



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

May 9, 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 Gavin Ferlic, Commissioner	
Members Absent:	Todd Monk, Commissioner Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Elizabeth Leonard Inks Tony Sergio Kara Boyles Kyle Silveus Zach Hurst Charlotte Brach Conrad Damian Dr. David Varner	DCI DCI DCI Engineering Engineering Engineering Engineering 718 E Broadway Retired Commissioner

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, April 25, 2019**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, April 25, 2019.

**3. Approval of Claims**

**A. Claims Submitted May 9, 2019**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims May 9, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Abonmarche	30,400.00	Western Ave Streetscape from Falcon Street to Dundee St.
Zart Hurst	2,800.00	Consultant Engineering Services Related
United Consulting	6,837.00	Coal Line Trail Phase II
CSB Service, LLC	46,371.39	Berlin Place No. 2 Electrical, Mechanical & Plumbing Division A
City of South bend	91,717.47	Reimburse Engineering for Services Rendered per EAS
Selge Construction Co Inc.	117,152.48	Lincoln Way West & Charles Martin St. Improvements
CBS Service, LLC	46,371.39	Berlin Place No. 2 Electrical, Mechanical & Plumbing Division A
Milestone Fence, LLC	67,419.60	JMS Building, Parking Lot Improvement
Slatiile Roofing & Sheets Metal Co.,	143,234.54	Liberty Tower Exterior Renovations - Division
<u>422 WEST WASHINGTON DEVELOPMENT AREA</u>		
Bokon Masonry, Inc.	90,250.00	Gemini at Washington- Colfax Apartment Masonry & Stair Repairs
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Precision Wall Systems	197,837.50	Three Twentv at The Cascade-Glazed Assemblies
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
McCormick Engineering	600.00	Bowen Street Improvements
<u>452 TIF PARK BOND CAPITAL</u>		
Walsh & Kelly, Inc.	210,728.61	Lincoln Way East Corridor Improvements
Total	1,051,719.98	

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 9, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Budget Request (Cleveland/Brick Road)**

Mr. Hurst presented a Budget Request (Cleveland/Brick Road). This is a \$2M request for engineering design services and construction of concrete pavement replacement near the bridge of Cleveland / Brick Roads and the Bypass. The City is piggybacking on a large INDOT project to replace and lower the concrete pavement on the bypass under the bridge. The area is seeing rapid expansion with new Industrial buildings in the area.

Mr. Buckenmeyer added that there are only three outlets for traffic coming out of these areas. The Department of Community Investment is working with Engineering and county departments on things such as traffic calming studies and additional outlets. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved a Budget Request (Cleveland/Brick Road) submitted on Thursday, May 9, 2019.

**2. License Agreement for Temporary Use of Private Property (113-117 North Main Street)**

Mr. Silveus presented a License Agreement for Temporary Use of Private Property (113-117 North Main Street). This is a Temporary License Agreement for Print Gold Property Management, just north of Liberty Tower to allow our contractor to access their site. They will be preparing masonry and putting wall coating on the north face of Liberty Tower. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved a License Agreement for Temporary Use of Private Property (113-117 North Main Street) submitted on Thursday, May 9, 2019.

**3. First Amendment to Agreement to Buy and Sell Real Estate (618 W. Marion)**

Mr. Relos presented First Amendment to Agreement to Buy and Sell Real Estate for 618 W. Marion. The original agreement has a 30-day due diligence and a 30-days to close on the property. This amendment adds an additional 30-days to close. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved a First Amendment to Agreement to Buy and Sell Real Estate 618 Marion submitted on Thursday, May 9, 2019.

**B. Other**

**1. Resolution No. 3484 (Determining Tax Increment to be Collected in Year 2020)**

Ms. Leonard Inks presented Resolution No. 3484 (Determining Tax Increment to be Collected in Year 2020). This resolution will notify other taxing jurisdictions that the Commission has determined there is no excess assessed value in all but the Douglas Road Economic Development area, which will have its assessed value released. This item will go to the Common Council on Tuesday, May 28, 2019. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3484 (Determining Tax Increment to be Collected in Year 2020) submitted on Thursday, May 9, 2019.

**2. Resolution No. 3482 Commending Dr. Varner**

Ms. Jones, President, presented Resolution No. 3482 commending Dr. Varner for his 11 years of dedicated service to the South Bend Redevelopment Commission.

Dr. Varner expressed his thanks and how much he enjoyed the job through the years.

Ms. Jones mentioned she enjoyed the banter and decisions made with Dave through the years.

Don Inks commented that he enjoyed the logic and rationale for the better Dave provided South Bend.

Quentin Phillips thanked Dr. Varner for his leadership and allowing him to be a student of who he is.

Gavin Ferlic thanked Dr. Varner for being a professional and servant leader.

Kara Boyles said the interactions that she had with Dr. Varner made her a better servant leader by asking deeper questions and challenge the status quo. That was a great career lesson for her.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3482 Commending Dr. Dave Varner submitted on Thursday, May 9, 2019.

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**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, May 23, 2019, 9:30 a.m.

**8. Adjournment**

Thursday, May 9, 2019, 9:47 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President