



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

December 10, 2020

9:30 a.m.

Presiding: Marcia Jones, President

<https://tinyurl.com/RDC121020>

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 Troy Warner, 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:	Santiago Garces Daniel Buckenmeyer Amanda Pietsch Tim Corcoran Andrew Netter Chris Dressel Amy Paul Kyle Silveus Zach Hurst Charlotte Brach Jordan Gathers Canneth Lee Catherine Osborne Conrad Damian	DCI DCI DCI DCI DCI DCI DCI DCI Engineering Engineering Engineering Mayor's Office SB Councilman Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, November 23, 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, November 23, 2020.

3. Approval of Claims

- **Claims Submitted for November 24, December 1 and December 8**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims for November 24, December 1 and December 8 submitted on Thursday, December 10, 2020.

4. Old Business

5. New Business

A. River West Development Area

1. **Real Estate Purchase Agreement (738 Leland)**

Mr. Netter presented Real Estate Purchase Agreement (738 Leland). We are requesting approval of property purchase to Ms. Catherine Osborne for the purchase price of \$1,000 in return of the commitment to invest a minimum of \$110,000 within the first year of ownership. If the purchaser fails to meet this requirement, she would pay the price of appraisal in the amount of \$29,000 minus the \$1,000 purchase price.

Commissioner Warner asked if this is a residence and what will the investment of \$110,000 go towards.

Catherine Osborne answered that yes, it is a residence that has been vacant for approximately 15 years. It has a sound structural base. The invest dollars will go towards new updated electric, plumbing repairs, heating and cooling system, kitchen and bathroom gut and renovations. This home was a duplex and will be converted back into a single-family residence. The wall and staircase will be removed. Both a new roof to the home and garage will happen. Those are the main items.

Commissioner Warner asked if this is a first-time renovation property or does she own more properties in the area.

Ms. Osborne answered this is her first. She has been a resident for 6 years and has been renting a home in another Historic District. She feels confident that this will go well as she has architect friends that have offered assistance as well as

others with historic homes. She will reside in this home upon completion.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (738 Leland) submitted on Thursday, December 10, 2020.

2. Supplemental Budget Request (Property acquisition for future Coal Line Multiuse Trail)

Mr. Corcoran presented Supplemental Budget Request (Property acquisition for future Coal Line Multiuse Trail). The City of South Bend Council along with legal, and Mr. Relos and Mr. Corcoran spent time with Norfolk Southern in mediation to acquire a portion of the Coal Line Trail from Lincoln Way West and Wilbur Street to Holy Cross College. Through the mediation process this will set the price for the property which is certified by the court system which covers 80% of the cost for the project. We settled on a price of \$600,000 for the property acquisition. This will include 2 vacant properties along the trail. Project will commence spring 2021 and will be completed in 2 phases of 2022. Commission approval is requested.

President Jones asked about the budget request out of River West and will there be more budget requests out of this TIF?

Mr. Corcoran replied this budget request has been programmed into our TIF budget for many years with additional funds available. The way the INDOT process works is we have to budget the full amount and then we will receive 80% of the cost back. The cost to the city is \$120,000. This project has been in the works for over 4 years.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Supplemental Budget Request (Property acquisition for future Coal Line Multiuse Trail) submitted on Thursday, December 10, 2020.

B. Other

1. Coal Line Trail Authorization with Norfolk Southern

Ms. Sandra Kennedy, City Attorney stated that since we will be entering into an agreement with the Norfolk Southern Rail, with some ancillary agreements that we have asked from them, which is rising out of litigation that the city has commenced from Norfolk Southern. We commenced this through the Board of Public Works. We believe that Redevelopment is funding this even though we were never a part of the condemnation process and the Commission does not have the right to condemn on its own without approval from Council which we did not ask or receive. In the event the Redevelopment Commission is asked to sign the settlement agreement, which I do not believe will happen, I am asking for authorization to sign on your behalf with a ratification to come at the next meeting. We are asking Norfolk Southern for a fully executed agreement by December 18, 2020 so we can meet our deadline with INDOT. Therefore, I ask that Redevelopment Council (Sandra Kennedy) be allowed to sign on the

Commission's behalf to execute the agreement, if required, as your attorney.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission authorized Redevelopment Council (Sandra Kennedy, City Attorney) to sign the Coal Line Trail fully executed agreement with Norfolk Southern submitted on Thursday, December 10, 2020.

C. Administrative

1. Redevelopment Commission Budget Presentation 2021

Mr. Buckenmeyer presented the 2021 Redevelopment Commission Budget Presentation. This presentation is available on the city website under Redevelopment Commission and Business Development. Mr. Buckenmeyer presented slides designating the Organizational Chart, 2021 Budget Goals and where the DCI Funds are allocated. Slides on TIF Districts with the updated map, 2021 TIF budgets and projects. These are the larger projects, but others may arise with future conversations. A lot of projects are funded in other ways for neighborhoods.

Commissioner Wesley asked about the TIF dollars for the Martin Luther King Center and Miami Hills Rehabilitation. Is there any money set aside for the Northwest side of the neighborhoods?

Mr. Buckenmeyer replied that the \$250k for MLK Center is not designated as of yet. The Mayor's office has asked for the funds to be available. Miami Hills was recently purchased by a new investor that we are working directly with which will help make Miami Hills a better residence for many in the area.

Mr. Corcoran stated that we are looking at doing a 4-neighborhood plan including the Near Northwest Neighborhood, Kennedy Park, Rum Village and the North East Neighborhood. This is a plan where the neighbors can help guide future investments into these neighborhoods. There is not currently money set aside, we are only in project development phases of the neighborhoods.

Mr. Garces stated that he is excited to work with the Commission, the Community Investment Team and with the Mayor's office, to help steer these projects and bring the projects to life.

Councilman Lee states he wants to echo Commissioner Wesley's thoughts regarding the Near Northwest Neighborhoods with employers and connecting employees that can work in this District. Councilman Lee asked about the Pokagon Funding and are these funds available to other areas of the city. Councilman Lee would like to speak with Mr. Garces specifically for funding in District 1.

Mr. Garces states that the funds are non-restricted geographically to just one area in South Bend, however, they general guidelines state that the dollars are to be spent for the vulnerable and the needs of our community. They need to be used

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to bring other dollars to the table.

Ms. Pietsch noted that the city's General Fund also gets money for the agreement and gets dollars for specifically the parks in the area.

6. Progress Reports

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

7. Next Commission Meeting:

Monday, December 21, 2020, 9:30 a.m.

8. Adjournment

Thursday, December 10, 2020, 10:08 a.m.



David Relos, Property Development Manager

Marcia Jones, President