



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

February 27, 2020

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:30 a.m.

**1. ROLL CALL**

|                      |                                                                                                                                              |                   |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Members Present:     | Marcia Jones, President<br>Don Inks, Vice-President<br>Quentin Phillips, Secretary<br>Jake Teshka, Commissioner<br>Troy Warner, Commissioner |                   |
| Members Absent:      | Lesley Wesley, Commissioner                                                                                                                  |                   |
| Legal Counsel:       | Sandra Kennedy, Esq.                                                                                                                         |                   |
| Redevelopment Staff: | David Relos, RDC Staff<br>Mary Brazinsky, Board Secretary                                                                                    |                   |
| Others Present:      | Daniel Buckenmeyer<br>Amanda Pietsch<br>Andrew Netter                                                                                        | DCI<br>DCI<br>DCI |

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**2. Election of Officers**

Commissioners decided to keep the current slate of officers. Marcia Jones, President, Donald Inks, Vice-President, Quentin Phillips, Secretary.

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the 2020 Election of Officers on Thursday, February 27, 2020.

**3. Approval of Minutes**

- **Approval of Minutes of the Regular Meeting of Thursday, February 6, 2020**

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, February 6, 2020.

**4. Approval of Claims**

- **Claims Submitted February 27, 2020**

| REDEVELOPMENT COMMISSION<br>Redevelopment Commission Claims February 27, 2020 for approval | Claims<br>submitted | Explanation of Project                                         |
|--------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------|
| <u>324 RIVER WEST DEVELOPMENT AREA</u>                                                     |                     |                                                                |
| Ziolkowski Construction, Inc.                                                              | 26,776.70           | 315 - 319 W. Jefferson Exterior Renovations - Div.             |
| Homeworks Construction, Inc.                                                               | 6,470.12            | Lafayette Building Cleanout                                    |
| Elite Electrical                                                                           | 42,750.00           | 315 - 319 W. Jefferson Exterior Renovations - Div.             |
| Aecom                                                                                      | 3,156.29            | South Shore Line Station Alternatives Study                    |
| Abonmarche                                                                                 | 11,000.00           | Mayflower Rd. & Adams Rd Traffic Impact Study                  |
| Abonmarche                                                                                 | 4,750.00            | Eagle Way Sewer Extension                                      |
| HWC Engineering                                                                            | 9,053.00            | South Bend Western Ave Cl                                      |
| Lakota Group                                                                               | 22,598.90           | Design Services for Jon Hunt Plaza                             |
| United Consulting                                                                          | 3,920.00            | Coal Line Trail (Ph I)                                         |
| United Consulting                                                                          | 1,740.29            | Coal Line Trail (Ph II)                                        |
| City of South Bend                                                                         | 80,666.62           | Reimburse Engineering for Service Rendered per ESA, Section 4A |
| Water Works General Fund                                                                   | 2,916.00            | System Development Charges                                     |
| <u>430 FUND SOUTH SIDE TIF AREA #1</u>                                                     |                     |                                                                |
| McCormick Engineering, LLC.                                                                | 2,253.75            | Erskine Drainage Improvement Study                             |
| Total                                                                                      | 218,051.67          |                                                                |

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, February 27, 2020.

**5. Old Business**

**Note: No one from the public attended this meeting**

**6. New Business**

**A. Receipt of Bids**

Mr. Relos presented the Receipt of Bids for 3315 William Richardson Court. No bids were received. The lot is off of Cleveland Road and William Richardson Court. The property was advertised in the South Bend Tribune on two separate dates. Since no bids were received, we can entertain other offers after 30 days.

Mr. Buckenmeyer stated this was the IRF property that was transferred to the RDC to be put through the disposition process. Any proceeds from the sale of this property will be transferred back to the IRF.

**B. River West Development Area**

**1. Real Estate Purchase Agreement (Metronet Fibernet LLC)**

Mr. Buckenmeyer presented Real Estate Purchase Agreement (Metronet). Metro Fibernet, a separate entity from the local company Metronet now known as Choice Light, originally had an agreement to link up the schools and to offer residential fiber net. They needed a central communication hub in South Bend. We worked with them and settled on the lot immediately south of the AEP Substation across from the St. Joseph County Jail. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (Metronet) submitted on Thursday, February 27, 2020.

**2. Third Amendment to Development Agreement (Jefferson 315 LLC)**

Mr. Buckenmeyer presented Third Amendment to Development Agreement (Jefferson 315 LLC). This is the previous Family and Children's Center building, which was purchased by Cressy Commercial Real Estate. RDC provided a TIF allotment to help with infrastructure of the building. This will house Abonmarche bringing in additional jobs to the community. There is also room for office rental space. Since Cressy paid the city for overages above and beyond \$200,000 on construction costs, they are due a refund of \$3,870 for those costs. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Third Amendment to Development Agreement (Jefferson 315 LLC) submitted on Thursday, February 27, 2020.

**3. Resolution No. 3517 (Declaring Property Blighted 603 W Marion St)**

Mr. Relos presented Resolution No. 3517 (Declaring Property Blighted 603 W Marion St). This declares the property at 603 W Marion Street blighted. Last year the State added a new section of the Redevelopment Statute, allowing the buying a property under \$25,000 from a willing seller as long as it is either blighted, unsafe, abandoned, foreclosed, etc. This vacant lot is located off Charles Martin and Lincolnway West. The city owns property in this immediate area. Commission approval is requested.

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Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3517 (Declaring Property Blighted 603 W Marion St) submitted on Thursday, February 27, 2020.

**C. Administrative**

**1. Supervisory Services**

Mr. Buckenmeyer presented Supervisory Services Agreement. This agreement covers 50% salary of employees in DCI that work on TIF projects. The agreement is for the next three years. This helps to unburden the City's General Fund.

Ms. Kennedy states that this is under review by the City's Diversity and Inclusion Division. This agreement is for 3 employees, 1 white male, 1 black male and 1 open position. We do not see any issue with the MWBE Ordinance. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Supervisory Services submitted on Thursday, February 27, 2020.

**2. Engineering Services**

Mr. Buckenmeyer presented Engineering Services Agreement. This agreement covers 80% of the salary in the engineering department that work on TIF projects. The agreement is for the next three years. This helps to unburden the City's General Fund.

Ms. Kennedy states that this is under review by the city's Diversity and Inclusion Division. This agreement is for 3 employees, 1 white female and 2 white males. We do not see any issue with the MWBE Ordinance. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Engineering Services submitted on Thursday, February 27, 2020.

**7. Progress Reports**

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

**8. Next Commission Meeting:**

Thursday, March 12, 2020, 9:30 a.m.

**9. Adjournment**

Thursday, February 27, 2020, 9:45 a.m.



David Relos, Property Development Manager



~~Marcia Jones, President~~

Don Inks - VP