



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

November 25, 2019  
 4:00 p.m.  
 Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
 South Bend, Indiana

The meeting was called to order at 4:04 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 Daniel Buckenmeyer Tim Corcoran Amanda Pietsch Chris Dressel Kyle Silveus Charlotte Brach Conrad Damian	DCI DCI DCI DCI DCI Engineering Engineering 718 E Broadway

**2. Approval of Minutes**

- **Approval of Minutes of the Regular Meeting of Thursday, November 14, 2019**

Minutes will be reviewed prior to the next meeting and approved at the December 12, 2019 meeting.

**3. Approval of Claims**

- **Claims Submitted November 25, 2019**

	Claims submitted	Explanation of Project	Items added after Agenda Distributed
REDEVELOPMENT COMMISSION Redevelopment Commission Claims November 25, 2019 for approval			
<u>324 RIVER WEST DEVELOPMENT AREA</u>			
HWC Engineering	18,140.00	Western Ave	
Abonmarche	12,740.00	Western Ave & Falcon/Dundee / Mayflower & Adams	
United Consulting	362.55	Right-of-Way Coal Line Trail Ph I & 2	
AECOM	39,057.63	South Shore Line Station Alternatives Study	
Ziolkowski Construction, Inc.		315 & 319 W. Jefferson Exterior Renovations - Div. D	37,595.30
Geography Industries, Inc.		COSB Wayfinding Signage Program	15,700.00
<u>422 WEST WASHINGTON FUND DEVELOPMENT AREA</u>			
Geography Industries, Inc.		COSB Wayfinding Signage Program	10,000.00
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
Precision Wall System		Three Twenty at The Cascade-Glazed Assemblies	
Indiana Earth, Inc.		Three Twenty at The Cascade - Site Utilities (Water & Storm)	
Geography Industries, Inc.		COSB Wayfinding Signage Program	13,737.57
<u>430 FUND SOUTH SIDE TIF AREA #1</u>			
HRP Construction, Inc.		Miami St Basin Drainage Improvements	
Total	70,300.18		77,032.87
Total Of Both Columns	147,333.05		

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, November 25, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Budget Request (Supplemental Design Services for Coal Line Trail)**

Mr. Dressel presented a Budget Request (Supplemental Design Services for Coal Line Trail). This is a request for \$19,647.63 for services under the Coal Line Trail for supplemental design work. 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 Budget Request (Supplemental Design Services for Coal Line Trail) submitted on Thursday, November 25, 2019.

**2. Resolution No. 3513 (Declaring Certain Properties Blighted)**

Mr. Relos presented Resolution No. 3513 (Declaring Certain Properties Blighted). This is for 5 vacant lots in a key area. The area is north of the City Cemetery between LaPorte and Lincoln Way West. The City owns a number of vacant lots in this area. This resolution would declare them blighted under Statute Section 19.5. The properties are \$1,000 each for a total of \$5,000. Commission approval is requested.

Commissioner Ferlic asked is this part of the parks program?

Mr. Corcoran answered that in 2014 with the Westside Main Streets plan, we identified this area as part of a green/open space. It hasn't been designed yet, but we have acquired properties through the tax sale process as they become available. The blighted properties are a unique opportunity to pick up 5 lots outside the tax sale process at a lesser amount of money. These are standard size city lots along Euclid.

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. 3513 (Declaring Certain Properties Blighted) submitted on Thursday, November 25, 2019.

**3. Agreement to Buy and Sell Real Estate (Northwood Investments, LLC)**

Mr. Relos presented Agreement to Buy and Sell Real Estate (Northwood Investments, LLC). This is an agreement to acquire the properties in Resolution No. 3513. It includes a 30-day due diligence period and 30-day closing after that. The properties are \$1,000 each for a total of \$5,000. 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 Agreement to Buy and Sell Real Estate (Northwood Investments, LLC) submitted on Thursday, November 25, 2019.

**4. Budget Request (Block and Landscape Concept Plans)**

Mr. Corcoran presented Budget Request (Block and Landscape Concept Plans). We are requesting \$31,120 to develop a high-level block plan and concept for the area bounded by LaSalle, Main Street, Colfax and MLK. This is the block that

South Bend Redevelopment Commission Regular Meeting – November 25, 2019

incorporates Jon Hunt Plaza, The Morris and LaSalle Hotel. There are some ideas of what this may look like in the future, as well as some Main Street work. This is using a landscape architect to look at some high-level work that can happen in the future and look at more detailed studies. 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 Budget Request (Block and Landscape Concept Plans) submitted on Thursday, November 25, 2019.

**6. Progress Reports**

A. Tax Abatement

1. There are four on-deck for tonight's Council Meeting.

B. Common Council

C. Other

1. Commissioner Todd Monk appreciation. President Jones thanked him for his service on the Redevelopment Commission as he moves on to a position in Columbus Ohio.

**7. Next Commission Meeting:**

Thursday, December 12, 2019, 4:00 p.m.

**8. Adjournment**

Thursday, November 25, 2019, 4:13 p.m.

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David Relos, Property Development Manager

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Marcia Jones, President