

## 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 DCI
Tim Corcoran DCI
Tony Sergio DCI

Kyle Silveus Engineering
Zach Hurst Engineering
Conrad Damian 718 E Broadway
Samantha Dowls 427 Camden St
Marty Wolfson 809 Park Ave
Judy Shumer 1406 Chester

Yolanda Hubbard Merit Badge Boy Scouts
Benjamin Horner Merit Badge Boy Scouts

Nick Licina 315 Corby

Jo M. Broden SBCC Member 201 W Nshore

Rarin Horner 59199 Magnolia Road

#### 2. Approval of Claims

#### A. Claims Submitted June 27, 2019

### Redevelopment Commission Claims June 27, 2019 for approval  #### 324.RIVER WEST DEVELOPMENT AREA  United Consulting 634.49  ### Abonnarche 29,900.00  ### Western Ave Streetscape from Faicon St. to Dundee St.: Trayer Group 2,600.00  ### Right of Way Services  ### Abonnarche 29,900.00  ### Western Ave Streetscape from Faicon St. to Dundee St.: Trayer Group 2,600.00  ### Abonnarche 29,900.00  ### Abonnarche 20,900.00  ### Birk Cloud Park Barband Park Barb	REDEVELOPMENT COMMISSION	Claims submitted	Explanation of Project	
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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.

1,254,129.32

#### 3. Old Business

#### 4. New Business

#### A. River West Development Area

Total

#### 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 13<sup>th</sup> 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 11<sup>th</sup> 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