



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

March 28, 2019
9:30 a.m.
Presiding: Dave Varner, Vice-President

227 West Jefferson Boulevard
South Bend, Indiana

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

1. ROLL CALL

Members Present: Dave Varner, Vice-President
Gavin Ferlic, Commissioner
Quentin Phillips, Commissioner

Members Absent: Marcia Jones, President
Don Inks, Secretary
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
Kara Boyles Engineering
Kyle Silveus Engineering
Zach Hurst Engineering
Conrad Damian 718 E Broadway
Chris Affinito 1852 Irish Way SB
Julia Perry 54662 Burdette Street SB
Mark Seaman Prism
Jim Finan Abonmarche
Blair Wozny Cressy

2. Approval of Minutes

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

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

3. Approval of Claims

A. Claims Submitted March 28, 2019

| | Claims submitted | Explanation of Project |
|--|---------------------|---|
| REDEVELOPMENT COMMISSION Redevelopment Commission Claims March 28, 2019 for approval and ratify | | |
| <u>324 RIVER WEST DEVELOPMENT AREA</u> | | |
| Abonmarche | 10,000.00 | Western Ave Streetscape from Falcon Street to Dundee St. Consultant Engineering Services Related |
| Zart Hurst | 2,520.00 | |
| <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 | |

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, March 28, 2019.

4. Old Business

5. New Business

A. River West Development Area

1. Budget Request (Drewry's)

Mr. Silveus presented a Budget Request (Drewry's). In February 2019, Code Enforcement issued an order allowing the City to demolish the remaining buildings at the former Drewry's site. On Monday, March 25, 2019, Common Council unanimously approved \$200,00 in reserves from the city's Consolidated Building Fund toward clearing of the site. This budget request in the amount of \$200,000 is for clearing of construction and demolition debris. Commission approval is requested.

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Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved a Budget Request (Drewry's) submitted on Thursday, March 28, 2019

2. Second Amendment to Development Agreement (REW, LLC)

Mr. Buckenmeyer presented the Second Amendment to Development Agreement (REW, LLC). The Commission previously approved \$75,000 for this project to fund infrastructure improvements. The bid came in slightly higher for asphalt and top coating than was designated. REW, LLC will reimburse the City for the higher amount (approximately \$13,000). Commission approval of the Second Amendment is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved the Second Amendment to Development Agreement (REW, LLC) submitted on Thursday, March 28, 2019

B. South Side Development Area

1. Budget Request (Water Main Hydrant and Valve Replacement)

Ms. Boyles presented a Budget Request (Water Main Hydrant and Valve Replacement). The 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. 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. Commission approval in the amount of \$400,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved a Budget Request (Water Main Hydrant and Valve Replacement) submitted on Thursday, March 28, 2019

2. Budget Request (Fellows Reservoir and Booster Station)

Ms. Boyles presented a Budget Request (Fellows Reservoir and Booster Station). Several assets, including the reservoir roof, building roofs, Local Pumps #1, Local Pump #3 VFD and flow meters need repair or replacement to maintain operability and structural integrity. Proposed are upgrades and refurbishments 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 for Local #3 pump and replacement of both the local and high service flow meters. Two dehumidification units are to be added to provide better control in protecting the pumping equipment. Commission approval in the amount of \$616,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved a Budget Request (Fellows Reservoir and Booster Station) submitted on Thursday, March 28, 2019

3. Budget Request (Ireland Tank and Booster Station)

Ms. Boyles presented a Budget Request (Ireland Tank and Booster Station). The existing 3.5 MG storage tank is showing signs of wear and needs cleaning and inspection to maintain operability, system reliability and to identify other needed repairs. Other assets, including pumps and motors for Pump #1 and #2 and the cathodic protection system (protecting the tank from corrosion) need to be repaired or replaced to maintain operability. Commission approval in the amount of \$55,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved a Budget Request (Ireland Tank and Booster Station) submitted on Thursday, March 28, 2019

4. Budget Request (New Water Main – SR23 from US 20 Bypass SW to Mayflower)

Ms. Boyles presented a Budget Request (New Water Main – SR23 from US 20 Bypass SW to Mayflower). This will close the loop in this area and will be a 14” water main. The project involves the installation of a new water main on SR23 from the US20 Bypass Southwest to Mayflower. The water main installation will increase flow and system reliability as well as redundancy, and will ensure there is proper pressure in the system as future development occurs. Commission approval in the amount of \$800,000 is requested.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved a Budget Request (New Water Main – SR23 from US 20 Bypass SW to Mayflower) submitted on Thursday, March 28, 2019

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

Thursday, March 28, 2019, 9:44 a.m.