



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 Agent Distribute
<b>REDEVELOPMENT COMMISSION</b>			
Redevelopment Commission Claims September 12, 2019 for approval and ratify			
<b>324 RIVER WEST DEVELOPMENT AREA</b>			
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
Indiana Earth, Inc.		Western Ave Streetscape - Ph III	504,979
Precision Wall Systems, Inc.		Lafayette building Skylight	35,798
R & R Excavating, Inc.		Garage Site Improvements	56,468
<b>422 WEST WASHINGTON DEVELOPMENT AREA</b>			
Riley-Riley Construction Co., Inc.		Gemini Site Improvements	381,013
Total	13,956.28		998,237
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