



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

May 23, 2019  
9:30 a.m.  
Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

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

**1. ROLL CALL**

Members Present: Marcia Jones, President  
Don Inks, Vice-President  
Quentin Phillips, Secretary  
Gavin Ferlic, Commissioner  
Todd Monk, Commissioner  
Leslie Wesley, Commissioner

Members Absent:

Legal Counsel: Sandra Kennedy, Esq.

Redevelopment Staff: David Relos, RDC Staff  
Mary Brazinsky, Board Secretary

Others Present: Daniel Buckenmeyer DCI  
Michael Divita DCI  
Tony Sergio DCI  
Charlotte Brach Engineering  
Kyle Silveus Engineering  
Zach Hurst Engineering  
Anthony Swisher 2415 Cass St Cassopolis IN

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, May 9, 2019**

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, May 9, 2019.

**3. Approval of Claims**

**A. Claims Submitted May 23, 2019**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims May 23, 2019 for approval and ratify		
<u><b>324 RIVER WEST DEVELOPMENT AREA</b></u>		
C&S Masonry Restoration LLC	100,137.12	Lafayette Building Skylight & Masonry Repairs
Kolata Enterprises LLC	337.50	Professional Services
Zach Hurst, P.E.	2,380.00	Consultant Engineering Services
DLZ	530.00	Sample and Sheridan Signal
Gibson-Lewis, LLC	167,553.09	Fire Station 4
Premier 1 Construction, Inc.	45,976.00	Zike - Sample Street Building Restroom Remodel
United Consulting	4,316.93	Coal Line Trail Ph I & II
<u><b>422 WEST WASHINGTON DEVELOPMENT AREA</b></u>		
Rieth Riley Construction Co.,	31,582.02	Two Way Conversion of Colfax Ave.
<u><b>429 FUND RIVER EAST DEVELOPMENT TIF</b></u>		
Skyline Plastering, Inc.	133,000.00	Three Twenty at The Cascade-Glazed Assemblies
<u><b>430 FUND SOUTH SIDE TIF AREA #1</b></u>		
Ziolkowski Construction, Inc.	306,914.50	Erskine Clubhouse Renovation
McCornick Engineering	690.00	
<u><b>435 DOUGLAS ROAD DEVELOPMENT AREA TIF</b></u>		
DLZ	8,750.00	Douglas Rd Lift Station
Total	802,167.16	

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 23, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Budget Request (Western Avenue Streetscape Falcon-Dundee)**

Mr. Divita presented the Budget Request (Western Avenue Streetscape Falcon-Dundee). As part of its implementation of the West Side Main Streets Revitalization Plan, the City of South Bend proposes to make continued streetscape improvements to Western Avenue to create an environment more inviting to commercial and residential investment. This project covers the four-block section of Western Avenue between Falcon and Dundee Streets. This work will complement the streetscape improvements completed between Dundee Street and Bendix Drive in 2015 and between Bendix Drive and Olive Street in 2017. Curbs, sidewalks, driveway approaches, street pavement, and water main will be replaced. Street trees, other landscaping, decorative lighting, and storm sewer will be added. Board of Public Works is scheduled to open bids on May 23<sup>rd</sup> pending approval of this request. Construction is anticipated to begin in June for a November completion date. Staff requests approval for a project budget in the amount of \$2,800,000 in which funding will be supplemented by \$180,000 from the storm sewer fund.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved a Budget Request (Western Avenue Streetscape Falcon-Dundee) submitted on Thursday, May 23, 2019.

**2. License Agreement for Use (Share the Love Ministries)**

Mr. Relos presented the License Agreement for Use (Share the Love Ministries). This is the old PNA site at the corner of Olive & Western. Share the Love Ministries will use this lot from May 31, 2019 to June 2, 2019. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the License Agreement for Use (Share the Love Ministries) submitted on Thursday, May 23, 2019.

**3. License Agreement for Temporary Parking (La Casa De Amistad)**

Mr. Relos presented the License Agreement for Temporary Parking (La Casa De Amistad). This is the old PNA site at the corner of Olive & Western. The lot will be utilized for temporary parking during the Best Wednesday Ever event on June 5, 2019. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved the License Agreement for Temporary Parking (La Casa De Amistad) submitted on Thursday, May 23, 2019.

**6. Progress Reports**

**A. Tax Abatement**

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- B. Common Council
- C. Other

**7. Next Commission Meeting:**  
Thursday, June 13, 2019, 9:30 a.m.

**8. Adjournment**  
Thursday, May 23, 2019, 9:34 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President