



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

March 11, 2021  
9:30 a.m.  
Presiding: Marcia Jones, President

<https://tinyurl.com/RDC032321>  
South Bend, Indiana

The meeting was called to order at 9:31 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:		
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Santiago Garces Amanda Pietsch Tim Corcoran Michael Divita Kara Boyles Zach Hurst	DCI DCI DCI DCI DCI Engineering Engineering

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, March 11, 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, March 11, 2021.

## 3. Approval of Claims

- **Claims Submitted for March 9, 2021**

Commissioner Warner asked about the river walkway claim. Ms. Pietsch answered that yes, the claim was for the river walkway from Beyers Street to Howard Park repairs.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for March 9, 2021 submitted on Thursday, March 11, 2021.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. Budget Request (Salvation Army Building)

Mr. Hurst presented Budget Request (Salvation Army Building). This budget request is for \$100,000. One month ago, we opened bids for the roof replacement at Salvation Army. A bid was received from Slatile Roofing for \$284,000 unfortunately, the bid was rejected as the bidder was unresponsive and did not meet the requirements under the city's MWBE ordinance. The next bid was from Midland Engineering that complied but is higher in cost. This will enable us to complete the roof.

Mr. Garces states that when the city set the MWBE goals, we understood that we were trying to balance two different objectives. One was being diligent and balancing the taxpayer dollars and the other was making sure people in our community had equal access to bidding with the city. We are deliberate about our program and getting certified. This is something we take seriously, and meaningful usage needs to be presented. Commission approval is requested.

Commissioner Warner states that the Council agrees and defends spending that cost. The most vulnerable in our city need this building and the difference in cost exceeds the value of what it brings to our community.

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried with Don Inks abstaining, the Commission approved Budget Request (Salvation Army Building) submitted on Thursday, March 11, 2021.

## **B. River East Development Area**

### **1. Howard Street/State Road 23**

Mr. Corcoran presented Howard Street/State Road 23. This request is for a street scape project for part of the growth and construction in the Eddy Street area. This request is for \$673,180 from the River East TIF. This will be from Howard Street to State Road 23 where the old South Bend alignment come together. This is for the new Trader Joe's in the Eddy Street Commons area. A complete streets approach was taken for this project to promote safety, walkability, cyclist, and vehicular traffic. The proposed plan incorporates wide, shared use sidewalks with a pedestrian island for safe crossing and narrowed intersections with street trees. The Corby intersection of the project will clean up the 5 points intersection and incorporate new sidewalks, walkways, and street trees. Kite Realty who is currently building the facility for Trader Joes, is contributing \$62,410 to this project to complete elements of the streetscape associated with the development. This will come as a reimbursement to the overall project budget reducing the City's portion to \$610,770. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Howard Street/State Road 23 submitted on Thursday, March 11, 2021.

## **C. RDC General**

### **1. Administrative Budget Correction Request**

Ms. Pietsch presented Administrative Budget Correction Request. This is a budget correction request. Prior to 2020 properties in TIF areas were funded by Civil City income tax funds. There were comments by State Board of Accounts of the appropriateness of that. They felt that it should be an RDC fund that was funding these acquisitions. For the 2020 budget the city will approve a budget for up to \$150,000 to reimburse the Commission for any property acquisitions. There was a property at 603 Marion for \$2,214. There was an error in central finance, and they transferred over the complete amount of \$150,000 instead of just \$2,214. Since 2020 closed we have to go back and ask for a correction. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Administrative Budget Correction Request submitted on Thursday, March 11, 2021.

**D. Administrative**

**1. Resolution No. 3530 (Repaying Water Works out of Douglas Rd.)**

Ms. Kennedy presented Resolution No. 3530 (Repaying Water Works out of Douglas Rd.). This Resolution involved the Douglas Road and State 23. This is for the lift station relocation. In 2018 we were informed that the lift station was in the way. The lift station was 32 years old at that time. Kara Boyles discussed this in December 2018 at RDC. We have worked with the county and they will be reimbursed from the city the 20% that is not being reimbursed from Federal funds. The bid went out and \$300,000 is the city's portion and was paid out of the capital fund but we would like to reimburse this from Douglas Road fund. This is a pledge that once collected the money will be paid back. Once we are ready to do the lift station relocation, we will replace it with a new one due to the age. Commission approval is requested.

Commissioner Warner asked how long it will take TIF funds in this area to become available.

Ms. Kennedy answered that it will take a few years. The staff will report the amount of funds to be repaid with the timeline of when the funds will be completed reimbursed. Also, if there are change orders that amount will be included into the reimbursement.

President Jones asked if the reimbursement would come in stages.

Ms. Pietsch responded that yes, it will come in stages as we will not be able to collect that amount all at once. When we receive our distributions in June and December, we will remit what we receive at those times until we satisfy the obligations.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3530 (Repaying Water Works out of Douglas Rd.) submitted on Thursday, March 11, 2021.

**2. Resolution No. 3531 (Appointing Authorized Representatives)**

Ms. Kennedy presented Resolution No. 3531 (Appointing Authorized Representatives). This replaces a formal resolution that allows certain staff member to work on property maintenance or closing documents. If we are closing on a property this allows these members to sign and execute documents to complete them. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Resolution No. 3531 (Appointing Authorized Representatives) submitted on Thursday, March 11, 2021.

**6. Progress Reports**

A. Tax Abatement

1. Mr. Buckenmeyer noted that Council unanimously approved 2 tax abatements for Claeys candy. They will be moving their business from where they have been since 1941 to a new facility at Nimtz (5-acre parcel). They will build about a 4500 sq. ft. building investing \$8M in both building and land. \$2M in new equipment for their candy line. We are excited for them. We will be coming to RDC at a future date to purchase their building and parking as there is a small portion of that parking that the Parks does not own.

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, March 25, 2021, 9:30 a.m.

**8. Adjournment**

Thursday, March 11, 2021, 9:55 a.m.



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David Relos, Property Development Manager

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Marcia Jones, President