



South Bend
Redevelopment Commission
 227 West Jefferson Boulevard, Room 1308, South Bend, IN
 46601

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

February 11, 2020
 9:30 a.m.
 Presiding: Don Inks, Vice-President

<https://tinyurl.com/14o48by0>
 South Bend, Indiana

The meeting was called to order at 9:42 a.m.

1. ROLL CALL

Members Present:	Don Inks, Vice-President Quentin Phillips, Secretary Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Marcia Jones, President	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Amanda Pietsch Andrew Netter Chris Dressel Tim Corcoran Santiago Garces Jordan Gathers Kyle Silveus Charlotte Brach Zach Hurst Conrad Damian Jack Spring	DCI DCI DCI DCI DCI DCI DCI Mayor's Office Engineering Engineering Engineering Resident WNDU

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, January 28, 2021**

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, January 28, 2021.

3. Approval of Claims

- **Claims Submitted for February 2, February 8, and February 9, 2021**

Commissioner Warner asked about the February 8, 2021 claim for Eddy Street Commons rental payment.

Ms. Pietsch, Financial Director answered that this is a debt service repayment for bonds that were issued in 2015. This bond has semi-annual payments, and this was the first of this year. The bonding mechanism was issued as a lease so we will not be able to issue them as general obligation bonds as that is beyond what our limit is.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for February 2, February 8, and February 9, 2021.

4. Old Business

5. New Business

A. River West Development Area

1. **Resolution No. 3529 (Property Transfer RDC to BPW United Way)**

Mr. Corcoran, Director of Planning presented Resolution No. 3529 (Property Transfer RDC to BPW United Way). Today we are bringing through a property transfer in order to donate 2 parcels to the United Way. These are located by Dubail and Fellows near Riley High School. The other parcels adjoining are privately owned, and the owners are working to provide a community center at this location. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Resolution No. 3529 (Property Transfer RDC to BPW United Way) submitted on Thursday, February 11, 2021.

2. **Purchase Agreement (Lippert Components)**

Ms. Kennedy, City Attorney for the Redevelopment Commission presented Purchase Agreement (Lippert Components). In 2014 the RDC entered into an agreement with Lippert Components for a building which is now their warehouse

on Sample Street. As part of the agreement we purchased 6 trailers that we leased to Lippert for \$1 per year for 5 years with an option for Lippert to purchase at the end of the lease. Lippert has met their obligation to the contract and would like to purchase the trailers for \$1 each which is consistent with the equipment lease. The trailers were purchased through the Board of Public Works. We added in a provision that these are to be purchased as is and will indemnify the Commission in the event of any equipment fails. We are requesting approval on the Purchase Agreement and also the UCC agreement we will complete after the meeting.

Mr. Buckenmeyer, Director Business Development stated that Lippert Components is in very good standing with the city. This is the old TJ Maxx Warehouse off Sample Street. NFI who was renting from Lippert had to move and build their own facility in Portage Prairie, due to Lippert needing to expand. Lippert has expanded even further since then and continues to invest in the city. This is their warehouse facility and customer service center.

Commissioner Warner asks for DCI to present a ROI for this project in the near future.

Mr. Buckenmeyer states that Lippert Components is ROI positive.

Ms. Kennedy states Lippert invested \$1.25M and created 180 new jobs at an average of \$12.50 per hour. The city invested \$250k for 6 trailers.

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Purchase Agreement (Lippert Components) submitted on Thursday, February 11, 2021.

3. Budget Request (Ignition Park Charging Station)

Mr. Buckenmeyer presented Budget Request (Ignition Park Charging Station). RDC approved amenities at the Ignition Park area in November 2020. This request is for parking areas with charging stations for employees. We have partnered with AEP on this project. We are planning to allow for expansion with more charging stations in the future. There will be an area for food trucks, as well as, picnic tables for an outdoor eating area. Commission approval is requested for \$200k.

Commissioner Inks asked is this a free service or a charge.

Mr. Buckenmeyer states there are 2 phases. First phase the city will absorb the cost. Second phase will be an HOA and covered by the tenants.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Ignition Park Charging Station) submitted on Thursday, February 11, 2021.

4. Budget Request (Coal Line Trail)

Mr. Dressel presented Budget Request (Coal Line Trail). This is the beginning of the final chapter for the Coal Line Trail. This began over 10+ years. This request is to complete the construction of the trail. Two phases of this project will take place from Lincoln Way to East of the River and 2nd phase going to 933. The request is for \$1,788,015. which will cover bids and construction for both phases. We are excited to have a physical trail in place. This will be a connection to our bicycle network as well as for neighbors to get to the grocery store, schools, and parks. Commission approval is requested.

Commissioner Warner asked when construction will start.

Mr. Silveus stated that the bid letting will be in Spring with construction in late Spring. This is in coordination with INDOT and MACOG. Construction will start on the westside from Lincoln to Angela. Next year will include the Angela bridge over the river to 933 and the connecting trail.

Commissioner Warner asked how much disruption there will be to residents and will there be a lead person for complaints we can direct residents to.

Mr. Silveus answered most construction is behind residential homes on the old railroad trail. There will be an on-site construction manager to speak to anyone on site. Mr. Silveus will be the city contact for residents.

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Coal Line Trail) submitted on Thursday, February 11, 2021.

Progress Reports

A. Tax Abatement

1. Mr. Buckenmeyer stated that Council unanimously approved a declaratory resolution for a personal property tax abatement for Royal Adhesive also known as HB Fuller. They have 2 large buildings in South Bend. This abatement is for their location on Bendix. They are manufacturing roofing adhesive. They are investing over \$2M on technology to verticalize some processes which they were sending out to another manufacturer. We are excited to support this and supply the nation from South Bend.

B. Common Council

1. Commissioner Warner thanks Dan Buckenmeyer and team for helping with the tax abatements and continuing to support businesses everywhere but developing more on the westside.

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C. Other

6. Next Commission Meeting:

Thursday, February 25, 2020, 9:30 a.m.

7. Adjournment

Thursday, February 11, 2021 10:12 a.m.

David Relos, Property Development Manager

Donald E. Inks, Vice-President