Walsh & Kelly, Inc.	95,293.89	Downtown Cross Street Improvements
St. Joseph County Auditor	124,969.65	2018 Fall Settlement
DLZ	1,620.00	Fat Daddy's Structural
Barnes & Thornburg LLP	4,981.50	South Shore Station Relocation
Zachary Hurst	9,975.00	Consultant Engineering Services
Hull & Associates	476.10	General Consultant Services
Kolata Enterprises LLC	1,539.45	Professional Services
City of South Bend	21,833.25	Legal Service Agreement
Selge Construction Co.,	9,978.32	Lincoln Way West & Charles Martin Sr. Dr. Improvements
Walsh & Kelly, Inc.	33,240.44	Marriott Hotel Site Development at Hall of Fame Ph 3 Division C
Premium Concrete Services, Inc	17,604.64	100 Wayne St. Plaza and Streetscape
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
St. Joseph County Auditor	790.35	2018 Fall Settlement
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Walsh & Kelly, Inc.	91,920.72	St. Joseph Streetscape
HRP Construction	4,697.48	Miami St Basin Drainage Improvements
Ziolkowski Construction, Inc.	197,368.20	Erskine Clubhouse Renovation
<u>452 TIF PARK BOND CAPITAL</u>		
Lawson-Fisher Associates	10,711.50	Parks Improvements Program Manager
Total	882,568.24	

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, January 24, 2019.

4. Old Business

5. A. Administrative

1. Resolution No. 3467 (Setting 2019 Meeting Schedule)

Mr. Relos presented Resolution No. 3467 (Setting 2019 Meeting Schedule). This sets the Commission meeting schedule for 2019.

Upon a motion by Vice-President Varner, seconded by Secretary Inks, the motion carried unanimously, the Commission approved Resolution No. 3467 (Setting 2019 Meeting Schedule) submitted on Thursday, January 24, 2019

2. Resolution No. 3468 (Setting Hearing Date for Appropriations)

Ms. Leonard Inks presented Resolution No. 3468 (Setting Hearing Date for Appropriations). This sets the public hearing dates for February 14, 2019 for the 2019 Allocation Area appropriations.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3468 (Setting Hearing Date for Appropriations) submitted on Thursday, January 24, 2019

3. Resolution No. 3469 (Procedures for Property Related Services)

Mr. Relos presented Resolution No. 3469 (Procedures for Property Related Services). This sets procedures for contracts for property related services. This Resolution has no expiration date. This allows certain staff members to approve contracts for services within the listed dollar limits. We have added Andrew Netter our Property Analyst to the staff list.

Upon a motion by Vice-President Varner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3469 (Procedures for Property Related Services) submitted on Thursday, January 24, 2019

B. River West Development Area

1. License Agreement (Ambassadors for Christ Church)

Mr. Relos presented the License Agreement (Ambassadors for Christ Church). As part of the planned masonry and skylight repairs or replacement at the Lafayette Building, this License Agreement will allow the City, through its contractors, to access the north and west sides of the building on and above property owned by the Church.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved License Agreement (Ambassadors for Christ Church) submitted on Thursday, January 24, 2019.

2. Third Amendment to Real Estate Purchase Agreement (Cressy & Everett)

Mr. Buckenmeyer presented Third Amendment to Real Estate Purchase Agreement (Cressy & Everett). This is in regards to the VA Building property. We have been working with Cressy on a major project that has decided to go elsewhere within the City. Due to that, we would like to extend the date for completion of its property improvements' obligation for an additional 12 months.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Third Amendment to Real Estate Purchase Agreement (Cressy & Everett) submitted on Thursday, January 24, 2019.

3. Fourth Amendment to Real Estate Purchase Agreement (Franklin Street Tech Park, LLC)

Mr. Buckenmeyer presented Fourth Amendment to Real Estate Purchase Agreement (Franklin Street Tech Park, LLC). Franklin Street Technology Park is also known as Hayes Towers. We have sold them the property formerly known as Hamilton Towing. Mr. Hayes has asked for an additional 90 days to finish working on his project.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Fourth Amendment to Real Estate Purchase Agreement (Franklin Street Tech Park, LLC) submitted on Thursday, January 24, 2019.

4. Memorandum of Understanding (South Bend Redevelopment and IRF)

Mr. Buckenmeyer presented the Memorandum of Understanding (South Bend Redevelopment and IRF). As you are aware, the DCI staff also manages the Industrial Revolving Fund which loans money to start-up companies to grow and excel in South Bend. The IRF owns property due to a collateral payment on William Richardson Drive by the US 31 Industrial Park, which contains three to four acres of land. The IRF has no process for selling land. We are asking to deed the property to the RDC, which will go through the normal procedures for selling the land. After the property has been sold, we ask that any procedures minus costs be returned to the IRF.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Memorandum of Understanding (South Bend Redevelopment and IRF) submitted on Thursday, January 24, 2019.

5. Budget Increase (Olive GAC Plant)

Ms. Boyles presented a budget increase for the Olive GAC Plant. The results of the preliminary engineering study recommended approximately \$700,000 in needed improvements to replace the chlorination and fluoride system. Various code updates will be required due to the corrosive nature of bulk sodium hypochlorite. In addition, the modified sodium hypochlorite room will include a 10' wide by 14' tall rollup door for future tank replacement.

This project involves the rehabilitation of Olive GAC plant. Replacement of the GAC media is needed for water quality and regulatory compliance. The project also includes upgrades to chlorination and the fluoride system. The natural gas heating unit is also to be replaced. 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 testimony as projects to be funded with TIF in 2018. This will also bring the system up to code.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Increase (Olive GAC Plant) submitted on Thursday, January 24, 2019.

6. Budget Request (North Station Filtration Plant)

Ms. Boyles presented a budget request for the North Station Filtration Plant. Many of the assets, including the chemical storage and PLC, have been operating well beyond their useful lives and need replacement to maintain operability/system reliability. This project involves the rehabilitation of the North Station Filtration plant. The list of upgrades and replacements includes: the outdated chlorine gas system, scrubber chemical, filter media, raw water piping, dehumidification system, HVAC compressors, outdated PLCs, and the high service motors and pumps. Funding for this project has been allocated in both 2019 and 2020 for a total of approximately \$1.6M. Engineering will come back next year asking for additional dollars in 2020.

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.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Request (North Station Filtration Plant) submitted on Thursday, January 24, 2019.

7. Development Agreement (Bald Mountain, LLC)

Mr. Buckenmeyer presented the Development Agreement (Bald Mountain, LLC). This is the project at Jefferson and Main. Due to fees and costs that have come in after the fact, we have agreed to donate unused pavers from the Smart Streets project to function as permeable storm water run-off. This will offset costs to be utilized as a stormwater solution. We are adding \$350,000 in TIF funds to help with parking lot and infrastructure needs.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Development Agreement (Bald Mountain, LLC) submitted on Thursday, January 24, 2019.

8. First Amendment to Development Agreement (Unity Gardens)

Mr. Buckenmeyer presented the First Amendment to Development Agreement (Unity Gardens). Due to the expense of the Unity Gardens project connection to existing utility services being higher than initially anticipated, we would like to adjust the funding amount to offset the costs. We ask the Commission to approve an additional \$25,000 for this project, for a total commitment of \$75,000.

Sara Stewart, Unity Gardens let the Commission know it's been 11 years since we started this project. In 2016 the Commission approved \$50,000 in TIF to help us get started. Funds from today's request will be used toward a new building including indoor plumbing. The additional funds will offset utility connection costs and fees. I thank you for your continued support of this project.

*Noted that Secretary Inks abstained from the vote as he is a member of the Unity Gardens Board.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (Unity Gardens) submitted on Thursday, January 24, 2019.

9. Agreement to Buy and Sell Real Estate (Marion/Scott St.)

Mr. Relos presented an Agreement to Buy and Sell Real Estate (Marion/Scott St.). This Agreement is for four of the properties approved with Resolution No. 3466, all of which have been vacant for years. The purchase price of the four lots is \$8,000, with closing scheduled by March 31, 2019. EDIT funding allocated to DCI will be used to fund this acquisition.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Agreement to Buy and Sell Real Estate (Marion/Scott St.) submitted on Thursday, January 24, 2019.

C. River East Development Area

1. TIF Realignment Professional Services (H.J. Umbaugh & Associates)

Mr. Relos presented the TIF Realignment Professional Services (H.J. Umbaugh & Associates). When TIF's were realigned in 2014, Umbaugh provided an impact analysis of the changes, which is required by Statute to be provided to overlapping taxing units. With the expected realignment this year, we need to provide the same analysis. To have Umbaugh provide the same analysis, a not-to-exceed of \$30,000 is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved TIF Realignment Professional Services (H.J. Umbaugh & Associates) submitted on Thursday, January 24, 2019.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, February 14, 2019, 9:30 a.m.

8. Adjournment

Thursday, January 24, 2019, 10:04 a.m.

David Relos, Property Development Manager

Marcia I. Jones, President