



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

February 14, 2019

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 - Absent

Others Present:                Daniel Buckenmeyer                DCI  
                                      Elizabeth Leonard Inks            DCI  
                                      Chris Dressel                        DCI  
                                      Todd Zeiger                         801 W Washington SB  
                                      Blair Wozny                         Cressy  
                                      Caleb Bauer                         South Bend Tribune  
                                      Conrad Damian                     718 E Broadway SB  
                                      Jim Bognar                         807 W Washington SB  
                                      Sue Kesim                            4022 Kennedy Drive SB

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, January 24, 2019**

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, 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 February 14, 2019**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION Redevelopment Commission Claims February 14, 2019 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
Walsh & Kelly, Inc.	87,694.31	Downtown Cross Street Improvements	
Luchmueller Group	506.77	Lincoln Rehabilitation	
United Consulting	5,697.00	Coal Line Trail Ph I	
Selge Construction Co, Inc.	68,172.00	Lincoln Way West & Charles Martin Sr. Dr. Improvements	
Gibson-Lewis, LLC	106,428.38	Fire Station #4	
Kolata Enterprises LLC	562.50	Professional Services	
Catalyst LLC		Technology Resource Center 4.5 Year Lease	250,000.00
Zart Hurst		Consultant Engineering Services Related	2,590.00
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>			
Bokon Masonry, Inc	19,380.00	Gemini at Washington-Colfax Apartment Masonry & Stair Rep.	
Total	288,440.96		252,590.00
Total Both Columns	541,030.96		

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, February 14, 2019.

**4. Old Business**

**5. New Business**

**A. Public Hearing**

**1. Resolution No. 3471 (River West Development Area)**

Ms. Leonard Inks presented Resolution No. 3471 (River West Development Area). This is for the appropriation of \$19m of funds in the River West Development Area. Any project not committed will have to be brought through the Commission.

President Jones opened the floor to the public for comments. President Jones closed the floor to the public as there were no comments.

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President Jones opened the floor to the Commissioner's for comment.  
President Jones closed the floor to the Commissioner's as there were no comments.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3471 (River West Development Area) submitted on Thursday, February 14, 2019

**2. Resolution No. 3472 (River East Development Area)**

Ms. Leonard Inks presented Resolution No. 3472 (River East Development Area). This is for the appropriation of \$2m of funds in the River East Development Area.

President Jones opened the floor to the public for comments.  
President Jones closed the floor to the public as there were no comments.

President Jones opened the floor to the Commissioner's for comment.  
President Jones closed the floor to the Commissioner's as there were no comments.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3472 (River East Development Area) submitted on Thursday, February 14, 2019

**3. Resolution No. 3473 (South Side Development Area)**

Ms. Leonard Inks presented Resolution No. 3473 (South Side Development Area). This is for the appropriation of \$5.3m of funds in the South Side Development Area.

President Jones opened the floor to the public for comments.  
President Jones closed the floor to the public as there were no comments.

President Jones opened the floor to the Commissioner's for comment.  
President Jones closed the floor to the Commissioner's as there were no comments.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3473 (South Side Development Area) submitted on Thursday, February 14, 2019.

**4. Resolution No. 3474 (Douglas Road Economic Development Area)**

Ms. Leonard Inks presented Resolution No. 3474 (Douglas Road Economic Development Area). This is for appropriation of \$208k of funds in the Douglas Road Economic Development Area. On December 13, 2018 the Engineering Department had a budget for the Douglas Road Utility Relocation approved by the Commission.

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President Jones opened the floor to the public for comments.  
President Jones closed the floor to the public as there were no comments.

President Jones opened the floor to the Commissioner's for comment.  
President Jones closed the floor to the Commissioner's as there were no comments.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3474 (Douglas Road Economic Development Area) submitted on Thursday, February 14, 2019.

### **5. Resolution No. 3475 (Redevelopment Retail)**

Ms. Leonard Inks presented Resolution No. 3475 (Redevelopment Retail). This is for appropriation of \$8,600 of funds in Fund 425, which covered the Michigan Street Shops, Wayne St. Garage Retail, and Leighton Plaza. Since the Michigan Street Shops and Wayne St. Retail spaces have been sold, the remaining funds in this Fund will be made available to Venue Parks and Arts for Leighton Plaza's maintenance needs.

President Jones opened the floor to the public for comments.  
President Jones closed the floor to the public as there were no comments.

President Jones opened the floor to the Commissioner's for comment.  
President Jones closed the floor to the Commissioner's as there were no comments.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3475 (Redevelopment Retail) submitted on Thursday, February 14, 2019.

## **B. River West Development Area**

### **1. First Amendment to Development Agreement (REW, LLC)**

Mr. Buckenmeyer presented the First Amendment to Development Agreement (REW, LLC). This Amendment is to add a couple more elements in for which our public funding may be used. The agreement language will include paving/top coat and striping; landscaping and irrigation for this site. Commission approval is requested.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the First Amendment to Development Agreement (REW, LLC) submitted on Thursday, February 14, 2019.

### **2. Budget Request (Coal Line Project – United Consulting)**

Mr. Dressel presented the Budget Request (Coal Line Project – United Consulting). This is for the ongoing project of the Coal Line Trail, a 1.4 mile multi-use trail system. Staff is seeking approval of \$240,000 associated with the upcoming property acquisition phase of this project, expected to be

completed in 2021. The funds are necessary for acquisition services including appraising; coordinating appraisal review; management and supervision of the process; and the buying of properties. We will be acquiring only partial sections of land; this will not include any homes.

The trail design calls for the acquisition of approximately 50 parcels within the future trail area, the majority falling within the former rail corridor. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the Budget Request (Coal Line Project – United Consulting) submitted on Thursday, February 14, 2019.

**3. Resolution No. 3470 (Declaring Certain Property Blighted)**

Mr. Relos presented Resolution No. 3470 (Declaring Certain Property Blighted). Last year a new Section 19.5 was added to the Redevelopment Statute. This section allows the Commission to acquire property that is blighted, unsafe, abandoned, foreclosed, or structurally damaged from a willing seller.

Resolution No. 3470 declares the lot behind 740 S Michigan Street as blighted. The property is in an area of S. Michigan Street that has been vacant for many years. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3470 (Declaring Certain Property Blighted) submitted on Thursday, February 14, 2019.

**4. Agreement to Buy and Sell Real Estate (vacant lot behind 740 S. Michigan Street)**

Mr. Relos presented the Agreement to Buy and Sell Real Estate (vacant lot behind 740 S Michigan St.). This Agreement is for the vacant lot behind Bendix Local 9's building, and is for its average appraised value of \$16,500. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Agreement to Buy and Sell Real Estate (vacant lot behind 740 S. Michigan St) submitted on Thursday, February 14, 2019.

**5. Temporary Access Agreement (vacant lot behind 740 S. Michigan Street)**

Mr. Relos presented the Temporary Access Agreement (vacant lot behind 740 S. Michigan St.). This Agreement is for the vacant lot referenced in Item 4 above, and will allow Bendix Local #9 access to the lot for their monthly retiree meetings. The Agreement calls for them to name the City as an additional insured on their insurance policy and may be terminated by the Commission upon written notification. Commission approval is requested.

Upon a motion by Secretary Inks, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Temporary Access Agreement (vacant lot behind 740 S. Michigan St.) submitted on Thursday, February 14, 2019.

### **C. West Washington Development Area**

#### **1. Development Agreement (Indiana Landmarks)**

Mr. Relos presented this Development Agreement with Indiana Landmarks, who has moved into the Kizer Mansion at 803 W Washington, across the street from the Oliver Mansion and in the heart of the West Washington National Historic District and the West Washington Chapin Development Area. They are doing a great job at rehabbing the property; including rebuilding the chimneys, tuck pointing of the stone exterior, rebuilding the roof parapet, new roof and gutters, and are currently completing earthwork and landscaping to rid the front of the house of its concrete front yard, in addition to the removal of a curb cut at the intersection, a new entrance off Charles Martin Dr., and new drywells and parking area in the rear. This agreement is to fund up to \$200k for window repair/replacement and if possible, new storm windows.

The Near West Side Neighborhood Organization supports this request.

Todd Zeiger, Executive Director of Indiana Landmarks, noted the earthwork and site work have been significant. The underground work, carriage house and its second floor projects have been ongoing. By this summer the exterior and second floor of the garage will be complete. Students at Notre Dame and the Bradley Co. have assisted in an analysis for best uses of the interior of the house. The property has been opened several times for tours, seeing 400 to 700 people per tour. Mr. Bognar has been a great neighbor with the extensive rehab of this project.

Mr. Bognar spoke about the Neighborhood Association giving a great presentation. West Washington is the last original TIF in South Bend and understands that it is going away. He appreciates all that the City and South Bend Heritage has done over the years. It's been a great partnership with linking downtown to the West Washington Area.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the Development Agreement (Indiana Landmarks) submitted on Thursday, February 14, 2019.

### **6. Progress Reports**

#### **A. Tax Abatement**

1. 2920 W Sample Street that has been vacant for many years, Gray Steel in conjunction with Steel Warehouse, is building a 70,000 square foot facility on 8 acres. They are spending approximately \$2m and creating 20 jobs. This is owned by women entrepreneurs. They will be cutting steel into new shapes for various businesses.

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2. Action was taken on the former Drewery's site. More fines were levied by Code Enforcement, and the City is working on cleaning up this site.

B. Common Council

C. Other

1. An update on Sherman Cleaners was given by Ms. Kennedy. In 2016 the City filed a lawsuit against the former owners of this site. They have found elevated TCE concentrations, which is a solvent used in dry cleaning. It is contended that past owners disposed of that material in the soil before it was understood what it would do to future generations. As a part of this lawsuit we are filing a claim against our insurance carrier, with the Redevelopment Commission being named a plaintiff because of property ownership interests.

**7. Next Commission Meeting:**

Thursday, February 28, 2019, 9:30 a.m.

**8. Adjournment**

Thursday, February 14, 2019, 10:02 a.m.

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David Relos, Property Development Manager

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Marcia I. Jones, President