



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

January 23, 2020  
 9:30 a.m.  
 Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
 South Bend, Indiana

The meeting was called to order at 9:48 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President Don Inks, Vice-President Quentin Phillips, Secretary	
Members Absent:	Gavin Ferlic, Commissioner Lesley Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Tim Corcoran Michael Divitia Kara Boyles Charlotte Brach	DCI DCI Engineering Engineering

South Bend Redevelopment Commission Regular Meeting – January 23, 2020

**2. Approval of Minutes**

- **Approval of Minutes of the Regular Meeting of Thursday, January 9, 2020**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, January 9, 2020.

**3. Approval of Claims**

- **Claims Submitted January 23, 2020**

	Claims submitted	Explanation of Project
<b>REDEVELOPMENT COMMISSION</b>		
Redevelopment Commission Claims January 23, 2020 for approval		
<b>324 RIVER WEST DEVELOPMENT AREA</b>		
D.C. Byers Co., / Detroit Inc.	4,673.98	Main and Colfax Parking Structure Repairs
Precision Wall Systems, Inc.	11,890.60	Lafayette Bldg Exterior
Ritschard Bros., Inc.	5,337.22	2019 Demolitions Ph I
Abonmarche	4,900.00	Mayflower Rd & Adams Rd Traffic Impact Study
Abonmarche	320.00	Western Ave streetscape from Falcon St to Dundee St
Abonmarche	7,300.00	Eagle Way Sewer Extension
Midland Engineering Co., Inc.	84,861.70	Vested Interest Building Roof Repair
Indiana Earth	144,801.25	Western Avenue Streetscape Ph III
Indiana Earth	39,045.00	Ivy Tech Pod Disposal
Troyer Group	880.00	Brick Pvmt
Catalyst LLC	250,000.00	TRC Lease
Epoch Architecture & Planning	16,000.00	SBxG Resource Center
Ritschard Bros., Inc.	5,337.22	Demo 2019
Kil Architecture Planning	504.16	Lafayette Bldg. Skylight
Aecom	19,200.90	South Shore Line Station Alternatives Study
City of South Bend	45,000.00	Redevelopment Supervisory
<b>430 FUND SOUTH SIDE TIF AREA #1</b>		
Arcadis US Inc.	30,337.40	On Call Services Utilitv Asset Management GIS/Engineering Assistance
<b>433 FUND</b>		
Five Four Advisors	177.70	CDFI Ph II
Incremental Development Alliance	20,000.00	Small Real Est Capacity Blding & Tech
Century Center	177.70	CDFI-IT-Meeting
<b>435 FUND DOUGLAS ROAD TIF</b>		
DLZ	20,025.00	Douglas Rd Lift Station
<b>452 FUND TIF PARK BOND</b>		
Troyer Group	119.25	Pulaski Park
<b>Total</b>	<b>710,889.08</b>	

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, January 23, 2020.

**4. Old Business**

**5. New Business**

**\*NOTE: No one from the public attended this meeting, therefore, there was no public comment on any agenda item.**

**A. River West Development Area**

**1. Resolution No. 3515 (Setting the Disposition Offering Price 3315 William Richardson Court)**

Mr. Relos presented Resolution No. 3515 (Setting the Disposition Offering Price 3315 William Richardson). This Resolution sets the disposition offering price for the aforementioned property at \$169,000, which is the average of two appraisals for a little over 7 acres. This property is located at the northwest part of the City, between Bendix and the bypass north of Cleveland in an older industrial part of the City. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3515 (Setting the Disposition Offering Price 3515 William Richardson) submitted on Thursday, January 23, 2020.

**2. Approval of Bid Specifications and Design Considerations (3515 William Richardson)**

Mr. Relos presented the Approval of Bid Specifications and Design Considerations for 3515 William Richardson. The Bid Specifications outline the uses and development requirements that will be considered for this site. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Approval of Bid Specifications and Design Considerations (3515 William Richardson) submitted on Thursday, January 23, 2020.

**3. Request to Advertise (3515 William Richardson)**

Mr. Relos presented a Request to Advertise (3315 William Richardson). This disposition property will be advertised in the South Bend Tribune on January 31 and February 7, 2020. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Request to Advertise (3515 William Richardson) submitted on Thursday, January 23, 2020.

**4. Budget Request (Lincolnway West / Olive Streetscape Engineering)**

Mr. Davita presented a Budget Request (Lincolnway West / Olive Streetscape Engineering). This is a project budget of \$145,000 in River West TIF. The project for Lincolnway West Streetscapes starting at Olive Street. This is part of the West Side Main Streets revitalization plan; the City proposes to make further streetscape improvements to Lincolnway West to create an environment more inviting to commercial and residential investment. In the neighborhood node at Olive Street, curbs, sidewalks, and driveway approaches will be replaced as necessary. Street trees and decorative lighting will be added. Street pavement, traffic signals, bicycle facilities, water main, and storm sewer will be evaluated for improvement. Engineering work will proceed through 2020. Tentatively, subject

to available funding, construction would begin in Spring 2021 and end in one season. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Lincolnway West Streetscape (Olive) Engineering) submitted on Thursday, January 23, 2020.

**5. Budget Request (Olive Street)**

Ms. Boyles presented a Budget Request (Olive Street). Commission approval is requested. This is a request for \$1.5M for an Olive street reconstruction project. This is a federal LPA project. We have been planning the project since initiation in 2014. Typically, LPA projects are 80/20 funded. This is for up to 80% of the project. We requested at Macog initiation of the planning for three different projects in 2013/2014. They all hit in this fiscal year as construction projects. We have been moving them through preliminary engineering, right-of-way, acquisition and construction phase; a lengthy process through the federal operation. We have already bid the first of the three projects, Bendix. We will be doing Corby-Rockne and Olive will be number three. Once the obligated amount that Macog gives us in a fiscal year, about \$7M gets used up in the fiscal year, means the last project may not see 80% federal funding. This can be controlled by good planning but there have been changes over the years. When Olive road construction project was scoped in 2014, it was scoped as a simple resurfacing of milling and refilling the pavement. Now the elements of the project are a complete streets project where we have a road diet from four lane section to two lanes in each direction with center left turn lane. These are shorter lanes with an eight-foot shared lane for pedestrian and bicycle access with a parking lane on the westside for a certain area between Ewing and Calvert. It will be a beautiful streetscape once complete. When we brought this project to Macog in 2014 we estimated \$2.5M. Today the cost is \$4.3M. This will make our cost share approximately 65/35. This is the right decision for the City with future maintenance costs. It is quite possible we will not need \$1.5M depending how bid prices come in. This is the buffer to afford the project.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (Olive Street) submitted on Thursday, January 23, 2020.

**6. Certificate of Completion (Portage Firehouse)**

Mr. Relos presented a Certificate of Completion (Portage Firehouse). This is for the old Portage Avenue firehouse. In May of 2017 the Commission entered into a Real Estate Purchase Agreement with the highest bidder. They had to spend a minimum of \$115,000 within 36 months. They have spent well over that amount. This will release any reversionary interest the Commission has in the property. The item will be recorded. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved a Certificate of Completion (Portage Firehouse) submitted on Thursday, January 23, 2020.

**7. Budget Request (Elwood & Portage Streetscape)**

Mr. Corcoran presented Budget Request (Elwood & Portage Streetscape). This is another streetscape improvement project. We are looking for a \$200,000 budget for infrastructure project engineering work. The need for the streetscape improvements were identified as part of the Elwood/Portage neighborhood visioning process that was completed in 2018. The work is anticipated to be completed in conjunction with AEP's new substation and corresponding underground transmission lines along Elwood Avenue. This will start the engineering work towards the improvements. We will work with AEP as they will be tearing up a portion of the street. Elwood is in bad shape. The project will give a better streetscape feel along Muessel Park and the shopping plaza area with better pedestrian access. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (Elwood & Portage Streetscape) submitted on Thursday, January 23, 2020.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, February 6, 2020, 9:30 a.m.

**8. Adjournment**

Thursday, January 23, 2020, 10:09 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President