



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

November 12, 2020

9:30 a.m.

Presiding: Marcia Jones, President

<https://tinyurl.com/RDC111220>

South Bend, Indiana

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

1. ROLL CALL

Members Present:	Marcia Jones, President 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:	Amy Paul Amanda Pietsch Kyle Silveus Zach Hurst Charlotte Brach Kara Boyles Kyle Silveus Aaron Perri Brian Donoghue Jordan Gathers Conrad Damain Marek Mazurek Todd Skwarcen Lisa Shaw Gemma DiCarlo	DCI DCI Engineering Engineering Engineering Engineering Engineering VPA IT Mayor's Office Resident Resident Fire Dept Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, October 22, 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, October 22, 2020.

3. Approval of Claims

- **Claims Submitted for October 27th, November 3rd and November 10th**

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the claims for October 27th, November 3rd and November 10th submitted on Thursday, November 12, 2020.

4. Old Business

5. New Business

A. Receipt of Bids

1. **2520 Mishawaka Avenue – Firehouse**

Mr. Relos presented 2520 Mishawaka Avenue - Firehouse. As of 9:00 am this morning, the city has received one bid from Palmer Funeral Home containing a check for \$7,000. Minimum bid for this property was \$67,500. Staff ask for time to review the bid, proposals and packet contents. Commission approval of staff review is requested.

Upon a motion by Commissioner Teshka, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved staff review of bid from Palmer Funeral Home submitted on Thursday, November 12, 2020.

B. River East Development Area

1. **Budget Request (Eddy St. and Howard St. Intersection Improvements)**

Mr. Silveus presented Budget Request (Eddy St. and Howard St. Intersection Improvements). In support of recent developments at Eddy Street Commons and the surrounding area, a traffic study and conceptual design was recently performed to determine upcoming traffic needs around the Howard and Eddy Street intersection. This budget request in the amount of \$109,430 is for the full design and preparation of bid documents to support growth. 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 Budget Request (Eddy St. and Howard St. Intersection Improvements) submitted on Thursday, November 12, 2020.

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

Mr. Perri, Executive Director, VPA presented Budget Request (Seitz Park). Mr. Perri walked through a PowerPoint Presentation asking for \$1.3M from River East TIF and \$350k from River West TIF. Seitz Park is currently under construction with Notre Dame Hydro Electric Turbo. Notre Dame is installing 10 turbans under the park. When their project is completed, the City will be constructing a new Seitz Park on top of it. The park will consist of a new band shelter, a firefighter memorial, a new pavilion with restroom facilities and a vending window for food and selling tickets. We have extended the park on the southern end and rounded the end. Near the fish ladder to the west, a little square footage will extend over the river. There will be additional square footage to the north in exchange for a larger park, Stephenson Mills, has agreed to reduced parking. There will be new circulation and new pavers throughout the park. The north river walks between Colfax and Seitz park including a new portage and complimenting that is the south portage at the head of the gates. This will have new railing around the park. The trail system is now ADA compliant and the lighting is night sky compliant. We invested approximately \$40M in funds. This area has received over \$120M so far in revenue. This is much to be celebrated and the updated will be complimenting the private projects in the area. This is Phase I but there will be a Phase II in 2022. Outstanding requests are between River East and River West Development is approximately 20% of the development. One-third of this project has been publicly funded and the rest is private including a partnership with Notre Dame. Commission approval is requested.

Commissioner Phillips asked what the timeline of this project will be. Mr. Perri answered that Seitz Park construction will be in the Spring taking approximately 1 year. Phase II will be in construction 2022.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the Budget Request (Seitz Park) submitted on Thursday, November 12, 2020.

C. River West Development Area

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

Mr. Perri, Executive Director, VPA presented Budget Request (Seitz Park). Mr. Perri walked through a PowerPoint Presentation asking for \$1.3M from River East TIF and \$350k from River West TIF. Please see above Budget Request REDA for full information. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (Seitz Park) submitted on Thursday, November 12, 2020.

D. West Washington Development Area

1. Budget Request (Community Project Leadership)

Ms. Boyles presented Budget Request (Community Project Leadership). This is a Budget Request for up to \$50k to be used for water main connection and irrigation system for the El Campito Child Development Center on the West side. The funds will allow for a contractor to be hired and supplies to be procured for the irrigation system, which will be designed and installed by the EG30010 students in a volunteer day at the end of the Spring 2021 semester approximately April or May 2021. This course is taught by Kara Boyles and Alicia Pellegrino who is a project engineer. This was started by Gary Gilot. This was to teach students how to solve real problems from their community. In the 1st year the students worked in the Southeast Neighborhood. Last year we worked with parks. This takes students from design to concept to completion. They listen to stake holders and design a project for their neighborhood. They will develop their neighborhood garden into a farm. This will be on Thomas Street. They currently use a series of hoses that run to their garden. Kara would like to bring the students by in the Spring to discuss the project with the Commission. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice President Inks, the motion carried unanimously, the Commission approved Budget Request (Community Project Leadership) submitted on Thursday, November 12, 2020.

E. RDC General

1. Budget Request (Digital Inclusion Funding)

Mr. Donoghue presented Budget Request (Digital Inclusion Funding). This request is a disbursement of funds for digital inclusion initiatives for 2020-2021 operational activities. The request is in the amount of \$150K from the RDC General Fund. This is in partnership with the schools enFocus that received the Governors Education Grant for \$1.8M and the majority of that will be for 4,500 internet services in homes and hotspots that are considered hardest hit.

This budget will help pay for the infrastructure of the project. Each place will get 1 year of free service with a possible additional year. Some training services are not covered and that is where the City budget will help. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (Digital Inclusion Funding) submitted on Thursday, November 12, 2020.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, November 23, 2020, 9:30 a.m.

8. Adjournment

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

David Relos, Property Development Manager



Marcia Jones, President