



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

April 25, 2019
9:30 a.m.
Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:31 a.m.

1. ROLL CALL

Members Present:	Marcia Jones, President Don Inks, Vice-President Quentin Phillips, Secretary Todd Monk, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Gavin Ferlic, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Tony Sergio Kara Boyles Kyle Silveus Zach Hurst Jim Finan Corey Cressy David Ziker Mark Petersen Ryan Biggs	DCI DCI Engineering Engineering Engineering Abonmarche Cressy Ziker's WNDU Bigg Solutions

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2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, April 11, 2019

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, April 11, 2019.

3. Approval of Claims

A. Claims Submitted April 25, 2019

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims April 25, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
C&S Masonry Restoration LLC	152,415.63	Lafayette Building Skylight & Masonry Repairs
R&R Excavating, Inc	398,525.00	Fat Darddy's Building Demolition
Zach Hurst, P.E.	5,320.00	Consultant Engineering Services
City of South Bend	22,321.00	Legal Services
Jones Petrie Rafinski	8,672.25	Downtown East-West Streetscapes
Kil Architecture Planning	5,140.32	Architectural Consultation for the Lafayette Building Skylight & Masonry Repairs
Slatlie Roofing & Sheet Metal Co., Inc.	99,412.56	Liberty Tower Exterior Renovations - Division A
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Precision Wall Systems	223,772.50	Three Twenty at The Cascade-Glazed Assemblies
Christopher B. Burke Engineering LLC	60.65	East Race Sewer Analysis
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
HRP Construction, Inc.	136,659.39	Miami St. Basin Drainage Improvements
<u>452 TIF PARK BOND CAPITAL</u>		
Lochmueller Group	54,928.38	Historic Leeper Park Improvements
Lawson-Fisher Associates P.C	78,916.06	SBN-West Bank Corridor Improvements Final Design
Smithgroup	135,894.25	Seitz Park Prelim & Final Eng.
Alliance Architects	34,288.00	Howard Pk Redevelopment
Total	1,052,299.30	

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, April 25, 2019.

4. Old Business

5. New Business

A. River West Development Area

1. Resolution No. 3483 Declaring Certain Property Blighted (431 N Allen Street)

Mr. Relos presented Resolution No. 3483 Declaring Certain Property Blighted at 431 N Allen Street, South Bend. This Resolution is for the vacant lot at 431 N Allen Street. 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. The property is in a target area east of the City Cemetery. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3483 Declaring Certain Property Blighted (431 N Allen Street) submitted on Thursday, April 25, 2019.

2. Agreement to Buy and Sell Real Estate (431 N. Allen Street)

Mr. Relos presented an Agreement to Buy and Sell Real Estate for 431 N Allen. The City currently owns the lots on each side of this property, and the purchase of this lot for \$1,000 allows the consolidation of all three. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Purchase Agreement (431 N Allen Street) submitted on Thursday, April 25, 2019.

3. First Amendment to License Agreement for Temporary Use (Electric Conduit Construction Company)

Mr. Relos presented a First Amendment to License Agreement for Temporary Use for Electric Conduit Construction Company, who is running new lines in the downtown area. This Amendment will extend the License Agreement for Temporary Use until July 1, 2019. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved First Amendment to License Agreement for Temporary Use (Electric Conduit Construction Company) submitted on Thursday, April 25, 2019.

4. Second Amendment to Development Agreement (Ziker Sample Street LLC)

Mr. Buckenmeyer presented a Second Amendment to Development Agreement for the old Ziker location on E. Sample. In November of 2017 the Commission agreed to \$100,000 from the River West TIF to help with local public improvements to the building on Sample Street. With the additions of several new occupants, the City would like to add \$200,000 in funding to help pay for a new roof on the building. Mr. Ziker is putting profits from tenants back into the building. Tenants include businesses such as Sew Loved, Hurry Home and Invanti.

David Ziker, Ziker Sample Street, LLC thanked the Commission for their support in this project that houses so many small start-up companies (15 currently). He has a new tenant bringing manufacturing back to Indiana and will be taking roughly 70,000 square feet of the building for a new manufacturing business.

Ryan Bigg, owner of Bigg Solutions Manufacturing is bringing his business back home to South Bend in a one stop business solution. He will be printing on 3D objects and printing all different kinds of objects. He has worked with several shoe companies through the years and is excited to bring his manufacturing business here.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Second Amendment to Development Agreement (Ziker) submitted on Thursday, April 25, 2019.

5. Third Amendment to Development Agreement (Great Lakes Capital Development LLC)

Mr. Buckenmeyer presented the Third Amendment to Development Agreement (GLC). This amendment is to move funding around but not ask for additional dollars. A year ago, the Tech Resource Center was approved for TIF funding and GLC's Catalyst III building was approved for Certified Tech Park funding. To be better aligned for the funds intended use, this Amendment reverses these two funding options. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Third Amendment to Development Agreement (GLC) submitted on Thursday, April 25, 2019.

6. Fifth Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park, LLC)

Mr. Buckenmeyer presented the Fifth Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park, LLC). Franklin Street Technology Park, LLC is asking for an additional 90 days to close on the purchase of the property. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved Fifth Amendment to Real Estate Purchase Agreement (Franklin Street Technology Park, LLC) submitted on Thursday, April 25, 2019.

7. Budget Request (Michigan Street Reconstruction)

Ms. Boyles presented a Budget Request for the reconstruction of Michigan Street. This request is a continuing effort to implement Complete Streets in South Bend. Recently completed was Colfax between Main Street and Michigan Street and in front of the Morris Civic. These improvements will reconstruct Michigan between Colfax and Western, and new curbs, sidewalks, and updated lighting between Wayne and Western. Improvements will vary block by block depending on need. Current parking will be changed to front-angle parking.

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A study is currently under way on the lights at Jefferson and Washington, which may have the traffic lights removed and 4 way stops installed. Commission approval in the amount of \$2M is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Michigan Reconstruction) submitted on Thursday, April 25, 2019.

8. Development Agreement (Cressy & Everett Commercial Corporation)

Mr. Buckenmeyer presented a Development Agreement with Cressy & Everett Commercial Corporation for the building at 315 Jefferson Street, which has been empty for approximately two years since Family and Children's Center moved out. Cressy Commercial Real Estate will be working on renovating the building, with plans to make \$1.4M in improvements, which includes bringing 40 jobs to downtown. Part of this Agreement is TIF funding in the amount of \$230,000, to be used toward repairs to windows, roof, and exterior façade, parking lot repairs and striping, and fencing. Commission approval is requested.

*Note: Marcia Jones, President abstained from the vote due to being on the board of Family and Children Center.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Development Agreement (Cressy & Everett Commercial Corporation) submitted on Thursday, April 25, 2019.

9. License Agreement (Beacon Health & Fitness)

Mr. Relos presented a License Agreement with Beacon Health & Fitness. Beacon Health and Fitness is hosting a final medical fitness challenge during their Association Week. They are asking to use the Gridiron on Saturday, May 11, 2019 for 3 classes 30 minutes each from 7:00 am to 12:00 pm. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved License Agreement (Beacon Health & Fitness) submitted on Thursday, April 25, 2019.

B. West Washington Development Area

1. Budget Request (Danch Harner – Charles Martin, Washington to LWW)

Mr. Relos presented a Budget Request with Danch Harner. The budget request is to clean up Charles Martin Sr. Drive between W. Washington and Lincoln Way West. This section of street was not dedicated when it was constructed decades ago, and therefore property lines and alleys appear throughout the street. Danch Harner & Associates will provide survey services, prepare legal descriptions and a subdivision plat to create outlets that may then be transferred to abutting property owners, vacate two alleys that cross the current street, and dedicate the street. Commission approval for a budget not-to-exceed \$16,000 is requested.

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Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Danch Harner – Charles Martin, Washington to LWW) submitted on Thursday, April 25, 2019.

C. Administrative

1. Third Amendment to Engineering Services Agreement

Ms. Boyles presented the Third Amendment to Engineering Services Agreement. This amendment is to pay for an additional Engineer for Redevelopment in 2019 and 2020. Zach Hurst will become a full-time City employee along with our other two Engineers Kyle Silveus and Charlotte Brach. Official start date of this agreement is May 13, 2019. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Third Amendment to Engineering Services Agreement submitted on Thursday, April 25, 2019.

6. Progress Reports

A. Tax Abatement

1. Hopkins Property, LLC aka Truck Center International plans to build a 100,000 square foot facility. This will total 30 new jobs, bringing with them 20 current employees.
2. Catalyst III, LLC plans to build an 83,000 square foot building with a \$16M project. This will house Press Ganey with 500 retained jobs.

B. Common Council

C. Other

1. Daniel Buckenmeyer presented on Smart Growth America. South Bend has been selected by the national organization Smart Growth America to receive technical assistant that will support local efforts to use small-scale manufacturing to develop the community. This assistance is made possible through the support from the U.S. Economic Development Administration. South Bend was chosen from among 63 other organizations and communities in 32 different states. All are welcome to the Wrap Up presentation on Friday, April 26th 1:00 pm at Studebaker/Renaissance Building 113.

7. Next Commission Meeting:

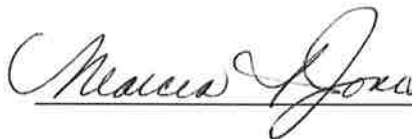
Thursday, May 9, 2019, 9:30 a.m.

8. Adjournment

Thursday, April 25, 2019, 10:14 a.m.



David Relos, Property Development Manager



Marcia I. Jones, President