



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

May 28, 2020  
 9:30 a.m.  
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC052820>  
 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 Daniel Buckenmeyer Amanda Pietsch Chris Dressel Mike Davita Zach Hurst Kyle Silveus Lindsey Schmidt Stacia Reusaat Clay Harris Conrad Damian	DCI DCI DCI DCI DCI Engineering Engineering Legal Legal

## **2. Approval of Minutes**

- **Approval of Minutes of the Regular Meeting of Thursday, April 23, 2020**

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, May 28, 2020.

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**3. Approval of Claims**

• **Claims Submitted May 28, 2020**

	Claims submitted	Explanation of Project
<b>REDEVELOPMENT COMMISSION</b>		
Redevelopment Commission Claims May 28, 2020 for approval and ratify		
<u><b>324 RIVER WEST DEVELOPMENT AREA</b></u>		
Aecom	18,916.55	SB SSL State Alt. Next Step: Downtown Option & Airport
Aecom	25,962.87	2 Part Study
Bowen Engineering Corporation	256,950.06	Olive WTP Improvements
Bowen Engineering Corporation	354,771.80	Olive WTP Improvements
Environmental Glass Inc.	18,225.05	Liberty Tower Exterior Renovations - Division C
Indiana Earth	2,055.00	Ivy Tech Pod Disposal
Jefferson 315 LLC	3,870.00	Jefferson 315 & 319 W. Jefferson Blvd. Refund
Lakota Group	6,767.99	Design Services for Jon Hunt Plaza
Majority Builders Inc	96,179.55	Technology Resource Center @ Catalyst 2
Majority Builders, Inc.	172,033.24	Main St/Wayne St Garage Improvement
Majority Builders, Inc.	3,384.55	Tech Resource Ctr
Midland Engineering Co., Inc.	23,177.41	Vested Interest Building Roof Repair
Walsh & Kelly, Inc.	240,194.18	Two Way Conversion of Colfax Ave Ph II
Walsh & Kelly, Inc.	94,858.15	Michigan Street Reconstruction
Walsh & Kelly, Inc.	49,048.54	Michigan Street Reconstruction
Walsh & Kelly, Inc.	25,195.60	Michigan Street Reconstruction
<u><b>422 FUND WEST WASHINGTON DEVELOPMENT TIF</b></u>		
Rieth Riley Construction	78,413.72	Gemini Parking and Drainage Improvements
<u><b>429 FUND RIVER EAST DEVELOPMENT TIF</b></u>		
High Concrete Group, LLC	68,638.00	Commerce Center Architectural Precast Panels
Precision Wall Systems, Inc.	30,432.30	Three Twenty at the Cascade Glazed Assemblies
<u><b>430 FUND SOUTH SIDE TIF AREA #1</b></u>		
Associated Property Counselors	1,520.00	Depositions 1290 Ireland
Forum Architects, LLC	3,375.00	O'Brien Recreation Center Renovation
<u><b>433 REDEVELOPMENT GENERAL</b></u>		
CDFI Friendly America	29,700.00	CDFI Consulting
Center for the Homeless	31,804.09	Weather Amnesty
Incremental Development Alliance	8,827.00	Small Scale Development Capacity Building
Saint Mary's College	28,000.00	Spark Women's Accelerator Pilot
<u><b>435 DOUGLAS RD TIF</b></u>		
DLZ	10,275.00	So. Bend Douglas Rd Lift Station
<u><b>452 PARK BOND TIF</b></u>		
Walsh & Kelly, Inc.	67,863.33	Lincoln Way East /Corridor Improvement-Sample to Twyckenham
<b>Total</b>	<b>1,748,238.98</b>	

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, May 28, 2020.

**4. Old Business**

**5. New Business**

**A. Receipt of Bids**

**1. 710 Rex & 808-838 Portage**

Mr. Relos presented Receipt of Bids for 710 Rex 808-838 Portage. Bids were due at 9:00 am May 14, 2020 that was cancelled. No bids were received. After 30 days from that date we are able to negotiate if anyone steps forward to purchase the lots.

**B. River East Development Area**

**1. Budget Request (Lift Station Colfax)**

Mr. Hurst presented a Budget Request (Lift Station Colfax). This is a budget for \$550,000 for improvements to the Colfax Lift Station near the intersections of Colfax and Sycamore and serves the East Race area. The equipment is at the end of its life cycle, and we have quite a bit of development in the area, namely 320 at the Cascade and Commerce Center. The budget for this project will allow us to install new pumps that are state-of-the-art and energy efficient. The new equipment will allow up to track more data and be able to support the East Bank area into the foreseeable future. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Lift Station Colfax) submitted on Thursday, May 28, 2020.

**2. Budget Request (Seitz Park)**

Mr. Corcoran Presented a Budget Request (Seitz Park). We are requesting a total of \$125,000 for pedestrian connectivity and safety improvements at the Jefferson Street Bridge, specifically below the Jefferson Street Bridge. These improvements will increase sightlines for pedestrians and cyclists between Howard Park and Seitz Park minimizing the existing blind corner under the bridge to provide a greatly enhanced experience for trail users. A stairway will also be constructed connecting the lower river trail up to the sidewalk river bridge deck providing even greater connectivity to the East Jefferson shops and Downtown.

These improvements are part of the broader Riverfront Parks and Trails initiative and to support the first phase of the Seitz Park reconstruction. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Seitz Park) submitted on Thursday, May 28, 2020.

**C. Other**

**1. Budget Request (Wayfinding Phase II)**

Mr. Corcoran presented a Budget Request (Wayfinding Phase II). We are requesting a total of \$100,000 for the construction of Phase 2 of the City's Wayfinding Signage Plan. The signage will be located in various parts of the City thus the total amount will be split between three different TIF areas, River West: \$60,000, River East: \$30,000 and West Washington: \$10,000. This is a project that started a couple years ago where we were awarded dollars through the visit South Bend-Mishawaka initiative. The requested amount is our match that will allow us more signage for this project. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (Wayfinding Phase II) submitted on Thursday, May 28, 2020.

**2. Engineering Services Agreement (TIF Engineers 2020-2022)**

Ms. Kennedy Presented Engineering Services Agreement (TIF Engineers 2020-2022). In February 2020 these were approved in a different format. We have been doing this for several years. In February the Engineering Agreement was in its fourth year and was reviewed through Diversity and Inclusion. By the time this was submitted to the Board of Public Works, we changed our procurement policy and entered into the new DFO system which means these no longer will be submitted to the Board of Public Works. These are now recreated and devised through each department. No other changes were made to the Agreements. What we are asking Commission to do is rescind the previous Engineering Services Agreement and Approve the enclosed version of each.

Upon a motion by Commissioner Teshka, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved to rescind the previous Engineering Services Agreement submitted on Thursday, May 28, 2020.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Engineering Services Agreement (TIF 2020-2022) submitted on Thursday, May 28, 2020.

**3. Redevelopment Supervisory Services Agreement (DCI 2020-2022)**

Ms. Kennedy Presented a Redevelopment Supervisory Services Agreement (DCI 2020-2022) In February 2020 this was approved in a different format. We have been doing this for several years. In February the Redevelopment Supervisory Services Agreement (DCI 2020-2022) was in its fourth year and was reviewed through Diversity and Inclusion. By the time this was submitted to the Board of Public Works, we changed our procurement policy and entered into the new DFO system which means these no longer will be submitted to the Board of Public Works. These are now recreated and devised through each department. No other changes were made to the Agreements. What we are asking Commission to do is rescind the previous Redevelopment Supervisory Services Agreement (DCI 2020-2022) and Approve the enclosed version of each.

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Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved to rescind the previous Redevelopment Supervisory Services Agreement submitted on Thursday, May 28, 2020.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Redevelopment Supervisory Services Agreement (DCI 2020-2022) submitted on Thursday, May 28, 2020.

**6. Progress Reports**

A. Tax Abatement

1. Mr. Buckenmeyer states that there were four tax abatements for two companies that were approved over the last couple weeks:

- Baymar Plastics and woman owned company that is expanding on the SE part of South Bend. They received a personal property tax abatement.
- Midwest Family Broadcasting received three tax abatements. The company started in South Bend several years ago. They are moving back to South Bend from Mishawaka at 316 E Monroe in which we have done Redevelopment Rehab. They have received a vacant building tax abatement, personal property tax abatement and real property tax abatement all five years in length to support them. They will do significant rehab to the building which will house four radio stations and other offices. The land is ½ a block in which they will only develop ¼ of. In the future we hope to ask Redevelopment to purchase ¼ of that block to redevelop.

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, June 11, 2020, 9:30 a.m.

**8. Adjournment**

Thursday, May 28, 2020, 9:47 a.m.

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David Relos, Property Development Manager



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Marcia Jones, President