



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

August 13, 2020  
 9:30 a.m.  
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC081320>  
 South Bend, Indiana

The meeting was called to order at 9:34 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President Quentin Phillips, Secretary Jake Teshka, Commissioner Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Don Inks, Vice-President	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Tim Corcoran Amanda Pietsch Conrad Damian Kyle Silveus Zach Hurst Charlotte Brach Sam Brolley WNDU 16 News	DCI DCI DCI Resident Engineering Engineering Engineering Legal Intern Local News Local News

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, July 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, July 23, 2020.

**3. Approval of Claims**

**A. Claims Submitted for July 28<sup>th</sup>**

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, August 13, 2020.

**B. Claims Submitted for August 13, 2020**

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, August 13, 2020.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Budget Request (Salvation Army Building)**

Mr. Corcoran presented Budget Request (Salvation Army Building). This is a \$50,000 budget request out of the River West TIF to support the ongoing maintenance and repairs to the Salvation Army Building. The repairs are for the upper roof of the two-story building and the lower roof of the south building. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Salvation Army Building) submitted on Thursday, August 13, 2020.

**2. Budget Request (Sewer Relocation)**

Mr. Hurst presented Budget Request (Sewer Relocation). This \$25,000 budget request is from the River West TIF. During the initial phase of construction, it was noted that 300' of sewer line was not installed, which means a sewer line needs to be ran north to the nearest existing structure. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Sewer Relocation) submitted on Thursday, August 13, 2020.

**3. Utility Connection Agreement (Greenleaf Holdco, LLC)**

Mr. Buckenmeyer presented Utility Connection Agreement (Greenleaf Holdco, LLC). This Utility Connection Agreement is for Greenleaf Holdco, LLC doing business as Pure Leaf Farms which will be located off of Calvert by the Ethanol Plant. This project will take place in four phases. The first phase alone is a \$15M investment. This high-tech project will provide natural, healthy leafy greens to the local markets and communities. It is a rare agricultural application. The utility agreement is for the plant to have its own irrigation system for their plants. Their regular facilities such as sinks, and bathrooms will be attached and provided by the city's sewer line. The city has agreed to provide the SDC charges for this project. As the project continues, we may come back to the Commission for further assistance. The project will provide approximately 33 jobs in a 20-acre facility. This is a new, state-of-the-art process for this high-tech product and will be handled by machines only providing food safety starting from seed to product. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Utility Connection Agreement (Greenleaf Holdco, LLC) submitted on Thursday, August 13, 2020.

**B. Other**

**1. Grant Update**

Mr. Buckenmeyer presented a Grant Update. The Economic Development Administration has been looking at ways to impact business markets and help with recovery via The Cares Act. As most of you know the City has an Industrial Revolving Loan Fund that began in the 70s and lends up to \$7M dollars currently. Since 1970 the IRF has loaned out over \$45M. The IRF portfolio is managed by our Business Development Team and has received a highly established A rating from the EDA for the last 8 years which made it easy for them to award our team with an additional \$7.7M to lend out during the COVID crisis. We are in the early stages of launching this project with the EDA giving us 2 years and allowing us additional staff for this project.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, August 27, 2020, 9:30 a.m.

**8. Adjournment**

Thursday, August 13, 2020, 10:06 a.m.

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David Relos, Property Development Manager

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Marcia Jones, President