



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

June 27, 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 Tim Corcoran Tony Sergio Kyle Silveus Zach Hurst Conrad Damian Samantha Dowls Marty Wolfson Judy Shumer Yolanda Hubbard Benjamin Horner Nick Licina Jo M. Broden Rarin Horner	DCI DCI DCI Engineering Engineering 718 E Broadway 427 Camden St 809 Park Ave 1406 Chester Merit Badge Boy Scouts Merit Badge Boy Scouts 315 Corby SBCC Member 201 W Nshore 59199 Magnolia Road

2. Approval of Claims

A. Claims Submitted June 27, 2019

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims June 27, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
United Consulting	634.49	Coal Line Trail Ph I & II Right of Way Services
Abonmarche	29,900.00	Western Ave Streetscape from Falcon St. to Dundee St.
Troyer Group	2,640.00	Brick/Cleveland Pavement Replacement
Fuerbringer Landscaping & Design, Inc.	52,110.00	Lot 12 US 31 Industrial Park- Landscape
Aecom	6,824.00	South Shore Station Downtown
R & R Excavating, Inc.	105,475.00	Fat Daddy's Building Demolition
Hardman Construction, Inc.	242,487.50	Main and Jefferson Earthwork
Majority Builders Inc.	55,389.12	Technology Resource Center @ Catalyst 2
C & S Masonry Restoration LLC	31,492.25	Lafayette Building Skylight & Masonry Repairs
Rieth Riley Construction Co.,	93,437.50	Berlin Pl Site Concrete, Landscape Plantings and Bldg, #4 Roof Pavers Division B
IDEM	56.25	Oliver Plow
<u>422 WEST WASHINGTON DEVELOPMENT AREA</u>		
Paul's Welding, Inc.	123,500.00	Gemini at Washington-Colfax Apartment Masonry & Stair Repairs Division B
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Precision Wall System	165,527.05	Three Twenty at The Cascade - Glazed Assemblies
Indiana Earth, Inc.	13,315.20	Three Twenty at The Cascade - Site Utilities (Water & Storm)
Fidelity National Title	25,255.50	Wire Transfer Closing Costs on Stephenson Mill Associates, LLC
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
HRP Construction, Inc.	292,026.96	Miami St Basin Drainage Improvements
Peerless Midwest Inc.	11,450.00	Erskine Well Variable Frequency Dr.
<u>TIF PARK BOND CAPTIAL</u>		
Lawson Fisher Associates	2,608.50	Parks Improvements Program Manager
Total	1,254,129.32	

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, June 27, 2019.

3. Old Business

4. New Business

A. River West Development Area

1. Budget Request (South Bend Wayfinding Signage)

Mr. Corcoran presented a budget request for South Bend Wayfinding Signage. This is a request for Phase 1 of the City's Wayfinding Signage Plan. We are currently in the design process. When implemented, this plan will help enhance the City's overall economic development and tourism by educating visitors and residents in navigating South Bend. We are requesting \$60,000 out of River West, \$30,000 out of River East, and \$10,000 out of West Washington, which will be the primary locations of the signage. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (South Bend Wayfinding Signage) submitted on Thursday, June 27, 2019.

2. Second Amendment to Buy and Sell Real Estate (618 Marion Street)

Mr. Relos presented the Second Amendment to Buy and Sell Real Estate (618 Marion Street). Mr. Relos stated that the city has a signed purchase agreement. This Second Amendment is to extend the closing date another 45 days. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission Second Amendment to Buy and Sell Real Estate (618 Marion Street) submitted on Thursday, June 27, 2019.

3. Agreement to Buy and Sell Real Estate (117 S. William)

Mr. Relos presented the Agreement to Buy and Sell Real Estate for 117 S. William. This property is a paved parking lot containing approximately 56 parking spaces. The parking lot is near Commission owned properties, which could be helpful for the redevelopment of those sites. There will be a 30-day due diligence period with 30 days to close afterwards. The purchase price is \$78,000. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Agreement to Buy and Sell Real Estate (117 S William) submitted on Thursday, June 27, 2019.

4. Budget Request (Demolitions)

Mr. Relos presented a budget request in the amount of \$20,000 for demolition and site clearing of several properties in River West. This includes three houses at the entrance to City Cemetery, one at 618 N Scott and 607 – 611 W. Marion. Commission approval is requested.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Confirming Resolution No. 3488 West Washington Chapin Development Area submitted on Thursday, June 27, 2019.

B. River East Development Area

1. Budget Request (Property Transfer Costs)

Mr. Relos presented a budget request for property transfer costs. When the Commission last met on June 13th a Project Agreement was approved between various parties who have projects or property in the Seitz Park area, enabling the projects to move forward and Seitz Park to be enlarged. This budget covers costs associated with the property transfers covered by that Agreement. Commission approval of \$26,000 is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Budget Request (Property Transfer Costs) submitted on Thursday, June 27, 2019.

5. Progress Reports

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

1. Common Council Resolution

Commissioner Ferlic presented Common Council's recommendation of a time change for the Redevelopment Commission meetings. We are looking to open the time for more residents to come to the meetings.

Upon a motion made by Commissioner Ferlic, and seconded by Vice-President Inks, the Commission approved to change the July 11th meeting time to 4:00 pm, approved on June 27, 2019.

2. Commerce Center Update

Mr. Buckenmeyer presented an update regarding the Commerce Center. Commissioner Monk had requested an update. On January 12, 2017 the Redevelopment Commission approved a Development Agreement for the Commerce Center. On May 29, 2019 an amendment was presented. We have received letters regarding the amendment, these letters were presented to the Commerce Center as well as Commission and Council. It is the city's intent to carry forward this amended agreement. The Commerce Center is currently working with the Department of Community Investment, Engineering and our Legal Departments. We want the project to succeed. Given that there have been concerns with the project, we have brought people from every department and met with the construction folks on this project. Every time a deadline is missed in one department, it pushes the project weeks behind in the next. We will continue to work with the developer to carry this project forward.

Commissioner Ferlic stated that the Common Council has met with Dave Matthews for an update. He also notes that RDA was in agreement.

6. Next Commission Meeting:

Thursday, July 11, 2019, 4:00 p.m.

7. Adjournment

Thursday, June 27, 2019, 9:45 a.m.

David Relos, Property Development Manager

Marcia Jones, President