



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, February 6, 2020 – 9:30 a.m.

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

1. Roll Call

2. Approval of Minutes

- A. Minutes of the Regular Meeting of Thursday, January 23, 2020

3. Approval of Claims

- A. Claims Submitted February 6, 2020

4. Old Business

5. New Business

- A. River West Development Area

- 1. Resolution No. 3516 (Accepting Transfer of Property from BPW 6 parcels Portage and Rex)

- B. River East Development Area

- 1. Budget Request (Kernan Trail)

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, February 27, 2020 9:30 am

8. Adjournment

NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS

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



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

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
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims January 23, 2020 for approval		
324 RIVER WEST DEVELOPMENT AREA		
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
430 FUND SOUTH SIDE TIF AREA #1		
Arcadis US Inc.	30,337.40	On Call Services Utilitv Asset Management GIS/Engineering Assistance
433 FUND		
Five Four Advisors	177.70	CDFI Ph II
Incremental Development Alliance	20,000.00	Small Real Est Capacitv Blding & Tech
Century Center	177.70	CDFI-IT-Meeting
435 FUND DOUGLAS ROAD TIF		
DLZ	20,025.00	Douglas Rd Lift Station
452 FUND TIF PARK BOND		
Troyer Group	119.25	Pulaski Park
Total	710,889.08	

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.

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 February 6, 2020 for approval			
<u>324 FUND RIVER WEST DEVELOPMENT AREA</u>			
Walsh & Kelly, Inc.	15,314.00	315 & 319 W. Jefferson Exterior Renovations - Div. C	
Geography Industries, Inc.	10,000.00	COSB Wayfinding Signage Program	
Homeworks Construction, Inc.	7,079.88	Lafayette Building Cleanout	
Bowen Engineering Corporation	51,368.40	Olive WTP Improvements	
Majority Builders, Inc.		Main St. / Wayne St. Garage Improvements	22,414.09
Edward J White, Inc.		Boiler Replacement Weather Amnesty Building	50,219.00
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>			
Geography Industries, Inc.	2,090.71	COSB Wayfinding Signage Program	
Total	85,852.99		72,633.09
Total Both Columns	158,486.08		

special

RESOLUTION NO. 3516

A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION ACCEPTING THE TRANSFER OF REAL PROPERTY FROM THE SOUTH BEND BOARD OF PUBLIC WORKS

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) is the governing body of the City of South Bend, Indiana (the “City”), Department of Redevelopment and exists and operates pursuant to Indiana Code Section 36-7-14 (the “Act”); and

WHEREAS, the South Bend Board of Public Works (the “Board”) exists and operates pursuant to Indiana Code Section 36-4-9-5, holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3, and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the Board owns six (6) parcels of real property in the City on Portage Avenue at its intersection with Rex Street, commonly known as 808 N Portage Avenue, and more particularly described on Exhibit A (the "Property"); and

WHEREAS, pursuant to declaratory resolutions previously adopted and amended from time to time, the Commission has declared a certain area of the City known as the “River West Development Area” as a redevelopment area and an allocation area under the Act and approved an economic development plan for the Area; and

WHEREAS, the Commission desires to obtain title to the Property to encourage the redevelopment of the property commonly known as the former Ward Baking. Co. building and for any other purpose authorized by the Act; and

WHEREAS, the Board approved the conveyance of the Property pursuant to its Resolution 03-2020 at its regular meeting held on January 28, 2020.

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

1. The Commission hereby accepts the conveyance of the Property from the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed substantially similar to the document attached hereto as Exhibit B, conveying all of the Board’s right, title, and interest in the Property to the Commission.

2. The Commission authorizes David Relos or Andrew Netter of the City’s Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission’s acceptance of the Property.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on February 6, 2020, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Quentin M. Phillips, Secretary

EXHIBIT A
Legal Description

PARCEL I: All of Lot Numbered Thirty-Four (34) as shown on the recorded Second Plat of Shetterley Place Addition to the City of South Bend, Indiana, EXCEPTING THEREFROM the following described tract, viz: Beginning at the Northwest corner of said Lot 34 (which place of beginning is the point of intersection of the Easterly line of Portage Avenue with the South line of Rex Street in said City as platted); thence East along the North line of said Lot 34, a distance of 111 feet, more or less; to the East line of a tract of land conveyed to Standard Oil Company by deed recorded in Deed Record 163, page 174 of the records of St. Joseph County, Indiana; thence Southerly along the East line of the land conveyed to Standard Oil Company by said deed a distance of 17 feet; thence Southwesterly along the line of the land conveyed to Standard Oil Company a distance of 75 feet to the Easterly line of Portage Avenue at a point 89 feet Southeasterly from the place of beginning; thence Northwesterly along the said Easterly line of Portage Avenue, a distance of 89 feet to the place of beginning.

Parcel No. 018-1059-2489

PARCEL II: Lot Numbered Thirty-five (35) as shown on the recorded Second Plat of Shetterley Place Addition to the City of South Bend.

Parcel No. 018-1059-2490

PARCEL III: Lot Numbered Thirty-six (36) as shown on the recorded Second Plat of Shetterley Place Addition to the City of South Bend.

Parcel No. 018-1059-2491

PARCEL IV: Lot Numbered Thirty-seven (37) as shown on the recorded Second Plat of Shetterley Place Addition to the City of South Bend.

Parcel No. 018-1059-2492

PARCEL V: Lot Numbered Seven (7) as shown on the recorded Plat of Charles E. Smith's Subdivision of Lots Numbered 38, 39, 40, and 41 of Shetterley Place Second Plat in the City of South Bend.

Commonly known as 808 N Portage Avenue, South Bend, Indiana

Parcel No. 018-1059-2505

PARCEL VI: Beginning at a point 11 feet Southeasterly from the Northwesterly corner of Lot Numbered Thirty-four (34) of the Second Plat of Shetterley Place Addition to the City of South Bend and on the Northeasterly line of Portage Avenue, as said Northeasterly line was located on April 20, 1920, thence Southerly along the Northeasterly line of Portage Avenue, as said Northeasterly line was located on April 20, 1920, 78 feet; thence Northeasterly along a line at right angles with said Easterly line of Portage Avenue, 75 feet; thence Northerly 17 feet to a point on the South line of Rex Street as said South line was located on April 20, 1920, 111 feet East of the Northwesterly corner of said lot; thence West along the South line of Rex Street, as said South line was located on April 20, 1920, 100 feet to a point 11 feet East of the Northwesterly corner of Lot Numbered 34; thence Southeasterly to the place of beginning.

Parcel No. 018-1059-2488

EXHIBIT B

Form of Quit Claim Deed

RETURN TO:
City of South Bend
227 W Jefferson Blvd., Ste 1400S
South Bend, IN 46601

AUDITOR'S RECORD
TRANSFER NO. _____
TAXING UNIT _____
KEY NOS. 018-1059-2488
018-1059-2489
018-1059-2490
018-1059-2491
018-1059-2492
018-1059-2505

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana, commonly known as 808 N Portage Avenue, South Bend, Indiana, which is more particularly described on Exhibit A (the "Property").

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this _____ day of January 2020.

GRANTOR:

Civil City of South Bend, Indiana,
acting by and through its
Board of Public Works

By: _____
Gary A. Gilot, President

ATTEST:

Linda M. Martin, Clerk

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public for and in said County and State this _____ day of January, 2020, personally appeared Gary A. Gilot and Linda M. Martin, known to me to be, respectively, as the President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor named herein, and acknowledged the execution of the foregoing Quit Claim Deed, being authorized by Resolution 03-2020 of the City of South Bend, Indiana, Board of Public Works so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

_____, Notary Public
Resident of St. Joseph County, Indiana
Commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

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Parcel No. 018-1059-2488



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: February 5, 2020

FROM: Kara Boyles, City Engineer

SUBJECT: Budget Request – Riverwalk from Beyer Street to Howard Park (Governor Kernan Park Trail)

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

PURPOSE OF REQUEST: Obligate budget for the construction of the improvements for the Riverwalk in the amount of \$340K.

Specifics: The Riverwalk from Beyer Street to Howard Park project is part of the My South Bend Parks and Trails master plan, a holistic overhaul of the parks system designed to fundamentally transform access to shared spaces in our city. This project includes the installation of a 10' multiuse trail with new streetlights adjacent to Northside Boulevard, repair and replacement of sections of the retention wall damaged by the 2018 flooding event, and removal of the lower walkway along the St. Joseph River from the Notre Dame boathouse to the pedestrian bridge. This project was recently award, subject to funding, by the Board of Public Works in the amount of \$3,199,000. There are multiple funding sources, including two park bonds as well as proceeds from the 2018 flood insurance payout; however, a gap remains in funding. Please consider this request for \$340K to cover the remaining project costs from the REDA TIF.

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 \$ _____