



South Bend

Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

Agenda

Regular Meeting, October 24, 2019 – 4:00 p.m.

227 W. JEFFERSON BLVD., 1300 SOUTH BEND, INDIANA

1. Roll Call

2. Approval of Minutes

A. Minutes of the Regular Meeting of Thursday, October 10, 2019

3. Approval of Claims

A. Claims Submitted October 24, 2019

4. Old Business

5. New Business

A. Public Hearing

1. Resolution No. 3492 (RWDA) - D2
2. Resolution No. 3493 (WWDA) - D2
3. Resolution No. 3494 (REDA) - D4
4. Resolution No. 3495 (RE Residential DA) - D4
5. Resolution No. 3496 (SS Area #1 General) - D5
6. Resolution No. 3497 (Redevelopment General) - All
7. Resolution No. 3498 (Airport/Urban Enterprise Zone) - All
8. Resolution No. 3499 (Airport Bond Debt Service Reserve) - All
9. Resolution No. 3500 (Downtown Bond Debt Service Reserve) - D2
10. Resolution No. 3504 (Airport Bond Debt Service Reserve Add Approp) - All
11. Resolution No. 3505 (Downtown Bond Debt Service Reserve Additional 2019) - D2
12. Resolution No. 3506 (SBCDA Bldg Ops Closing Fund 425) - D2

B. River West Development Area

1. First Amendment to License Agreement for Temporary Parking (Hibberd Development, LLC) - D2
2. First Amendment to Development Agreement (Jefferson 315 LLC) - D2

3. Budget Increase (Mayflower and Adams Road Traffic Impact Study) - D2

C. Other

1. Budget Request (Pokagon Fund 10.24.2019) - All

6. Progress Reports

A. Tax Abatement

B. Common Council

C. Other

1. RDC Budget Presentation

7. Next Commission Meeting:

Thursday, November 14, 2019, 4:00 p.m.

8. Adjournment

NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS

Auxiliary Aid or Other Services are Available upon Request at No Charge.

Please Give Reasonable Advance Request when Possible.



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

October 10, 2019
4:00 p.m.
Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 4:00 p.m.

1. ROLL CALL

Members Present:	Marcia Jones, President Quentin Phillips, Secretary Gavin Ferlic, Commissioner Todd Monk, Commissioner	
Members Absent:	Don Inks, Vice-President Lesley Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Tim Corcoran Amanda Pietsch Kyle Silveus Zach Hurst Charlotte Brach Benjamin Dougherty Daniel Parker Mike Noland Phil Faccenda Todd Samuelson	DCI DCI Engineering Engineering Engineering Admin & Finance Admin & Finance NICTD Barnes & Thornburg Baker Tilly

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, September 26, 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, September 26, 2019.

3. Approval of Claims

A. Claims Submitted October 10, 2019

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION Redevelopment Commission Claims September 12, 2019 for approval and ratify			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
Ritschard bros., Inc.	5,458.34	Unity Gardens Learning Center Site Improvements	
Troyer Group	616.00	Brick Pavement	
South Bend Water Works	1,458.00	Unity Gardens Learning	
Epoch	2,880.00	Technology Resource Center	
DLZ	3,470.00	Sample -Sheridan Signal	
South Bend Tribune	73.94	Bid Ads Gemini Site Improvements	
Environmental Glass Inc.		Liberty Tower Exterior Renovations - Division C	19,976.96
Indiana Earth, Inc.		Western Ave Streetscape - Ph III	504,979.36
Precision Wall Systems, Inc.		Lafayette building Skylight	35,798.85
R & R Excavating, Inc.		Garage Site Improvements	56,468.00
<u>422 WEST WASHINGTON DEVELOPMENT AREA</u>			
Riley-Riley Construction Co., Inc.		Gemini Site Improvements	381,013.84
Total	13,956.28		998,237.01
Total Both Columns	1,012,193.29		

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, October 10, 2019.

4. Old Business

5. New Business

A. River West Development Area

1. Agreement to Buy and Sell Real Estate (1205 and 1215 W Colfax)

Mr. Relos presented Agreement to Buy and Sell Real Estate (1205 and 1215 W Colfax). At the last meeting the Commission approved a Resolution to declare these vacant lots blighted. This Agreement is to buy both lots for \$2,800 less the property taxes due and owing. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the Agreement to Buy and Sell Real Estate (1205 and 1215 W Colfax) submitted on Thursday, October 10, 2019.

2. Budget Request (Eagle Way Sewer Extension)

Mr. Silveus presented Budget Request (Eagle Way Sewer Extension). This \$300,000 budget request is for a sanitary sewer extension on Enterprise Drive. There are a few businesses attached to a temporary lift station installed in 2000. With the current spec building being built along Cleveland / Nimtz, and other business in the area, this extension allows the removal of the temporary lift station and will follow an easement from Eagle Way to Nimtz. This sewer extension will also serve the businesses along Enterprise Drive. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the Budget Increase (Eagle Way Sewer Extension submitted on Thursday, October 10, 2019).

3. Budget Request (City Cemetery Improvements)

Mr. Corcoran presented Budget Request (City Cemetery Improvements). This is a request for \$550,000 for the next phase of the City Cemetery entrance improvements, as part of the master plan for this area. The project will commence in Spring 2020. Bidding is planned for this fall. Three properties were acquired and cleared at Elm and Colfax, in front of the City Cemetery, making way for a clear view of the future park and entrance way. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the Budget Request (City Cemetery Improvements) submitted on Thursday, October 10, 2019.

4. Budget Request (POD Removal)

Mr. Relos presented Budget Request (POD Removal). There are seven teaching pods that were moved from Ivy Tech to Commission owned property in the 1300 block of S. Michigan St. At one point it was thought these structures could be used for the Gateway Center, but they are now a liability because three of them have been vandalized. At the last Board of Public Works meeting quotes were received, with the lowest bid at \$41,100 for removal of six of the seven. The seventh will be removed by a different organization. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the Budget Request (POD Removal) submitted on Thursday, October 10, 2019.

B. Public Hearing

1. Resolution No. 3508 (Approving Lease Execution South Bend Double Tracking)

Ms. Pietsch presented Resolution No. 3508 (Approving Lease Execution South Bend Double Tracking). At the last meeting it was arranged to have a public hearing on South Shore Double Tracking. This is the hearing to approve the lease between the South Bend Redevelopment Commission and the South Bend Redevelopment Authority. The South Bend Redevelopment Authority approved the lease at a meeting this afternoon.

Phil Faccenda, Barnes and Thornburg stated this is just a continuation of the previous meeting of the lease execution for the South Bend Double Tracking. We are required by statute to have a public hearing at today's meeting. The resolution approves the form of the lease and allows the Commission to enter and execute the lease after Common Council approval on October 28, 2019. At Common Council the financing will be discussed and hopefully approved. The lease will be executed after a waiting period of 30 days. We would come back to the Redevelopment Authority and Redevelopment Commission approving bond documents. The Redevelopment Commission would approve a special benefits tax. There will never be a tax levy for the bonds as there is sufficient revenue from the River West TIF revenue to cover these bonds. The special benefits tax provides a special tool to get a very good interest rate. After these procedures we can issue the bonds. At that point we can pay the one half of the St. Joseph County obligation of this project.

Mike Noland, NICTD stated that since the last meeting a couple things have happened. NICTD board met and approved an agreement to continue service to South Bend for at least 20 years from when the last dollar from this area is contributed, whether it is from the double track or the station. The second thing that occurred was last Friday I received a call stating the West Lake project was approved into engineering. This is a way of saying we will get a grant. Jane talked to her staff about the double track project and it is in phenomenal shape. We have two schedules that we drive towards. We drive to the non-contingency schedule. The moment we get an approval to get engineering, we will get construction bids out in the Fall in 2021 and plan to be in revenue services by 2023.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3508 (Approving Lease Execution South Bend Double Tracking) submitted on

Thursday, October 10, 2019.

C. Other

1. MOU (NICTD)

Ms. Pietsch presented MOU (NICTD). This MOU states that NICTD shall maintain a full-service station stop for the South Shore Line for a period of not less than twenty years and the City's share for the Double Tracking. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved MOU (NICTD) submitted on Thursday, October 10, 2019.

2. Resolution No. 3507 (Setting Public Hearing Additional 2019 Appropriations)

Ms. Pietsch presented Resolution No. 3507 (Setting Public Hearing Additional 2019 Appropriations). This Resolution sets the public hearing for additional appropriation on our debt service reserve funds. We have earned extra dollars, more than anticipated this year. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Secretary Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3507 (Setting Public Hearing Additional 2019 Appropriations) submitted on Thursday, October 10, 2019.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, October 24, 2019, 4:00 p.m.

8. Adjournment

Thursday, October 10, 2019, 4:17 p.m.

David Relos, Property Development Manager

Marcia Jones, President

ITEM: 3A

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION			
Redevelopment Commission Claims October 24, 2019 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
Jones Petrie Rafinski		Wayfinding Signage Program Ph I	285.00
Precision Wall System, Inc.		Lafayette Building Skylight	19,217.55
Majority Building, Inc.		Technology Resource Center @ Catalyst 2	170,354.49
Slatile roofing & Sheet Metal Co.,		Liberty Tower Exterior Renovatlons - Divisions A	19,493.40
Ritschard Bros., Inc.		2019 Demolitions Ph I	101,407.18
Black & Veatch Corporation		Design of the Olive GAC Plant Improvements	82,348.65
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
Precision Wall System		Three Twentv at The Cascade-Glazed Assemblies	2,351.25
Indiana Earth, Inc.		Three Twentv at The Cascade - Site Utilities (Water & Storm)	56,093.70
<u>430 FUND SOUTH SIDE TIF AREA #1</u>			
HRP Construction, Inc.		Miami St Basin Drainage Imrovements	27,103.00
	Total		0.00
Total Of Both Columns			478,654.22

RESOLUTION NO. 3492**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM
ALLOCATION AREA NO. 1 FUND FOR THE PAYMENT OF CERTAIN
OBLIGATIONS AND EXPENSES RELATED TO THE RIVER WEST
DEVELOPMENT AREA ALLOCATION AREA NO. 1**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment of the City of South Bend, Indiana (the "City") and the City of South Bend, Indiana, Redevelopment District, exists and operates under the provisions of Indiana Code § 36-7-14, as amended (the "Act"); and

WHEREAS, on February 23, 1990, the Commission adopted Resolution No. 919 declaring the Airport Economic Development Area (the "Area") to be an economic development area within the meaning of the Act and designated the Area as the Airport Economic Development Area Allocation Area No. 1 ("Allocation Area No. 1") for purposes of tax increment financing pursuant to the Act; and

WHEREAS, Resolution No. 919 and the Airport Economic Development Area Economic Development Plan (the "Development Plan") adopted by Resolution No. 919 on February 23, 1990, were confirmed by Resolution No. 938 adopted on June 27, 1990 (collectively, the "Declaratory Resolution"); and

WHEREAS, the Declaratory Resolution created the Airport Economic Development Area Allocation Area No. 1 Fund ("Allocation Area No. 1 Fund") for the purpose of depositing into such fund tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of real property and improvements thereon located in Allocation Area No. 1 pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, the Commission, on April 16, 1993, adopted Resolution No. 1151 declaring the Sample-Ewing Development Area ("SEDA") to be an area needing redevelopment within the meaning of the Act; and

WHEREAS, Resolution No. 1151 and the Sample-Ewing Development Area Development Plan were confirmed by Resolution No. 1154 adopted on May 21, 1993; and

WHEREAS, Resolution No. 1151 created the Sample-Ewing Allocation Area (South Bend Allocation Area No. 8) (the "SEDA Allocation Area") for the purpose of depositing into an allocation area fund (the "SEDA Allocation Fund") tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of personal property and real property and improvements thereon located in the SEDA Allocation Area pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, the Declaratory Resolution was further amended by Resolution No. 2348 and Resolution No. 2351, adopted on June 19, 2007, and July 20, 2007, respectively, and said resolutions expanded the Area by adding and consolidating the SEDA into the Area (collectively referred to hereafter as the “Area”) and expanded Allocation Area No. 1 by adding and consolidating the SEDA Allocation Area into Allocation Area No. 1 (collectively referred to hereafter as “Allocation Area No. 1”); and

WHEREAS, Resolution No. 3256, adopted by the Commission on November 10, 2014, amended boundaries of the Airport Economic Development Allocation Area No. 1, and renamed the area as River West Development Area Allocation Area No. 1; and

WHEREAS, the Commission desires to pay certain expenses incurred by it or the City for local public improvements that are in or serving River West Development Area Allocation Area No. 1 from funds remaining in the Allocation Area No. 1 Fund, in accordance Indiana Code § 36–7–14–39(b)(3) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36–7–14–39(b)(3); and

WHEREAS, the expenditures incurred or anticipated to be incurred by the Commission proposed to be paid with funds from Allocation Area No. 1 Fund are described on the attached Exhibit A; and

WHEREAS, the proposed appropriations from Allocation Area No. 1 Fund 324 are not for the operating expenses of the Commission; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission’s action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Secretary of the Commission has caused notice of said hearing on said appropriations to be published in accordance with law; and

WHEREAS, such public hearing was held at the Commission’s meeting at 4:00 p.m. on October 24, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, at which all taxpayers and interested persons had an opportunity to appear and express their views as to such appropriations; and

WHEREAS, the Commission now desires to approve appropriations in a total amount of Eighteen Million Dollars and 00/100 (\$18,000,000.00)

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The funds from Allocation Area No. 1 Fund 324 in the amount of Eighteen Million Dollars and 00/100 (\$18,000,000.00) are hereby appropriated for the purpose of paying the expenditures described at Exhibit A.

2. The President and/or the Secretary of the Commission are hereby authorized and directed to certify a copy of this Resolution together with such other proceedings and actions as may be necessary to the St. Joseph County Auditor for certification to the Indiana Department of Local Government Finance for the purpose of obtaining its approval of the appropriations herein made.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 24, 2019, at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature _____

Marcia I. Jones, President

Printed Name and Title

ATTEST:

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

RIVER WEST ECONOMIC DEVELOPMENT AREA - FUND 324
2020 BUDGET SUMMARY

		2020 <u>Appropriation</u>
Debt Service:	Debt Service Payments	9,049,603
	Total Debt Service	<u>9,049,603</u>
Projects Underway, Not Completed:		
	Total Projects Underway, Not Completed	<u>0</u>
Other Activities:	Engineering Department Services	396,517
	Legal Fees	63,757
	Community Investment Oversight	97,951
	Total Other Activities	<u>558,225</u>
Development Opportunity Reserve:		<u>8,392,172</u>
Projects Planned:	Chocolate Factory Sewer	
	Cleveland Ameritech Reconstruction	
	Olive Street Reconstruction	
	South Shore Double Tracking	
	United Way Community Center	
	West Side Main Streets	
	Total Projects Planned	<u>0</u>
	Total Appropriation	<u>18,000,000</u>

RESOLUTION NO. 3493

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM ALLOCATION
AREA FUND FOR THE PAYMENT OF CERTAIN OBLIGATIONS AND EXPENSES
RELATED TO THE WEST WASHINGTON-CHAPIN DEVELOPMENT AREA
ALLOCATION AREA**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the City of South Bend Department of Redevelopment (the "Department"), on October 23, 1987, adopted Resolution No. 818 declaring the West Washington-Chapin Development Area in the City of South Bend, Indiana (the "City") to be an area needing redevelopment within the meaning of the Redevelopment of Cities and Towns Act of 1953, as amended, which is codified at, Indiana Code § 36-7-14-1 et seq (the "Act"); and

WHEREAS, Resolution No. 818 and the West Washington-Chapin Development Area Development Plan (the "Development Plan") adopted by Resolution No. 818 on October 23, 1987 were confirmed by Resolution No. 824 adopted on December 11, 1987 (collectively, the "Declaratory Resolution"); and

WHEREAS, the Declaratory Resolution created the West Washington Allocation Area (South Bend Allocation Area No. 7) Special Fund ("Allocation Area Fund") for the purpose of depositing into such fund tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of real property and improvements thereon located in Allocation Area pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, the Commission desires to pay certain expenses incurred by it or the City for local public improvements that are in or serving Allocation Area from funds remaining in the Allocation Area Fund, in accordance Indiana Code § 36-7-14-39(b)(2) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36-7-14-39(b)(2); and

WHEREAS, the expenditures incurred or anticipated to be incurred by the Commission proposed to be paid with funds from Allocation Area Fund are described on the attached Exhibit A; and

WHEREAS, the proposed appropriations from Allocation Area Fund 422 are not for the operating expenses of the Commission; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission's action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Secretary of the Commission has caused notice of said hearing on said appropriations to be published in accordance with law; and

WHEREAS, such public hearing was held at the Commission's meeting at 4:00 p.m. on October 24, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, at which all taxpayers and interested persons had an opportunity to appear and express their views as to such appropriations; and

WHEREAS, the Commission now desires to approve said appropriations in a total amount of Four Hundred Thousand Dollars (\$400,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The funds from Allocation Area Fund 422 in the amount of Four Hundred Thousand Dollars, (\$400,000.00) are hereby appropriated for the purpose of paying the expenditures described at Exhibit A.

2. The President and/or the Secretary of the Commission are hereby authorized and directed to certify a copy of this Resolution together with such other proceedings and actions as may be necessary to the St. Joseph County Auditor for certification to the Indiana Department of Local Government Finance for the purpose of obtaining its approval of the appropriations herein made.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 24, 2019 at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature

Marcia I. Jones, President

Printed Name and Title

ATTEST:

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

WEST WASHINGTON DEVELOPMENT AREA - FUND 422
2020 BUDGET SUMMARY

		2020 <u>Appropriation</u>
Debt Service:	Debt Service Payments	0
	Total Debt Service	<u>0</u>
Projects Underway, Not Completed	Washington/Colfax Apartments	
	Total Projects Underway, Not Completed	<u>0</u>
Other Activities:	Total Other Activities	<u>0</u>
Development Opportunity Reserve:		<u>400,000</u>
Projects Planned:	Elm Streetscape	
	Total Projects Planned	<u>0</u>
	Total Appropriation	<u><u>400,000</u></u>

RESOLUTION NO. 3494

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM
ALLOCATION AREA FUND FOR THE PAYMENT OF CERTAIN OBLIGATIONS
AND EXPENSES RELATED TO THE RIVER EAST
DEVELOPMENT AREA ALLOCATION AREA NO. 1**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the City of South Bend Department of Redevelopment (the "Department"), on November 17, 2003, adopted Resolution No. 2016 declaring the Northeast Neighborhood Development Area in the City of South Bend, Indiana (the "City") to be an area needing redevelopment within the meaning of the Redevelopment of Cities and Towns Act of 1953, as amended, which is codified at, Indiana Code § 36-7-14-1 *et seq* (the "Act"); and

WHEREAS, Resolution No. 2016 and the Northeast Neighborhood Development Area Development Plan (the "Development Plan") adopted by Resolution No. 2016 on November 17, 2003, were confirmed by Resolution No. 2021 adopted on December 19, 2003 (collectively, the "Declaratory Resolution"); and

WHEREAS, the Declaratory Resolution created the Northeast Neighborhood Allocation Area Special Fund ("Allocation Area Fund") for the purpose of depositing into such fund tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of real property and improvements thereon located in Allocation Area pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, Resolution No. 3255, adopted by the Commission on November 10, 2014, amended boundaries of the Northeast Neighborhood Development Allocation Area No. 1, and renamed the area to the River East Allocation Area No. 1; and

WHEREAS, the Commission desires to pay certain expenses incurred by it or the City for local public improvements that are in or serving River East Allocation Area No. 1 (the "Allocation Area") from funds remaining in the Allocation Area Fund, in accordance Indiana Code § 36-7-14-39(b)(3) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36-7-14-39(b)(3); and

WHEREAS, the expenditures incurred or anticipated to be incurred by the Commission proposed to be paid with funds from Allocation Area Fund are described on the attached Exhibit A; and

WHEREAS, the proposed appropriations from Allocation Area Fund 429 are not for the operating expenses of the Commission; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission's action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Secretary of the Commission has caused notice of said hearing on said appropriations to be published in accordance with law; and

WHEREAS, such public hearing was held at the Commission's meeting at 4:00 p.m. on October 24, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, at which all taxpayers and interested persons had an opportunity to appear and express their views as to such appropriations; and

WHEREAS, the Commission now desires to approve said additional appropriations in a total amount of Two Million Eight Hundred Thousand and 00/100 Dollars (2,800,000);

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The funds from Allocation Area Fund 429 in the additional amount of Two Million Eight Hundred Thousand and 00/100 Dollars (\$2,800,000) are hereby appropriated for the purpose of paying the expenditures described at Exhibit A.

2. The President and/or the Secretary of the Commission are hereby authorized and directed to certify a copy of this Resolution together with such other proceedings and actions as may be necessary to the St. Joseph County Auditor for certification to the Indiana Department of Local Government Finance for the purpose of obtaining its approval of the appropriations herein made.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 24, 2019 at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature

Marcia I. Jones, President

Printed Name and Title

ATTEST

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

RIVER EAST NEIGHBORHOOD DEVELOPMENT AREA - FUND 429
2020 BUDGET SUMMARY

		2020 <u>Appropriation</u>
Debt Service:	Debt Service Payments	0
	Total Debt Service	<u>0</u>
Projects Underway, Not Completed:		
	Total Projects Underway, Not Completed	<u>0</u>
Other Activities:		
	Total Other Activities	<u>0</u>
		<u>2,800,000</u>
Development Opportunity Reserve:		
Projects Planned:	East Bank Parking Analysis	
	Wharf Development Phase II	
	Total Projects Planned	<u>0</u>
	Total Appropriation	<u>2,800,000</u>

RESOLUTION NO. 3495

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM
ALLOCATION AREA FUND FOR THE PAYMENT OF CERTAIN OBLIGATIONS
AND EXPENSES RELATED TO THE RIVER EAST
DEVELOPMENT AREA ALLOCATION AREA NO. 2**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the City of South Bend Department of Redevelopment (the "Department"), on November 17, 2003, adopted Resolution No. 2016 declaring the Northeast Neighborhood Development Area in the City of South Bend, Indiana (the "City") to be an area needing redevelopment within the meaning of the Redevelopment of Cities and Towns Act of 1953, as amended, which is codified at, Indiana Code § 36-7-14-1 *et seq* (the "Act"); and

WHEREAS, Resolution No. 2016 and the Northeast Neighborhood Development Area Development Plan (the "Development Plan") adopted by Resolution No. 2016 on November 17, 2003, were confirmed by Resolution No. 2021 adopted on December 19, 2003 (collectively, the "Declaratory Resolution"); and

WHEREAS, the Declaratory Resolution created the Northeast Neighborhood Allocation Area Special Fund ("Allocation Area Fund") for the purpose of depositing into such fund tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of real property and improvements thereon located in Allocation Area pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, Resolution No. 3255, adopted by the Commission on November 10, 2014, amended boundaries of the Northeast Neighborhood Development Allocation Area No. 1, and renamed the area to the River East Allocation Area No. 1; and

WHEREAS, the Commission desires to pay certain expenses incurred by it or the City for local public improvements that are in or serving River East Allocation Area No. 1 (the "Allocation Area") from funds remaining in the Allocation Area Fund, in accordance Indiana Code § 36-7-14-39(b)(3) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36-7-14-39(b)(3); and

WHEREAS, the expenditures incurred or anticipated to be incurred by the Commission proposed to be paid with funds from Allocation Area Fund are described on the attached Exhibit A; and

WHEREAS, the proposed appropriations from Allocation Area Fund 436 are not for the operating expenses of the Commission; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission's action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Secretary of the Commission has caused notice of said hearing on said appropriations to be published in accordance with law; and

WHEREAS, such public hearing was held at the Commission's meeting at 4:00 p.m. on October 24, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, at which all taxpayers and interested persons had an opportunity to appear and express their views as to such appropriations; and

WHEREAS, the Commission now desires to approve appropriations in a total amount of Four Million Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$4,385,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The funds from Allocation Area Fund 436 in the additional amount of Four Million Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$4,385,000.00) are hereby appropriated for the purpose of paying the expenditures described at Exhibit A.

2. The President and/or the Secretary of the Commission are hereby authorized and directed to certify a copy of this Resolution together with such other proceedings and actions as may be necessary to the St. Joseph County Auditor for certification to the Indiana Department of Local Government Finance for the purpose of obtaining its approval of the appropriations herein made.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 24, 2019, at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature

Marcia I. Jones, President

Printed Name and Title

ATTEST

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

RIVER EAST RESIDENTIAL DEVELOPMENT AREA - FUND 436
2020 BUDGET SUMMARY

		2020 <u>Appropriation</u>
Debt Service:	Debt Service Payments	4,358,953
	Total Debt Service	<u>4,358,953</u>
Projects Underway, Not Completed	Total Projects Underway, Not Completed	<u>0</u>
Other Activities:	Total Other Activities	<u>0</u>
Development Opportunity Reserve:		<u>26,047</u>
Projects Planned:	Total Projects Planned	<u>0</u>
	Total Appropriation	<u>4,385,000</u>

RESOLUTION NO. 3496

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM
ALLOCATION AREA NO. 1 FUND FOR THE PAYMENT OF CERTAIN
OBLIGATIONS AND EXPENSES RELATED TO THE SOUTH SIDE DEVELOPMENT
AREA ALLOCATION AREA NO. 1**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment of the City of South Bend, Indiana (the "City") and the City of South Bend, Indiana, Redevelopment District, exists and operates under the provisions of Indiana Code § 36-7-14, as amended (the "Act"); and

WHEREAS, on November 1, 2002, the Commission adopted Resolution No. 1914 (the "Declaratory Resolution") declaring the South Side Development Area (the "Area") to be an area needing redevelopment within the meaning of the Act and designated the Area as the South Side Development Area Allocation Area No. 1 ("Allocation Area No. 1") for purposes of tax increment financing pursuant to the Act; and

WHEREAS, on November 19, 2002, the Area Plan Commission of St. Joseph County ("Plan Commission") issued its written order approving the Declaratory Resolution by the adoption of Plan Commission Resolution 142-02, in accordance with Indiana Code § 36-7-14-16; and

WHEREAS, on November 25, 2002, the Common Council of the City approved the order of the Plan Commission through the adoption of Common Council Resolution No. 3136-02; and

WHEREAS, on December 20, 2002, the Commission held a duly noticed public hearing, in accordance with Indiana Code § 36-7-14-17 and Indiana Code § 5-3-1; and

WHEREAS, following said hearing, the Commission adopted Resolution No. 1928 confirming the Declaratory Resolution; and

WHEREAS, the Declaratory Resolution created the South Side Development Area Allocation Area No. 1 Fund ("Allocation Area No. 1 Fund") for the purpose of depositing into such fund tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of real property and improvements thereon located in Allocation Area No. 1 pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, the Commission desires to pay certain expenses incurred by it or the City for local public improvements that are in or serving Allocation Area No. 1 from funds remaining in the Allocation Area No. 1 Fund, in accordance Indiana Code § 36-7-14-39(b)(2) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36-7-14-39(b)(2); and

WHEREAS, the expenditures incurred or anticipated to be incurred by the Commission proposed to be paid with funds from Allocation Area No. 1 Fund are described on the attached Exhibit A; and

WHEREAS, the proposed appropriations from Allocation Area No. 1 Fund 430 are not for the operating expenses of the Commission; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission's action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Secretary of the Commission has caused notice of said hearing on said appropriations to be published in accordance with law; and

WHEREAS, such public hearing was held at the Commission's meeting at 4:00 p.m. on October 24, 2019 at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, at which all taxpayers and interested persons had an opportunity to appear and express their views as to such appropriations; and

WHEREAS, the Commission now desires to approve said appropriations in a total amount of Two Million Dollars and 00/100 (\$2,000,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The funds from Allocation Area No. 1 Fund 430 in the amount of Two Million Dollars and 00/100 (\$2,000,000.00) are hereby appropriated for the purpose of paying the expenditures described at Exhibit A.

2. The President and/or the Secretary of the Commission are hereby authorized and directed to certify a copy of this Resolution together with such other proceedings and actions as may be necessary to the St. Joseph County Auditor for certification to the Indiana Department of Local Government Finance for the purpose of obtaining its approval of the appropriations herein made.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 24, 2019 at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

ATTEST

Signature

Marcia I. Jones, President

Printed Name and Title

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

SOUTH SIDE DEVELOPMENT AREA #1 - FUND 430
2020 BUDGET SUMMARY

		2020 <u>Appropriation</u>
Debt Service:	Debt Service Payments	0
	Total Debt Service	<u>0</u>
Projects Underway, Not Completed		
	Total Projects Underway, Not Completed	<u>0</u>
Other Activities:		
	Total Other Activities	<u>0</u>
Development Opportunity Reserve:		<u>2,000,000</u>
Projects Planned:	SE Plan Implementation	
	Total Projects Planned	<u>0</u>
	Total Appropriation	<u><u>2,000,000</u></u>

RESOLUTION NO. 3497

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT
COMMISSION APPROPRIATING MONIES FROM THE
REDEVELOPMENT GENERAL (FUND 433) FOR THE PURPOSE
OF PAYING FOR CERTAIN EXPENSES INCURRED BY THE
REDEVELOPMENT COMMISSION**

WHEREAS, the Redevelopment General—Fund 433 was established for the purpose of holding, among other things, certain miscellaneous revenue proceeds (the “Proceeds”) received by the South Bend Redevelopment Commission (the “Commission”) and

WHEREAS, the Commission desires to engage outside legal counsel to assist the Commission in its redevelopment efforts (the “Services”); and

WHEREAS, there are insufficient funds available or provided for in the existing budget and tax levy which may be applied to payment for the Services; and

WHEREAS, the Commission desires to pay certain expenses incurred by it out of the Proceeds; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission's action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Commission held a public hearing on the proposed appropriation on October 24, 2019 at 4:00 p.m. in the Board of Public Works Meeting Room, 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601 at which all taxpayers and interested persons had an opportunity to appear and express their views at to such appropriation, notice of which continued hearing was published in the South Bend Tribune on September 27, 2019, in accordance with Indiana Code § 6–1.1–18–5 and Indiana Code § 5–3–1–2(b);

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby approves the use of funds in the Redevelopment General Fund in an amount not to exceed One Million Twenty—Nine Thousand and Five Hundred Dollars (\$1,029,500.00) for purposes of paying the Services and appropriated said funds for said purpose. Such appropriation shall be in addition to all appropriations provided for in the existing budget and levy and shall continue in effect until the Services are completed and paid for.

2. The President and Secretary of the Commission shall be, and hereby are, authorized and directed to certify a copy of this Resolution, together with such other proceedings and actions as may be necessary, to the Department of Local Government Finance.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on October 24, 2019 at the Board of Public Works Meeting Room, 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT

ATTEST

Marcia I. Jones, President

Printed Name and Title

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

REDEVELOPMENT GENERAL - FUND 433
2020 BUDGET SUMMARY

		2020 <u>Appropriation</u>
Debt Service:	Debt Service Payments	0
	Total Debt Service	<u>0</u>
Projects Underway, Not Completed		
	Total Projects Underway, Not Completed	<u>0</u>
Other Activities:	Legal Costs	4,500
	Total Other Activities	<u>4,500</u>
Development Opportunity Reserve:		<u>0</u>
Projects Planned:	Affordable and Reliable Transportation	
	High-quality and Convenient Childcare / Pre-k Services	
	Non-traditional Financial Capital	
	Responsive, Neighborhood-based Amenities	
	Support the Creation / Growth of Small Businesses	
	Workforce Training / Education	
	Total Projects Planned	<u>1,025,000</u>
	Total Appropriation	<u>1,029,500</u>

RESOLUTION NO. 3498

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM THE
AIRPORT ECONOMIC DEVELOPMENT/URBAN ENTERPRISE ZONE
SPECIAL ZONE FUND FOR THE PAYMENT OF CERTAIN OBLIGATIONS
AND EXPENSES RELATED TO THE AIRPORT ECONOMIC DEVELOPMENT AREA
AND THE URBAN ENTERPRISE ZONE**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment of the City of South Bend, Indiana (the "City") and the City of South Bend, Indiana, Redevelopment District, exists and operates under the provisions of Indiana Code § 36-7-14, as amended (the "Act"); and

WHEREAS, on February 23, 1990, the Commission adopted Resolution No. 919 (the declaring the Airport Economic Development Area (the "Area") to be an economic development area within the meaning of the Act and designated the Area as the Airport Economic Development Area Allocation Area No. 1 ("Allocation Area No. 1") for purposes of tax increment financing pursuant to the Act; and

WHEREAS, Resolution No. 919 and the Airport Economic Development Area Economic Development Plan (the "Development Plan") adopted by Resolution No. 919 on February 23, 1990 were confirmed by Resolution No. 938 adopted on June 27, 1990 (collectively, the "Declaratory Resolution"); and

WHEREAS, the Declaratory Resolution created the Airport Economic Development Area Allocation Area No. 1 Fund ("Allocation Area No. 1 Fund") for the purpose of depositing into such fund tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of real property and improvements thereon located in Allocation Area No. 1 pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, the Commission, on April 16, 1993, adopted Resolution No. 1151 declaring the Sample-Ewing Development Area ("SEDA") to be an area needing redevelopment within the meaning of the Act; and

WHEREAS, Resolution No. 1151 and the Sample-Ewing Development Area Development Plan were confirmed by Resolution No. 1154 adopted on May 21, 1993; and

WHEREAS, Resolution No. 1151 created the Sample-Ewing Allocation Area (South Bend Allocation Area No. 8) (the "SEDA Allocation Area") for the purpose of depositing into an allocation area fund (the "SEDA Allocation Fund") tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of personal property and real property and improvements thereon located in the SEDA Allocation Area pursuant to Indiana Code § 36-7-14-39(b)(1) and from the proceeds from the sale or leasing of property in the Area under Indiana Code § 36-7-14-22, all in accordance with Indiana Code § 36-7-14-26; and

WHEREAS, the Declaratory Resolution was further amended by the Resolution No. 2348 and Resolution No. 2351, adopted on June 19, 2007 and July 20, 2007 respectively and said resolution expanded the Area by adding and consolidating the SEDA into the Area (collectively referred to hereafter as the “Area”) and expanded Allocation Area No. 1 by adding and consolidating the SEDA Allocation Area into Allocation Area No. 1 (collectively referred to hereafter as “Allocation Area No. 1”); and

WHEREAS, under the Declaratory Resolution, the funds and deposits of the SEDA Allocation Funds have further been consolidated and deposited with Allocation Area No. 1 Fund (collectively referred to hereafter as “Allocation Area No. 1 Fund”); and

WHEREAS, on October 27, 2003, the South Bend Common Council adopted Resolution No. 3261-03, requesting that the State Enterprise Zone Board establish the Urban Enterprise Zone (the “Zone”) as an enterprise zone within the meaning of Indiana Code § 4-4-6.1 (now Indiana Code § 5-28-15) which was approved by the State of Indiana, effective January 1, 2004, for a period of ten (10) years and expiring on December 31, 2013; and

WHEREAS, the purpose for the existence of the Zone is to: (1) Increase the number of jobs in the Zone by retention and expansion of existing businesses and attraction and development of new businesses; and (2) Improve the quality of life of zone residents, improve zone residents' employability, and fill zone jobs with zone residents; and

WHEREAS, due to an overlap in the Area and the Zone (the “Overlap Area”), the Airport Economic Development Area / Urban Enterprise Zone Special Zone Fund was established for the purpose of depositing into a special fund (the “Zone Fund”) tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of personal property and real property and improvements thereon located in the Overlap Area pursuant to Indiana Code § 36-7-14-39(g); and

WHEREAS, pursuant to Indiana Code § 36-7-14-39(g), tax increment revenues allocated to the Commission and resulting solely from the increase in the assessed value of personal property and real property and improvements thereon located in the Overlap Area have been transferred from the Allocation Area No. 1 Fund into the Zone Fund; and

WHEREAS, the Commission desires to pay certain expenses incurred by third parties for programs located in or serving the Overlap Area from funds remaining in the Zone Fund, in accordance with Indiana Code § 36-7-14-39(g) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36-7-14-39(b)(2); and

WHEREAS, the expenditures incurred or anticipated to be incurred by the Commission proposed to be paid with funds from the Zone Fund are described on the attached Exhibit A; and

WHEREAS, the proposed appropriations from the Zone Fund 454 are not for the operating expenses of the Commission; and

WHEREAS, on September 26, 2019, the Commission adopted Resolution 3491 setting a public hearing on said appropriations, which public hearing, pursuant to the Commission's action acknowledged at its public meeting on October 24, 2019; and

WHEREAS, the Secretary of the Commission has caused notice of said hearing on said appropriations to be published in accordance with law; and

WHEREAS, such public hearing was held at the Commission's meeting at 4:00 p.m. on October 24, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, at which all taxpayers and interested persons had an opportunity to appear and express their views as to such appropriations; and

WHEREAS, the Commission now desires to approve said appropriations in a total amount of Fifty Thousand and 00/100 Dollars (\$50,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby finds that there are insufficient funds available or provided for in the existing budget and tax levy which may be applied to such expenses and the expenditure of such amount from the Zone Fund.

2. The funds from the Zone Fund in the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00) are hereby appropriated for the purpose of paying the expenditures described at Exhibit A.

3. Such appropriations shall be in addition to all the appropriations provided for in the existing budget and levy and shall continue in effect until the completion of the activities described herein. Any surplus of such proceeds shall be credited to the proper fund as provided by law.

4. The President and/or the Secretary of the Commission are hereby authorized and directed to certify a copy of this Resolution together with such other proceedings and actions as may be necessary to the St. Joseph County Auditor for certification to the Indiana Department of Local Government Finance for the purpose of obtaining its approval of the appropriations herein made.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 24, 2019, at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature

Marcia I. Jones, President

Printed Name and Title

ATTEST:

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

Appropriation of tax increment in the Airport Economic Development Area / the Urban Enterprise Zone Overlap Area (the "Overlap Area") for making payments to programs that are in or serve the Overlap Area from funds remaining in the Zone Fund, as may be authorized by Indiana Code § 36-7-14-39(g) and certain other expenditures incurred by the Commission in accordance with Indiana Code § 36-7-14-39(b)(2) in the Overlap Area in a total amount not to exceed Fifty Thousand and 00/100 Dollars (\$50,000.00).

RESOLUTION NO. 3499

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING AND TRANSFERRING MONIES FOR THE PURPOSE OF
FUNDING CERTAIN PROJECTS FOR THE FISCAL YEAR BEGINNING
JANUARY 1, 2020, AND ENDING DECEMBER 31, 2020
(2003 Airport Bond)**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) has caused to be issued several bonds funding the development of certain local public improvements located within the various development areas in the City of South Bend; and

WHEREAS, to provide for the repayment of such bonds, the Commission has established several Debt Service Funds and has deposited monies into those funds for the purpose of repaying those bonds; and

WHEREAS, the Debt Service Funds earn interest income over the course of the year which can be appropriated and transferred for the use of the Commission pursuant to IC 36-7-14-39, during calendar year 2019; and

WHEREAS, the Debt Service Funds also contain monies held in reserve to guarantee that payments can be made on said bonds, which, at the end of the life of the bonds are no longer required to be held in the Debt Service Fund and become available for the Commission’s use in accordance with IC 36-7-14-39; and

WHEREAS, the Commission has determined it is necessary and desirable to appropriate the interest income and other available monies of the various Debt Service Funds and to transfer those monies to the appropriate fund as specified in Exhibit A for the use of the Commission in accordance with the uses specified in IC 36-7-14-39.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. For the expenditures of the River West TIF Revenue Fund 324, for the fiscal year 2020, the sums of money, as set forth in Exhibit A, attached hereto and made a part hereof, are hereby appropriated and ordered transferred out of the Airport 2003 Debt Reserve Fund 315 and into the River West TIF Revenue Fund 324, and for the purposes hereinafter specified, subject to the laws governing the same. The sums hereby appropriated and transferred shall be deemed to include all expenditures authorized to be made in said year, unless otherwise expressly stipulated or provided by law.

2. For the fiscal year ending December 31, 2020, the above referenced appropriations are made from the Airport 2003 Debt Reserve Fund 315.

3. The above referenced funds herein appropriated are hereby ordered transferred to the River West TIF Revenue Fund 324.

4. This resolution shall be in full force and effect from and after its adoption.

Adopted at the Regular Meeting of the South Bend Redevelopment Commission held Thursday, October 24, 2019, at 4:00 p.m., 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature

Marcia I. Jones, President

Printed Name and Title

ATTEST:

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

Appropriated and transferred from:

Airport 2003 Debt Reserve Fund 315	\$20,000.00
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Transferred to:

River West TIF Revenue Fund 324	\$20,000.00
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RESOLUTION NO. 3500

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING AND TRANSFERRING MONIES FOR THE PURPOSE OF
FUNDING CERTAIN PROJECTS FOR THE FISCAL YEAR BEGINNING
JANUARY 1, 2020, AND ENDING DECEMBER 31, 2020
(2003 Downtown Bond)**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) has caused to be issued several bonds funding the development of certain local public improvements located within the various development areas in the City of South Bend; and

WHEREAS, to provide for the repayment of such bonds, the Commission has established several Debt Service Funds and has deposited monies into those funds for the purpose of repaying those bonds; and

WHEREAS, the Debt Service Funds earn interest income over the course of the year which can be appropriated and transferred for the use of the Commission pursuant to IC 36-7-14-39, during calendar year 2020; and

WHEREAS, the Debt Service Funds also contain monies held in reserve to guarantee that payments can be made on said bonds, which, at the end of the life of the bonds are no longer required to be held in the Debt Service Fund and become available for the Commission’s use in accordance with IC 36-7-14-39; and

WHEREAS, the Commission has determined it is necessary and desirable to appropriate the interest income and other available monies of the various Debt Service Funds and to transfer those monies to the appropriate fund as specified in Exhibit A for the use of the Commission in accordance with the uses specified in IC 36-7-14-39.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. For the expenditures of the River West General Account Fund 324, for the fiscal year 2020, the sums of money, as set forth in Exhibit A, attached hereto and made a part hereof, are hereby appropriated and ordered transferred out of the SBCDA 2003 Debt Reserve Fund 328 and into the River West Account Fund 324, and for the purposes hereinafter specified, subject to the laws governing the same. The sums hereby appropriated and transferred shall be deemed to include all expenditures authorized to be made in said year, unless otherwise expressly stipulated or provided by law.
2. For the fiscal year ending December 31, 2020, the above referenced appropriations are made from the SBCDA 2003 Debt Reserve Fund 328.
3. The above referenced funds herein appropriated are hereby ordered transferred to the River West General Account Fund 324.

4. This resolution shall be in full force and effect from and after its adoption.

Adopted at the Regular Meeting of the South Bend Redevelopment Commission held Thursday, October 24, 2019, at 4:00 p.m., 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601

SOUTH BEND REDEVELOPMENT
COMMISSION

Signature

Marcia I. Jones, President

Printed Name and Title

ATTEST:

Signature

Quentin Phillips, Secretary

Printed Name and Title

EXHIBIT A

Appropriated and transferred from:

SBCDA 2003 Debt Reserve Fund 328	\$40,000.00
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Transferred to:

River West Account Fund 324	\$40,000.00
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RESOLUTION NO. 3504

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM
ALLOCATION AREA FUND FOR THE PAYMENT OF CERTAIN OBLIGATIONS
AND EXPENSES RELATED TO THE AIRPORT BOND DEBT SERVICE
RESERVE AREA FUND NO. 315**

WHEREAS, the South Bend Redevelopment Commission (the "Commission") has caused to issue several bonds funding the development of certain local improvements located within the various development areas in the City of South Bend; and

WHEREAS, to provide for the repayment of such bonds, the Commission has established several Debt Service Funds and has deposited monies into those funds for the purpose of repaying those bonds; and

WHEREAS, the Debt Service Funds earn interest income over the course of the year which can be appropriated and transferred for the use of the Commission pursuant to IC 36-7-14-39, during calendar year 2019; and

WHEREAS, the Debt Service Funds also contain monies held in reserve to guarantee that payments can be made on said bonds, which, at the end of the life of the bonds are no longer required to be held in the Debt Service Fund and become available for the Commission's use in accordance with IC 36-7-14-39; and

WHEREAS, the Commission has determined it is necessary and desirable to appropriate the interest income and other available monies of the various Debt Service Funds and to transfer those monies to the appropriate fund for the use of the Commission in accordance with the uses specified in IC 36-7-14-39.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS;

1. For the expenditures of the Airport Bond Debt Service Reserve Fund 315, for the fiscal year 2019, excess funds in the amount of Five Thousand Dollars (\$5,000.00) are hereby appropriated and ordered transferred out of the Airport Bond Debt Service Reserve Fund 315 for the purposes hereinafter specified, subject to the laws governing the same. The sums hereby appropriated and transferred shall be deemed to include all expenditures authorized to be made in said year, unless otherwise expressly stipulated or provided by law.
2. For the fiscal year ending December 31, 2019, the above referenced appropriations are made within the Airport Economic Development Area.
3. The above referenced funds herein appropriated are hereby ordered transferred to the River West TIF Revenue Fund 324.

4. This resolution shall be in full force and effect from and after its adoption.

Adopted at the Regular Meeting of the South Bend Redevelopment Commission held Thursday, October 24, 2019, at 4:00 p.m., 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT COMMISSION

Marcia I. Jones, President

ATTEST:

Quentin Phillips, Secretary

RESOLUTION NO. 3505

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES FROM
ALLOCATION AREA FUND FOR THE PAYMENT OF CERTAIN OBLIGATIONS
AND EXPENSES RELATED TO THE DOWNTOWN BOND DEBT SERVICE
RESERVE FUND NO. 328**

WHEREAS, the South Bend Redevelopment Commission (the "Commission") has caused to issue several bonds funding the development of certain local improvements located within the various development areas in the City of South Bend; and

WHEREAS, to provide for the repayment of such bonds, the Commission has established several Debt Service Funds and has deposited monies into those funds for the purpose of repaying those bonds; and

WHEREAS, the Debt Service Funds earn interest income over the course of the year which can be appropriated and transferred for the use of the Commission pursuant to IC 36-7-14-39, during calendar year 2019; and

WHEREAS, the Debt Service Funds also contain monies held in reserve to guarantee that payments can be made on said bonds, which, at the end of the life of the bonds are no longer required to be held in the Debt Service Fund and become available for the Commission's use in accordance with IC 36-7-14-39; and

WHEREAS, the Commission has determined it is necessary and desirable to appropriate the interest income and other available monies of the various Debt Service Funds and to transfer those monies to the appropriate fund for the use of the Commission in accordance with the uses specified in IC 36-7-14-39.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS;

1. For the expenditures of the Downtown Bond Debt Service Reserve Fund 328, for the fiscal year 2019, excess funds in the amount of Twenty Thousand Dollars (\$20,000.00) are hereby appropriated and ordered transferred out of the Downtown Bond Debt Service Reserve Fund 328 for the purposes hereinafter specified, subject to the laws governing the same. The sums hereby appropriated and transferred shall be deemed to include all expenditures authorized to be made in said year, unless otherwise expressly stipulated or provided by law.
2. For the fiscal year ending December 31, 2019, the above referenced appropriations are made within the River West Development Area.
3. The above referenced funds herein appropriated are hereby ordered transferred to the River West General Account Fund 324.

4. This resolution shall be in full force and effect from and after its adoption.

Adopted at the Regular Meeting of the South Bend Redevelopment Commission held Thursday, October 24, 2019, at 4:00 p.m., 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT COMMISSION

Marcia I. Jones, President

ATTEST:

Quentin Phillips, Secretary

RESOLUTION NO. 3506

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROPRIATING TAX INCREMENT FINANCING REVENUES TO CLOSE
FUND RELATED TO THE SOUTH BEND CENTRAL DEVELOPMENT AREA
BUILDING OPERATIONS FUND NO. 425**

WHEREAS, the South Bend Redevelopment Commission (the "Commission") once leased certain public improvements, including the Leighton Plaza Retail Space, Leighton Plaza Courtyard, and Wayne Street Garage Retail Space (the "South Bend Central Development Area Spaces") and established the South Bend Central Development Area Building Operations Fund No. 425 ("Fund 425") to deposit monies and pay expenses related thereto; and

WHEREAS, the Commission transferred ownership and/or maintenance responsibilities for the South Bend Central Development Area Spaces but was expected to incur expenses in connection to them during the calendar year 2019 (the "Expenses"); and

WHEREAS, the Commission appropriated funds from Fund 425 to pay the Expenses on February 14, 2019 pursuant to Resolution No. 3475; and

WHEREAS, the amount of the Expenses exceeds the appropriated amount pursuant to Resolution No. 3475; and

WHEREAS, the Commission desires to appropriate an additional amount to pay the remainder of the Expenses from Fund 425 and to close said fund.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS;

1. The Commission appropriates the sum of Eight Thousand Five Hundred Ninety-Two Dollars (\$8,592.00) from Fund 425 for the fiscal year 2019 for the purpose of paying the remaining Expenses related to the South Bend Central Development Area Spaces and closing Fund 425, subject to the laws governing the same.
2. This resolution shall be in full force and effect from and after its adoption.

Adopted at the Regular Meeting of the South Bend Redevelopment Commission held Thursday, October 24, 2019, at 4:00 p.m., 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT COMMISSION

Marcia I. Jones, President

ATTEST:

Quentin Phillips, Secretary

FIRST AMENDMENT TO LICENSE AGREEMENT FOR TEMPORARY PARKING

This First Amendment to License Agreement Temporary Parking (this “First Amendment”) is dated October 24, 2019 (the “Effective Date”), by and between the South Bend, Redevelopment Commission, governing body of the City of South Bend Department of Redevelopment (the “Commission”), and Hibberd Development, LLC (the “Company”) (each a “Party” and collectively the “Parties”).

RECITALS

A. The Commission and the Company entered into a License Agreement for Temporary Parking dated February 22, 2018 (the “Agreement”) with regard to the Property; and

B. The Company desired to repair, sealcoat, and re-stripe the Property and the Commission agreed to allow the Company to offset the cost of such repair, sealcoat, and re-stripe of the Property against the License Fee.

C. The Parties now wish to amend the Agreement to memorialize the terms of the offset.

NOW, THEREFORE, in consideration of the mutual promises and obligations in this First Amendment and the Agreement, the adequacy of which consideration is hereby acknowledged, the Parties agree as follows:

1. Section 4 of the Agreement shall be deleted in its entirety and replaced with the following:

License Fee. In consideration for the license granted in this Agreement, the Company will pay a monthly license fee of Three Hundred Sixty Dollars (\$360.00), calculated as Twenty Dollars (\$20.00) per parking space per month (the "License Fee"). The License Fee shall be due on the first business day of each month during the Term of the Agreement (the "Due Date"). Notwithstanding the foregoing, the Parties agree that the Company has maintained the Property beyond the requirements of Section 5, below, by repairing the asphalt and re-sealing and re-striping the Property. In exchange for the Company's repairs to the Property, the Commission agrees to abate fully the Company's payment of the License Fee commencing on November 1, 2019 through December 31, 2021, and in the amount of Two Hundred Ten Dollars (\$210.00) for the payment due on January 1, 2022. Thereafter, the full amount of the License Fee will be due and payable on the Due Date.

2. Unless expressly modified by this First Amendment, the terms and provisions of the Agreement remain in full force and effect.
3. Capitalized terms used in this First Amendment will have the meanings set forth in the Agreement unless otherwise stated herein.

Signature Page Follows

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to License Agreement for Temporary Parking to be effective as of the Effective Date stated above.

HIBBERD DEVELOPMENT LLC

SOUTH BEND REDEVELOPMENT COMMISSION

Mark W. Neal, Manager

Marcia I. Jones, President

ATTEST:

Quentin Phillips, Secretary

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “First Amendment”) is made on October 24, 2019, by and between the South Bend Redevelopment Commission, the governing body of the City of South Bend Department of Redevelopment (the “Commission”), and Jefferson 315 LLC, an Indiana limited liability company (the “Developer”) (each a “Party,” and collectively the “Parties”).

RECITALS

A. The Commission and the Developer entered into a Development Agreement dated effective April 25, 2019 (the “Development Agreement”), for the development of a Project in the River West Development Area.

B. As set forth in the Development Agreement, the Commission agreed to expend no more than Two Hundred Thousand Dollars (\$200,000.00) of tax increment finance revenues to complete the Local Public Improvements in support of the Developer’s construction on the Developer’s Property, including but not limited to repairs to or replacement of the windows, roof, exterior bricks, parking lot, and fencing (the “LPI”).

C. In accordance with Section 5.2(c) of the Development Agreement, bids were received for the LPI by the City of South Bend Board of Public Works (the “Board”), as the Commission’s agent, and the winning bidders were awarded contracts for various portions of the LPI, including the winning bidder for masonry work (the “Masonry Contractor”).

D. In the course of performing the masonry work, the Masonry Contractor discovered additional concerns and recommended tuckpointing portions of the south and east elevations; however, the cost of the change order exceeds the remaining Funding Amount.

E. In order to approve the change order (the “Change Order”), the Board requires an increase of the Funding Amount by Six Thousand Eight Hundred Seventy-Three Dollars (\$6,873.00) (the “Funding Amount Increase”).

F. In consideration of the Commission’s willingness to increase the Funding Amount, and thereby to permit the Board’s approval of the Change Order, the Developer has paid the Funding Amount Increase in the manner set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual promises and obligations stated in the Development Agreement and this First Amendment, the adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Section 1.4 shall be deleted in its entirety and replaced with the following:

1.4 Funding Amount. “Funding Amount” means an amount not to exceed Two Hundred Six Thousand Eight Hundred Seventy-Three Dollars (\$206,873.00) of tax increment finance revenues to be used for paying the costs associated with the construction, equipping, inspection, and delivery of the Local Public Improvements.

2. The Developer hereby expressly reaffirms its obligation under Section 5.2(d) of the Development Agreement to pay all costs of completing the LPI, including any necessary change orders to the LPI Contract, in excess of the Funding Amount, as such amount is hereby amended. The Developer hereby acknowledges that the Developer or the Developer's designee may inspect the LPI upon completion and hereby expressly reaffirms its obligation under Section 5.2(d) of the Development Agreement to pay all costs of inspecting the LPI.

3. Notwithstanding any provision to the contrary, the Commission's obligations to complete the LPI will be satisfied in full upon the completion of the LPI Contract, irrespective of the final amount of the LPI Contract.

4. As an inducement for the Commission's increase of the Funding Amount under this First Amendment and as a further assurance to the Commission pursuant to Section 9.13 of the Development Agreement, the Developer has submitted to the Commission and the Commission acknowledges receipt of funds in the amount of Six Thousand Eight Hundred Seventy-Three Dollars (\$6,873.00), which funds will be applied at an appropriate time to the LPI Contract in accordance with the Board's ordinary payment practices and applicable laws.

5. The Developer hereby expressly reaffirms its obligations under the Development Agreement, and, unless expressly modified by this First Amendment, the terms and provisions of the Development Agreement remain in full force and effect.

6. Capitalized terms used in this First Amendment will have the meanings set forth in the Development Agreement unless otherwise stated herein.

7. The recitals set forth above are hereby incorporated into the operative provisions of this First Amendment.

8. This First Amendment will be governed and construed in accordance with the laws of the State of Indiana.

9. This First Amendment may be executed in separate counterparts, each of which when so executed shall be an original, but all of which together shall constitute one and the same instrument. Any electronically transmitted version of a manually executed original shall be deemed a manually executed original.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties hereby execute this First Amendment to Development Agreement as of the first date stated above.

COMMISSION:

SOUTH BEND REDEVELOPMENT
COMMISSION

By: _____
Marcia I. Jones, President

ATTEST:

By: _____
Quentin Phillips, Secretary

DEVELOPER:

JEFFERSON 315 LLC

By:  _____
Corey Cressy, Managing Member



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: October 17, 2019

FROM: Kyle Silveus, Assistant City Engineer

SUBJECT: Budget Request – Mayflower Rd. and Adams Rd. Traffic Impact Study

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Funding for professional engineering and construction of the improvements in the amount of **\$28,400**.

Specifics: Traffic Impact Study (TIS) to evaluate potential impacts related to the recent developments along Dylan Drive and Chet Waggoner Court as well as impacts due to future planned development of the Waggoner Farm North of Adams Rd. and adjacent to the St. Joseph Valley Parkway (US 31) will be factored into the study.

Scope of Study includes:

Intersections Included	Road Segments Included
1. Brick Rd./Cleveland Rd.	Adams Rd - Orange Rd. to Mayflower Rd.
2. Adams Rd and Mayflower Rd	Mayflower Dr. – Cleveland Rd. to State Line
3. Adams Rd./Dylan Dr.	Dylan Dr. – Brick Rd. to Adams Rd.
4. FedEx Freight DW and Dylan Dr.	Brick Rd. - Cleveland Rd. to Mayflower Rd.
5. Brick Rd/Dylan Dr.	
6. Brick Rd./Mayflower Rd.	
7. Cleveland Rd and Mayflower Rd	

Data will be collected, and a report will be generated to guide decisions on needed traffic improvements.

INTERNAL USE ONLY: Project Code: _____;

Total Amount new/change (inc/dec) in budget: _\$28,400_____; Break down:

Costs: Engineering Amt: _____; Other Prof Serv Amt_____;

Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;

Building Imp Amt_____; Sewers Amt_____; Other (specify) Amt: _____

_____. Going to BPW for Contracting? Y/N

Is this item ready to encumber now? ____ Existing PO# _____ Inc/Dec \$_____



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: October 24, 2019
FROM: Alkeyna Aldridge
SUBJECT: Budget Request (Pokagon Fund 10.24.2019)

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Pokagon Fund Request

This Pokagon Fund prioritizes innovative, community development initiatives aimed at addressing poverty and unemployment in the city. We are requesting \$50,000 to support the following neighborhood development initiatives

I. Request: \$30,000

Vendor: Majora Carter Group, LLC

Professional Services: MCG will work directly with City of South Bend to develop a feasible scope to inform the development of catalytic demonstration projects.

II. Request: \$20,000

Vendor: St. Mary’s College Women’s Entrepreneurship Initiative (WEI)
Program: SPARK Neighborhood Accelerator Pilot

WEI’s SPARK Women’s Business Accelerator provides a successful model of technical assistance and mentorship for women entrepreneurs. By partnering with the City of South Bend to deliver SPARK in a small, targeted area, WEI can support economic empowerment of women, especially women of color, and create a replicable model for economic inclusion, small business development, and neighborhood revitalization. We intend our pilot to run for a minimum of five years to develop a steady pipeline of small businesses and a robust entrepreneurial ecosystem.

Total Request: \$50,000

INTERNAL USE ONLY: Project Code: _____;
Total Amount new/change (inc/dec) in budget: _____; Break down:
Costs: Engineering Amt: _____; Other Prof Serv Amt _____;
Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;
Building Imp Amt _____; Sewers Amt _____; Other (specify) Amt: _____
_____. Going to BPW for Contracting? Y/N
Is this item ready to encumber now? ____ Existing PO# _____ Inc/Dec \$ _____