



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

October 8, 2020
 9:30 a.m.
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC100820>
 South Bend, Indiana

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

1. ROLL CALL

Members Present:	Marcia Jones, President Don Inks, Vice-President Quentin Phillips, Secretary Jake Teshka, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Troy Warner, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Amanda Pietsch Elizabeth Maradik Amy Paul Kara Boyles Kyle Silveus Zach Hurst Charlotte Brach Brian Donoghue	DCI DCI DCI DCI Engineering Engineering Engineering Engineering IT

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, September 24, 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, September 24, 2020.

3. Approval of Claims

A. Claims Submitted for September 29th and October 6th

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims for September 29th and October 6th submitted on Thursday, October 8, 2020.

4. Old Business

5. New Business

A. Receipt of Bids

1. 117 S. William St.

Mr. Relos presented Receipt of Bid for 117 S. William St. as of 9:00 am today no bids were received.

2. 416-428 W LaSalle

Mr. Relos presented Receipt of Bid for 416-428 W LaSalle as of 9:00 am today no bids were received.

3. 738 Leland

Mr. Relos presented Receipt of Bid for 738 Leland as of 9:00 am today no bids were received.

B. River West Development

1. Budget Request (Library Bonds DSR)

Mr. Buckenmeyer presented Budget Request (Library Bonds DSR). In 2018 the Commission approved Resolution No. 3462, authorizing the payment of debt service upon issuance of Library Bonds (Community Education Center). Due to current market assumptions regarding interest rates and the progress of the project, we have determined it is in our best interest to issue the bonds now rather than waiting until 2021. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Library Bonds DSR) submitted on Thursday, October 8, 2020.

2. Budget Request (former Salvation Army Building)

Mr. Relos presented Budget Request (former Salvation Army Building). The one-story section of this building serves as the City's Weather Amnesty program with the two-story providing water service. Due to leaks in the roof, a new roof is needed on the two-story section and an elastomeric coating on the metal one-story section. The boiler system continues to not function properly, new thermostats and valves on many of the radiators need to be inspected and replaced along with maintenance on the large, second-story air handler. We are asking for a budget in the amount of \$210,000 for the building to be heated and remain in good repair. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (former Salvation Army Building) submitted on Thursday, October 8, 2020.

3. Resolution No. 3526 (Authorizing Transfer of Property to BPW 210 Broadway)

Ms. Maradik presented Resolution No. 3526 (Authorizing Transfer of Property to BPW 210 Broadway). This Resolution transfers the property at 210 Broadway from Redevelopment Commission to the Board of Public Works with the purpose of donating it to 466 Works not for profit for residential redevelopment. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Resolution No. 3526 (Authorizing Transfer of Property to BPW 210 Broadway) submitted on Thursday, October 8, 2020.

C. River West Development Area

1. Non-Exclusive Utility Easement Agreement (Notre Dame)

Mr. Buckenmeyer presented Non-Exclusive Utility Easement Agreement (Notre Dame). This is an easement that was in the works early on. It's time to allow them to do underground boring off Gintz Road. There should be no disruption to traffic as all work is under the street. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Non-Exclusive Utility Easement Agreement (Notre Dame) submitted on Thursday, October 8, 2020.

2. Resolution No. 3525 (Disposition Offering Price 2520 Mishawaka Ave)

Mr. Relos presented Resolution No. 3525 (Disposition Offering Price 2520 Mishawaka Ave). This is the old fire station no. 9 in Riverpark. This resolution sets the disposition offering price for 2520 Mishawaka Avenue at \$67,500 which is the average of the two appraisals completed for this property. Commission approval is requested.

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Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Resolution No. 3525 (Disposition Offering Price 2520 Mishawaka Ave) submitted on Thursday, October 8, 2020.

3. Bid Specifications (2520 Mishawaka Ave)

Mr. Relos presented Bid Specifications (2520 Mishawaka Ave). 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 Bid Specifications (2520 Mishawaka Ave) submitted on Thursday, October 8, 2020.

4. Request to Advertise (2520 Mishawaka Ave)

Mr. Relos presented Request to Advertise (2520 Mishawaka Ave). The disposition property will be advertised in the South Bend Tribune on October 16 and October 23, 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 (2520 Mishawaka Ave) submitted on Thursday, October 8, 2020.

D. West Washington Development Area

1. Second Amendment to Development Agreement (Indiana Landmarks)

Mr. Hurst presented Second Amendment to Development Agreement (Indiana Landmarks). This Amendment reduces the overall contract amount under \$200,000. Indiana Landmarks is due a refund as they sent the City of South Bend a check in the amount of \$18,800 because the original bid was \$218,800. Indiana Landmarks worked with the construction crew on the windows and sills, so the amount has changed. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Second Amendment to Development Agreement (Indiana Landmarks) submitted on Thursday, October 8, 2020.

6. Other

A. Update Lily and Pokagon Grants

Mr. Donoghue gave the Commission an update regarding both Lily and Pokagon Grants. This is an awareness about two grants. In 2017 the Redevelopment Commission approved \$2.7M for the Tech Resource Center. In the past year, the City of South Bend has been working with Notre Dame on a regional partnership. We have received a check for half a million dollars to backfill some of the expenses for training and programming.

The Pokagon disbursement was slightly lower this year, but we did receive those dollars for this year as agreed upon.

7. Progress Reports

A. Tax Abatement

1. Tri-Pac received a declaratory approval for a real tax abatement, personal property and a real tax abatement. They are investing approximately \$6M and purchasing the building as well. This is a great growth story in South Bend. We hope to receive a final resolution next Monday.

B. Common Council

C. Other

8. Next Commission Meeting:

Thursday, October 22, 2020, 9:30 a.m.

9. Adjournment

Thursday, October 8, 2020, 10:15 a.m.

David Relos, Property Development Manager



Marcia Jones, President