



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 Tony Sergio Tim Corcoran Charlotte Brach Zach Hurst Conrad Damian Scott Griffith Caleb Bauer Frank Chung | DCI DCI DCI Engineering Engineering 718 E Broadway FM Stone SB Tribune 341 Stanford Hall |

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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 |
| Rleth 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.

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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.



David Relos, Property Development Manager



Don Inks, Secretary