



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

November 23, 2020

9:30 a.m.

Presiding: Marcia Jones, President

<https://tinyurl.com/RDC112320>

South Bend, Indiana

The meeting was called to order at 9:30 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:	Santi Garces Daniel Buckenmeyer Amanda Pietsch Kyle Silveus Zach Hurst Charlotte Brach Conrad Damian	DCI DCI DCI Engineering Engineering Engineering SB Resident

2. Approval of Minutes

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

3. Approval of Claims

- **Claims Submitted for November 17th**

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for November 17 submitted on Thursday, November 23, 2020.

4. Old Business

5. New Business

A. River West Development Area

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

Mr. Hurst presented Budget Request (for Salvation Army Building). This budget request is for \$150,000 from the River West TIF district, to cover the cost of roof repair and replacement at the former Salvation Army building. The City has received bids for the work and unfortunately, the cost exceeds the funds already approved. Due to the age and construction materials that were previously used, patches are no longer feasible. The entire upper roof portion must be replaced. Once completed, the new roof will hold a 20-year warranty. The boiler will be fixed soon, and the new roof will be completed in the spring. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (former Salvation Army Building) submitted on Thursday, November 23, 2020.

2. **Fifth Amendment to Real Estate Purchase Agreement (410 W Wayne Street)**

Mr. Buckenmeyer presented Fifth Amendment to Real Estate Purchase Agreement (410 W Wayne Street). This is the former Gates Service Center sold to Barehands Brewery August 2016. Due to COVID, progress was stalled. We ask the Commission to extend their commitment deadline to March 21, 2021. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Fifth Amendment to Real Estate Purchase Agreement (410 W Wayne Street) submitted on Thursday, November 23, 2020.

B. Administrative

1. 2021 Operating Budget (Redevelopment Commission)

Ms. Pietsch presented 2021 Operating Budget (Redevelopment Commission). This request is for the operating expenditures for 2021. This includes professional services related to Engineering, DCI and Legal. Also, any debt service interest or fees or interfund transfers from debt service. Earlier we brought forward the budgets for TIF. We will bring each budget to you when we are ready to start the projects and appropriate from each TIF. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved 2021 Operating Budget (Redevelopment Commission) submitted on Thursday, November 23, 2020.

6. Progress Reports

A. Tax Abatement

B. Common Council

1. Commissioner Warner stated that they are down to 2 meetings in 2020.

C. Other

7. Next Commission Meeting:

Thursday, December 10, 2020, 9:30 a.m.

8. Adjournment

Thursday, November 23, 2020, 9:38 a.m.

David Relos, Property Development Manager

Marcia Jones, President