



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

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

<https://tinyurl.com/RDC-042320>  
 South Bend, Indiana

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

**1. ROLL CALL**

Members Present:	Don Inks, Vice-President Quentin Phillips, Secretary Jake Teshka, Commissioner Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:		
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Tim Corcoran Amanda Pietsch Chris Dressel Daniel Parker Kara Boyles Charlotte Brach	DCI DCI DCI Admin & Finance Engineering Engineering

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, March 12, 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, March 12, 2020.

## 3. Approval of Claims

- **Claims Submitted April 23, 2020**

	Claims submitted	Explanation of Project
<b>REDEVELOPMENT COMMISSION</b>		
Redevelopment Commission Claims April 23, 2020 for approval and ratify		
<u><b>324 RIVER WEST DEVELOPMENT AREA</b></u>		
Lakota Group	6,767.99	Design Services for Jon Hunt Plaza
Aecom	18,916.55	SB SSL State Alt. Next Step: Downtown Option & Airport
Midland Engineering Co., Inc.	23,177.41	Vested Interest Building Roof Repair
Environmental Glass Inc.	18,225.05	Liberty Tower Exterior Renovations - Division C
Transpo	143,137.81	Semi-Annual Payment for Main and Colfax Garage Lease
Majority Builders Inc	96,179.55	Technology Resource Center @ Catalyst 2
Jefferson 315 LLC	3,870.00	Jefferson 315 & 319 W. Jefferson Blvd. Refund
Majority Builders, Inc.	43,137.81	Main St/Wayne St Garage Improvement
Bowen Engineering Corporation	256,950.06	Olive WTP Improvements
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Bowen Engineering Corporation	256,950.06	Olive WTP Improvements
Majority Builders, Inc.	3,384.55	Tech Resource Ctr
Jefferson 315 LLC	3,870.00	Jefferson 315 & 319 W. Jefferson Blvd. Refund
<u><b>429 FUND RIVER EAST DEVELOPMENT TIF</b></u>		
Precision Wall Systems, Inc.	30,432.30	Three Twenty at the Cascade Glazed Assemblies
High Concrete Group, LLC	360,192.00	Commerce Center Architectural Precast Panels
<u><b>430 FUND SOUTH SIDE TIF AREA #1</b></u>		
Associated Property Counselors	1,520.00	Depositions 1290 Ireland
<u><b>435 DOUGLAS RD TIF</b></u>		
DLZ	10,275.00	So. Bend Douglas Rd Lift Station
<b>Total</b>	<b>1,320,123.95</b>	

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

## 4. Old Business

**5. New Business**

**A. River West Development Area**

**1. Resolution No. 3519 Disposition Offering Price (710 Rex & 808-838 Portage)**

Mr. Relos presented Resolution No. 3519 Disposition Offering Price (710 Rex & 808-838 Portage). This Resolution sets the Disposition Offering Price for 710 Rex & 808-838 Portage. This is the averaged appraised value of 6 lots by Ward Bakery on Portage the old Van Buren Hardware Store. Appraised value of these lots is \$126,750. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Resolution No. 3519 Disposition Offering Price (710 Rex & 808-838 Portage) submitted on Thursday, April 23, 2020.

**2. Approval of Bid Specifications (710 Rex & 808-838 Portage)**

Mr. Relos presented Approval of Bid Specifications (710 Rex & 808-838 Portage). Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Approval of Bid Specifications (710 Rex & 808-838 Portage) submitted on Thursday, April 23, 2020.

**3. Request to Advertise (710 Rex & 808-838 Portage)**

Mr. Relos presented Request to Advertise (710 Rex & 808-838 Portage). Upon approval, staff will post the disposition in the South Bend Tribune. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Request to Advertise (710 Rex & 808-838 Portage) submitted on Thursday, April 23, 2020.

**4. License Agreement for Use (Cultivate Culinary)**

Mr. Relos presented License Agreement for Use (Cultivate Culinary). This is a license agreement for 1503-1505 Prairie. Cultivate Culinary collects food from various organizations to re-package donations. This would let them use the lots with Unity Gardens to plant a garden. They would have a 90-day termination clause. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved License Agreement for Use (Cultivate Culinary) submitted on Thursday, April 23, 2020.

**5. Budget Request (Washington/Laporte/Chapin)**

Mr. Corcoran presented Budget Request (Washington/Laporte/Chapin). This is \$400,000 in Riverwest TIF area for Washington/Laporte/Chapin for the walkability area by adding bump outs at Chapin and Laporte and also reducing the walking

distance for pedestrians. These will protect parking, improve site lines and reduce vehicle speeds. We will be removing the right slip lane from Washington to Laporte to slow traffic in that area. Laporte will be realigned with Washington at a 90-degree angle reducing street maintenance costs through reduction of pavement. This will also reduce stormwater into a combined sewer through introduction of more permeable surface. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Washington/Laporte/Chapin) submitted on Thursday, April 23, 2020.

## **B. River East Development Area**

### **1. Budget Request (Howard/Eddy Street Traffic Study)**

Mr. Corcoran presented Budget Request (Howard/Eddy Street Traffic Study). We are asking \$12,500 from the River East TIF to analyze and critique an existing traffic study and propose conceptual plans to best manage pedestrian safety and vehicular flow around the Eddy Street Commons phase III development. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Commissioner Phillips, the motion carried unanimously, the Commission approved Budget Request (Howard/Eddy Street Traffic Study) submitted on Thursday, April 23, 2020.

### **2. Budget Increase (Howard Street Traffic Conceptual Design)**

Ms. Boyle presented Budget Increase (Howard Street Traffic Conceptual Design). Back in 2017 the RDC appropriated dollars to specifically look at Eddy Street traffic patterns with Eddy Street Phases I and II which were very much projected plans at the time. This was for Howard and Eddy including State Road 23. The study concluded we needed to make improvements at these sites. There were two options. One a four-way stop at Eddy Street and the second a mini round-a-bout. The additional improvements were at Howard and State Road 23 in conjunction with INDOT. We reached out to the consultants that previously worked on the project when Kite announced Phase III. We determined to look at the new projections for the intersections with cost estimates. This request is for \$20,300 for Phase III conceptual design. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Increase (Howard Street Traffic Conceptual Design) submitted on Thursday, April 23, 2020.

## **C. Administrative**

### **1. Annual Report to Redevelopment Commission**

Mr. Parker presented the Annual Report to the Redevelopment Commission. On April 3, 2020 the Annual Report was provided to the Commissioners via email. 2019 was a very strong year. 2020 will be a much more difficult year with the circuit breaker and now the impact of the COVID-19 virus. Property tax revenue

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may have an impact. We are keeping an eye on the numbers from the revenue site. In conversation through the DLGF we have determined we can make changes in how we present certain items. In the past we normally do a budget appropriation in the Fall. We have determined it is no longer necessary as we present each item to the Commission as a budget appropriation with the board's approval being an acceptance. Advertised budget approvals are also no longer required. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the Annual Report to RDC submitted on Thursday, April 23, 2020.

**6. Progress Reports**

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

\*Note: Roll Call was taken on each item with all commissioner's in agreement on each.

**7. Next Commission Meeting:**

Thursday, May 14, 2020, 9:30 a.m.

**8. Adjournment**

Thursday, April 23, 2020, 9:58 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President