



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

October 24, 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	
	Lesley Wesley, Commissioner	
Members Absent:	Don Inks, Vice-President	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	Jitin Kain	DCI
	Daniel Buckenmeyer	DCI
	Amanda Pietsch	DCI
	Zach Hurst	Engineering
	Charlotte Brach	Engineering
	Conrad Damian	718 E Broadway

2. Approval of Minutes

- Approval of Minutes of the Regular Meeting of Thursday, October 10, 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, October 10, 2019.

3. Approval of Claims

- Claims Submitted October 24, 2019**

	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 Renovations - 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 Twenty at The Cascade-Glazed Assemblies	2,351.25
Indiana Earth, Inc.		Three Twenty 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 Improvements	27,103.00
	Total	0.00	478,654.22
Total Of Both Columns		478,654.22	

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, October 24, 2019.

4. Old Business

5. New Business

- RDC Budget Presentation 2020**

Jitin Kain, Interim Executive Director of Community Investment presented the 2020 Redevelopment Commission Budget. Community Investment’s mission is to spur investment in a stronger South Bend. We accomplish this by attracting and retaining growing businesses, connecting residents to economic opportunity and planning for vibrant neighborhoods. There are five divisions in DCI. Business Development is led by Daniel Buckenmeyer, Economic Empowerment by Alkeyna Aldridge, Neighborhood Development by Pam Meyer, Planning & Community Resources by Tim Corcoran, and the Building Department, which was a change in the 2019 budget is now incorporated into DCI, by Chuck Bulot.

The goals set for 2020 are for funds that DCI has access to, not just TIF dollars, and previously presented to Council. TIF dollars go towards increasing investment opportunities in neighborhoods, improving resident engagement and to help build neighborhood capacity; pursuing development of affordable housing options; achieving economic stability and improve standards of living; supporting small

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businesses and entrepreneurs and streamlining processes with business, neighborhoods, and planning. These funds include TIF, COIT and EDIT funds along with bonds.

The Redevelopment funds are distributed among the following districts, River West, West Washington, River East (which has two districts with one being River East Residential). There is also the South Side District and the Redevelopment Admin/Pokagon Fund. The Douglas Road Economic Development Area is missing because we are not collecting revenue for this fund. The revenue is primarily commercial property taxes that are collected and used for business districts. Our revenues have declined through the years and that is because of the circuit breaker. We have \$12.9M in TIF dollars but also have debt service which shows there is \$14M in projects suggested for next year but we cannot provide for all the projects. We will come to you with each individual project that our staff continues to work on. There are infrastructure needs, public works, South Shore Double Tracking and neighborhood projects identified. There is a number of investments in neighborhoods and we are looking to assist with TIF dollars where we can.

The other fund is the Pokagon Fund. A certain portion of the casino revenue is provided to the city. We are working on inclusive economic development with community and minority businesses that Alkenya Aldridge is working on through our neighborhoods. We are working with the Bloomberg Foundation for better access to workers for reliable transportation. We are budgeting money for convenient childcare and pre-k services, workforce development training, and education.

A. Public Hearing

1. Resolution No. 3492 (River West Development Area)

Ms. Pietsch presented Resolution No. 3492 (River West Development Area). This is to appropriate \$18,000,000 from Fund 324. 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 Resolution No. 3492 (River West Development Area) submitted on Thursday, October 24, 2019.

2. Resolution No. 3493 (West Washington Chapin Development Area)

Ms. Pietsch presented Resolution No. 3493 (West Washington Chapin Development Area). This is to appropriate \$400,000 from Fund 422. 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 Resolution No. 3493 (West Washington Chapin Development Area) submitted on Thursday, October 24, 2019.

3. Resolution No. 3494 (River East Development Area)

Ms. Pietsch presented Resolution No. 3494 (River East Development Area). This is to appropriate \$2,800,000 from Fund 429. 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 Resolution No. 3494 (River East Development Area) submitted on Thursday, October 24, 2019.

4. Resolution No. 3495 (River East Residential Development Area)

Ms. Pietsch presented Resolution No. 3495 (River East Residential Development Area). This is to appropriate \$4,385,000 from Fund 436. Commission approval is requested.

President Jones opened the floor for public comment.

Conrad Damian asked about the River East and River East Residential Development Funds as to why there are two separate Funds. What can/can't each one fund.

Jitin Kain replied that a TIF primarily needs to be used within a certain area. There is a provision for a Residential TIF where you can capture increment from a specific property. River East Residential TIF was created just for the Eddy Street Commons area and is only used for it.

Conrad Damian asked if this is within the Triangle area by Notre Dame.

David Relos answered it is. It was carved out just for the Eddy Street Commons and Triangle area. This has been done in different Development Areas such as was done in the South Side for Ireland Road near Lowes and Walmart and the old Scottsdale Mall.

Daniel Buckenmeyer said the TIF generated goes back into the specific project. It is not TIF as in the general use of the word. This TIF pays off the specific project not unlike a bond.

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. 3495 (River East Residential Development Area) submitted on Thursday, October 24, 2019.

5. Resolution No. 3496 (South Side Allocation Area #1)

Ms. Pietsch presented Resolution No. 3496 (South Side Allocation Area #1). This is to appropriate \$2,000,000 from Fund 430. 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 Resolution No. 3496 (South Side Allocation Area #1) submitted on Thursday, October 24, 2019.

6. Resolution No. 3497 (Redevelopment General)

Ms. Pietsch presented Resolution No. 3497 (Redevelopment General). This is to appropriate \$1,029,500 from Fund 433. 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 Resolution No. 3497 (Redevelopment General) submitted on Thursday, October 24, 2019.

7. Resolution No. 3498 (Airport/Urban Enterprise Zone)

Ms. Pietsch presented Resolution No. 3498 (Airport/Urban Enterprise Zone). This is to appropriate \$50,000 from Fund 454. 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 Resolution No. 3498 (Airport/Urban Enterprise Zone) submitted on Thursday, October 24, 2019.

8. Resolution No. 3499 (Airport 2003 Bond Debt Service Reserve)

Ms. Pietsch presented Resolution No. 3499 (Airport 2003 Bond Debt Service Reserve). This is to appropriate \$20,000 from Fund 315 and transfer it to Fund 324 for fiscal year 2020. 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 Resolution No. 3499 (Airport 2003 Bond Debt Service Reserve) submitted on Thursday, October 24, 2019.

9. Resolution No. 3500 (SBCDA 2003 Debt Reserve)

Ms. Pietsch presented Resolution No. 3500 (SBCDA 2003 Debt Reserve). This is to appropriate \$40,000 from Fund 328 and transfer it to Fund 324 for fiscal year ending 2020. 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 Resolution No. 3500 (SBCDA 2003 Debt Reserve) submitted on Thursday, October 24, 2019.

10. Resolution No. 3504 (Airport Bond Debt Service Reserve)

Ms. Pietsch presented Resolution No. 3504 (Airport Bond Debt Service Reserve). This is to appropriate \$5,000 from Fund 315 and transfer it to Fund 324 for fiscal year ending 2019. 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 Phillip, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Resolution No. 3504 (Airport Bond Debt Service Reserve) submitted on Thursday, October 24, 2019.

11. Resolution No. 3505 (Downtown Bond Debt Service Reserve)

Ms. Pietsch presented Resolution No. 3505 (Downtown Bond Debt Service Reserve). This is to appropriate \$20,000 from Fund 328 and transfer it to Fund 324 for fiscal year ending 2019. 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 Resolution No. 3505 (Downtown Bond Debt Service Reserve) submitted on Thursday, October 24, 2019.

12. Resolution No. 3506 (SBCDA Building Operations Fund 425)

Ms. Pietsch presented Resolution No. 3506 (SBCDA Building Operations Fund 425). This is to appropriate \$8,592 from Fund 425 for fiscal year ending 2019 to pay the remaining expenses and then close this Fund. 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 Phillip, seconded by Commissioner Ferlic, the

motion carried unanimously, the Commission approved Resolution No. 3506 (SBCDA Building Operations Fund 425) submitted on Thursday, October 24, 2019.

B. River West Development Area

1. First Amendment to License Agreement for Temporary Parking (Hibberd Development, LLC)

Mr. Buckenmeyer presented the First Amendment to License Agreement for Temporary Parking (Hibberd Development, LLC). The Commission owns the parking lot behind the new Hibberd Development. Hibberd has been leasing this lot and requested to improve it by repairing the asphalt and resealing and restriping the lot. In exchange for the cost of the parking lot improvements, this Amendment will offset the monthly lease payments as a reimbursement to Hibberd. 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 First Amendment to License Agreement for Temporary Parking (Hibberd Development, LLC) submitted on Thursday, October 24, 2019.

2. First Amendment to Development Agreement (Jefferson 315, LLC)

Mr. Buckenmeyer presented the First Amendment to Development Agreement (Jefferson 315, LLC). Cressy and Everett purchased this property on Jefferson. Abonmarche is moving their headquarters to this location and bringing their outlying locations to one centralized location. Bids for the public infrastructure came in slightly higher, and this is to increase the funding amount with Cressy covering the increase. 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 First Amendment to Development Agreement (Jefferson 315, LLC) submitted on Thursday, October 24, 2019.

3. Budget Request (Mayflower and Adams Road Traffic Impact Study)

Ms. Brach presented a Budget Request (Mayflower and Adams Road Traffic Impact Study). This is to evaluate the current and future development traffic impacts in the Portage Prairie / Ameriplex 80/90 area. Commission approval in the amount of \$28,400 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 Budget Request (Mayflower and Adams Road Traffic Impact Study submitted on Thursday, October 24, 2019).

C. Other

1. Budget Request (Pokagon Fund)

Mr. Kain presented a Budget Request (Pokagon Fund). The first portion is \$30,000 for professional services from Majora Carter Group, LLC. This will develop a feasible scope to inform the development of catalytic demonstration projects.

The second portion is \$20,000 for the SPARK Neighborhood Accelerator Pilot with St. Mary's College's Women's Entrepreneurship Initiative (WEI). They will provide a model of technical assistance and mentorship for women entrepreneurs in a small, targeted area to support economic empowerment for women, especially women of color.

Commission approval is requested for \$50,000 for both programs.

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 (Pokagon Fund) submitted on Thursday, October 24, 2019.

6. Progress Reports

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

7. Next Commission Meeting:

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

8. Adjournment

Thursday, October 24, 2019, 4:33 p.m.

David Relos, Property Development Manager

Marcia Jones, President