



South Bend

# Redevelopment Commission

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

## Agenda

Regular Meeting, March 28, 2019 9:30 a.m.

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### 1. Roll Call

### 2. Approval of Minutes

- A. Minutes of the Regular Meeting of Thursday, March 14, 2019

### 3. Approval of Claims

- A. Claims Submitted March 28, 2019

### 4. Old Business

### 5. New Business

#### A. River West Development Area

- 1. Budget Request (Drewry's) – D2

#### B. South Side Development Area

- 1. Budget Request (Water Main Hydrant and Valve Replacement) – D5
- 2. Budget Request (Fellows Reservoir and Booster Station) – D5
- 3. Budget Request (Ireland Tank and Booster Station) – D5
- 4. Budget Request (New Water Main – SR23 from US 20 Bypass SW to Mayflower)  
– D5

### 6. Progress Reports

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

### 7. Next Commission Meeting:

Thursday, April 11, 2019, 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**

March 14, 2019

9:30 a.m.

Presiding: Don Inks, Secretary

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:30 a.m.

**1. ROLL CALL**

Members Present:	Don Inks, Secretary	
	Gavin Ferlic, Commissioner	
	Quentin Phillips, Commissioner	
Members Absent:	Marcia Jones, President	
	Dave Varner, Vice-President	
	Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer	DCI
	Tony Sergio	DCI
	Tim Corcoran	DCI
	Charlotte Brach	Engineering
	Zach Hurst	Engineering
	Conrad Damian	718 E Broadway
	Scott Griffith	FM Stone
	Caleb Bauer	SB Tribune
	Franh Chung	341 Stanford Hall

South Bend Redevelopment Commission Regular Meeting – March 14, 2019

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, February 14, 2019**

Upon a motion by Commissioner Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, February 14, 2019.

**3. Approval of Claims**

**A. Ratified Claims Submitted March 14, 2019**

REDEVELOPMENT COMMISSION	Claims submitted	Explanation of Project
Redevelopment Commission Claims March 14, 2019 for approval and ratify		
<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.	94,954.40	Lincoln Way West & Charles Martin Sr. Dr. Improvements
Gibson-Lewis, LLC	106,428.38	Fire Station #4
Kolata Enterprises LLC	562.50	Professional Services
DLZ	270.00	Fat Daddy's Structural
Zart Hurst	5,810.00	Consultant Engineering Services Related
Transpo	100,000.00	Main & Colfax Garage Lease
Precision Wall Systems	38,950.00	Lafayette Building Skylight & Masonry Repairs
Barnes & Thornburg LLP	75.65	410 W. Wayne St.
Walsh & Kelly, Inc.	3,009.60	Downtown Cross Street Improvements
Rieth Riley Construction Co.,	77,187.50	Berlin Place Site Concrete, Landscape Plantings and Bldg. #4 Roof Pavers
Abonmarche	1,872.50	Lincoln Way West & Charles Martin Sr. Dr. Improvements
EPOCH	16,200.00	Technology Resource Center
<u>422 FUND WEST WASHINGTON DEVELOPMENT AREA</u>		
Bokon Masonry, Inc	19,380.00	Gemini at Washington-Colfax Apartment Masonry & Stair Rep.
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Plews Shadley Racher & Braun LLP	1,609.00	Environmental - General
Precision Wall Systems	435,109.50	Three Twenty at The Cascade-Glazed Assemblies
Earth Exploration, Inc.	581.25	Geotechnical Services for Howard Park Reconstruction
McCormick Engineering	4,335.00	Bowen St. Improvements
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Kil Architecture Planning	1,897.42	Erskine Clubhouse Remodeling Ph II
Ziolkowski Construction, Inc.	63,756.00	Erskine Clubhouse Renovation
<u>452 TIF PARK BOND CAPITAL</u>		
Larson Danielson Construction	952,532.04	Riverfront Trail Improvements
Alliance	46,353.00	Howard Pk Redevelopment
Total	2,064,771.82	

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

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Resolution No. 3476 (Pledging TIF for Unity Gardens SDC)**

Mr. Buckenmeyer presented Resolution No. 3476 (Pledging TIF for Unity Gardens SDC). This is a housekeeping item which allows us to pay for the SDC charges using funds already dedicated to the project. Commission approval is requested. \*Note: Don Inks is a Board Member of Unity Gardens but has no financial interest in the organization.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3476 (Pledging TIF for Unity Gardens SDC) submitted on Thursday, March 14, 2019

**2. Resolution No. 3477 (Authorizing Purchase of 618 Marion Street)**

Mr. Relos presented Resolution No. 3477 (Authorizing Purchase of 618 Marion Street). This Resolution authorizes the acquisition price. The property is in a key target area at Marion/Lincolnway West and is island shaped. This is the last remaining property in this area. The property appraised for \$13,000 due to the fact it is a house, however, the property is zoned as mixed-use, therefore, it could have a commercial use and the value would be more. The owner will sell the property to the City for \$27,000, it is assessed at \$39,000. Commission approval in the amount of \$27,000 to purchase this property is requested.

Tim Corcoran spoke of possible plans for this location including additional commercial or retail space on Lincolnway to continue the feel that currently exists. We could also possibly do a residential mixed use or an artist studio. There are a lot of possibilities.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Resolution No. 3477 (Authorizing Purchase of 618 Marion Street) submitted on Thursday, March 14, 2019

**3. Agreement to Buy and Sell Real Estate (618 Marion Street)**

Mr. Relos presented the Agreement to Buy and Sell Real Estate (618 Marion Street). This is the Agreement to purchase the property at 618 Marion Street. There is a 30-day due diligence period and an additional 30 days to close. Commission approval of the Agreement 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 (618 Marion Street) submitted on Thursday, March 14, 2019.

**4. Real Estate Purchase Agreement (2020 South Main)**

Mr. Relos presented the Real Estate Purchase Agreement (2020 South Main). This agreement is for the old EMI site at 2020 South Main. The property was received from the County in 2009 after it had been on the tax sale for many years. It was cleared and taken through the disposition process. The average appraised value in 2012 was \$57,350. We have been approached to buy the site for \$60,000 but, as we have been working with the purchaser, it has been noted they won't need the entire parcel; therefore, we would prorate the \$60,000 based on the square footage of the purchase. This will still leave land to the north that we would retain. The Planning team will continue to work with the purchaser on re-zoning, re-platting, site layout and building articulation. This will be a Dollar General and we have previously worked with the company. Commission approval of this Agreement is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission Real Estate Purchase Agreement (2020 South Main) submitted on Thursday, March 14, 2019

**5. Fourth Amendment to Development Agreement (Heading for Home)**

Mr. Buckenmeyer presented the Fourth Amendment to Development Agreement (Heading for Home). This is a housekeeping item to correct a shortfall error. We appropriated funds for additional work to be done in the Second Amendment with increases on the private investment side. We had worked with the developer to split the cost. When the Third Amendment was written to cover the overage, we should have asked for \$95,000, however, we only asked for \$45,000. We are asking for an additional \$50,000 to assist the completion of the project and move the completion date to June 30, 2019. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Fourth Amendment to Development Agreement (Heading for Home) submitted on Thursday, March 14, 2019.

**6. License Agreement (DTSB 2019)**

Mr. Relos presented License Agreement (DTSB 2019). This is the annual License Agreement for DTSB to use the Gridiron in 2019. We have JSK's approval as they own the property. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved License Agreement (DTSB 2019) submitted on Thursday, March 14, 2019.

**6. Progress Reports**

A. Tax Abatement

1. One business was approved on Sample Street for metal stamping.

B. Common Council

C. Other

**7. Next Commission Meeting:**

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

**8. Adjournment**

Thursday, March 14, 2019, 9:44 a.m.

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David Relos, Property Development Manager

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Don Inks, Secretary

ITEM: 3A

REDEVELOPMENT COMMISSION Redevelopment Commission Claims March 28, 2019 for approval and ratify	Claims submitted	Explanation of Project
<u>324 RIVER WEST DEVELOPMENT AREA</u> Abonmarche Zart Hurst	10,000.00 2,520.00	Western Ave Streetscape from Falcon Street to Dundee St. Consultant Engineering Services Related
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u> Earth Exploration, Inc.	430.50	Geotechnical Services for Howard Park Reconstruction
<u>430 FUND SOUTH SIDE TIF AREA #1</u> Donohue	7,000.00	South Wellfield, Plant & Pressure Zone Improvements
<u>452 TIF PARK BOND CAPITAL</u> Lawson-Fisher Associates, P.C.	3,334.94	Parks Improvements Program Manager
Total	23,285.44	



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 27, 2019  
FROM: Kyle Silveus, Assistant City Engineer  
SUBJECT: Budget Request – Clearing of demolition debris from the former Drewrys brewery site

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

PURPOSE OF REQUEST:

In February, Code Enforcement issued an order allowing the City to demolish the remaining buildings at the former Drewry's brewery site. On Monday, March 25, 2019 Common Council unanimously approved \$200,00 in reserves from the city's Consolidated Building Fund towards clearing of the site.

This budget request, out of the River West TIF Fund in the amount of \$200,000, is for clearing of construction and demolition debris.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \$200,000; 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: \$200,000

\_\_\_\_\_. Going to BPW for Contracting? Y/N

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





# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 22, 2019  
FROM: Kara Boyles, City Engineer  
SUBJECT: Budget Request – Water Works – 119-036 Water Main, Hydrant, and Valve Replacement

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

PURPOSE OF REQUEST: Funding for professional engineering and construction of the improvements in the amount of **\$400,000**.

Specifics: Our City’s water system has approximately 585 miles of water main, mostly consisting of cast iron; 6,500 main line valves; and 5,000 fire hydrants. The system is aging and has not been replaced at a regular frequency. Older piping is more likely to fail resulting in water loss and service disruptions to customers, and older valves/hydrants can become inoperable resulting in increased risks, particularly during unplanned emergencies. This project reinstates a routine replacement program which includes some annual funding for replacement of critical mains and associated valving and hydrants to improve operability, reliability, reduce risks, and improve customer satisfaction.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\$400,000 \_\_\_\_\_; Break down:  
Costs: Engineering Amt: \_\_\_\_\_ \$400K \_\_\_\_\_; 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 \$ \_\_\_\_\_



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 22, 2019

FROM: Kara Boyles, City Engineer

SUBJECT: Budget Request – Water Works – 119-037 Fellows Reservoir and Booster Station

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

PURPOSE OF REQUEST: Funding for professional engineering and construction of the improvements in the amount of **\$616,000**.

Specifics: Several assets, including the reservoir roof, building roofs, Local Pumps #1, Local Pump #3 VFD and flow meters are in need of repair or replacement to maintain operability and/or structural integrity.

Proposed upgrades include refurbishment of the 7 MG ground reservoir roof, repair of both building roofs to maintain the structural integrity, refurbishment of Local #1 pump and motor, replacement of the existing variable frequency drive (VFD) for Local #3 pump, and replacement of both the local and high service flow meters. Two dehumidification units are also to be added to provide better humidity control to protect the pumping equipment

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\$616,000\_; Break down:

Costs: Engineering Amt: \_\_\$60K\_; Other Prof Serv Amt \_\_\_\_\_;

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

Building Imp Amt \_\_\$556K\_; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_

\_\_\_\_\_ . Going to BPW for Contracting? Y/N

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



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 22, 2019

FROM: Kara Boyles, City Engineer

SUBJECT: Budget Request – Water Works – 119-038 Ireland Tank and Booster Station

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

PURPOSE OF REQUEST: Funding for professional engineering and construction of the improvements in the amount of **\$55,000**.

Specifics: The existing 3.5 MG storage tank is showing signs of wear, and is in need of cleaning and inspection to maintain operability/system reliability and identify other needed repairs. Other assets, including pumps and motors for Pumps #1 and #2 and the cathodic protection system (which protects the tank from corrosion), need repair or replacement to maintain operability.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\$55,000; Break down:  
 Costs: Engineering Amt: \_\_\_\_\_ \$10K; Other Prof Serv Amt \_\_\_\_\_;  
 Acquisition of Land/Bldg (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\_\_\_;  
 Building Imp Amt \_\$45K; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_  
 \_\_\_\_\_ . Going to BPW for Contracting? Y/N  
 Is this item ready to encumber now? \_\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 22, 2019

FROM: Kara Boyles, City Engineer

SUBJECT: Budget Request – Water Works – 117-068 Prairie Avenue Water Main Loop (i.e., the New Water Main on SR 23 from US 20 Bypass Southwest to Mayflower Rd.)

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

PURPOSE OF REQUEST: Funding for construction of the improvements in the amount of **\$800,000**.

Specifics: This project involves the installation of water main on SR 23 from the US 20 Bypass Southwest to Mayflower. The water main installation will increase flow and system reliability as well as redundancy.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\$800,000; Break down:

Costs: Engineering Amt: \_\_\_\_\_; Other Prof Serv Amt \_\_\_\_\_;

Acquisition of Land/Bldg (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\$800K \_\_\_\_\_;

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 \$ \_\_\_\_\_