



South Bend

Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

Agenda

Regular Meeting, April 22, 2021 – 9:30 a.m.

<https://tinyurl.com/RDC042221>

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- 1. Roll Call**
 - 2. Approval of Minutes**
 - A. Minutes of the Regular Meeting of Thursday, April 8, 2021
 - 3. Approval of Claims**
 - A. Claims Allowance Request 04.13.21
 - B. Claims Allowance Request 04.20.21
 - C. Claims Allowance Request 04.20.21
 - 4. Old Business**
 - 5. New Business**
 - A. River West Development Area
 1. First Amendment Development Agreement (United Way)
 - B. Other
 1. Resolution No. 3532 (Commending Dave Relos)
 - 6. Progress Reports**
 - A. Tax Abatement
 - B. Common Council
 - C. Other
 - 7. Next Commission Meeting:**

Thursday, May 6, 2021 9:30 am
 - 8. Adjournment**



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

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

April 8, 2021
9:30 a.m.
Presiding: Donald Inks, Vice-President

<https://tinyurl.com/RDC040821>
South Bend, Indiana

The meeting was called to order at 9:34 a.m.

1. ROLL CALL

Members Present:	Don Inks, Vice-President Quentin Phillips, Secretary Troy Warner, Commissioner Eli Wax, 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:	Santiago Garces Amanda Pietsch Charlotte Brach Brian Donoghue Zach Hurst Jordan Gathers Laura Jensen Lori K. Hamann	DCI DCI Engineering IT Engineering Mayor's Office United Way Councilmember

2. Election of Officers

- A. Commissioner Warner nominated the current slate of officers of the Redevelopment Commission for 2021 (Marcia Jones, President; Don Inks, Vice-President and Quentin Phillips, Secretary). The nomination was seconded by Secretary Phillips. The motion carried unanimously to keep the current slate of officers in 2021.

3. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, March 25, 2021**

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, March 25, 2021.

4. Approval of Claims

- **Claims Submitted for March 31 and April 8, 2021**

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for March 31 and April 8, 2021 submitted on Thursday, April 8, 2021.

5. Old Business

6. New Business

A. River West Development Area

1. Development Agreement (United Way)

Mr. Donoghue presented Development Agreement (United Way). This is a Development Agreement toward local public improvements for the United Way's construction of a community center at Dubail and Fellowes Streets. The improvements will include the purchase of playground equipment, site preparation work, landscaping, stormwater management infrastructure, asphalt paving, and/or concrete flatwork. Approval is being requested in the amount of \$1.4 million for this project. The United Way has raised over \$3.5 million for the remainder of the construction costs.

Laura Jensen from the United Way states this will be a 3-part venture, which will provide childcare for local families (approximately 100 children) in conjunction with Headstart of St. Joseph County which would provide free infant and toddler care for up to pre-k (6 years). The center will provide before and after school care activities for school aged children, and provide a gathering space for others with a multi-purpose room. We will also rotate non-profit and social services based on needs with office space. We will have a healthcare pharmacy and are partnering with Aids Ministry to bring provider's on-site to also include Health Link. There will

also be mobile food pantries for the community.

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Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Development Agreement (United Way) submitted on Thursday, April 8, 2021.

B. River East Development Area

1. Consent to Easement (Fire Arts)

Mr. Garces presented Consent to Easement (Fire Arts). We are requesting approval of a consent to easement through the parking lot of the property located at 216 Sycamore and asking for an easement of no greater than 20' from the northernmost boundary of the parking area behind the structure. In order to facilitate the I&M transmission line to the hydroelectric project being constructed by the University of Notre Dame and improve the reliability of the power grid by interconnecting two substations (Muessel and Colfax), I&M requested this easement. This will help improve connection through the Hydro Electric station with Notre Dame underneath Seitz Park. Commission approval is requested.

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Ms. Pietsch presented Budget Request (Howard Street Reimbursement). Requesting \$673,180 from River East Residential to reimburse REDA for the previously approved project of Howard Street/Corby Street Boulevard. Since that budget request was made, we determined that the project is more appropriately funded from River East Residential as that is the TIF area this project directly serves. Commission approval is requested.

Commissioner Warner asked that Ms. Pietsch elaborate on the purpose of moving the money.

Ms. Pietsch stated that historically River East Residential has been used to pay just debt service in the Eddy Street Commons section. We have a sufficient surplus cash flow in this fund. Moving surplus dollars would free them up to use in the River East Development Area benefiting other projects. This is the area

outside of the development known as Trader Joe's.

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D. Other

1. Mortgage Release (Burnoski)

Ms. Kennedy presented Mortgage Release (Burnoski). In 2001 the Department of Redevelopment executed a mortgage in the original amount of \$2,200 to Mr. Richard Burnoski with zero percent interest. Mr. Burnoski passed away in 2020 and we filed a claim against the estate for the amount of the mortgage and received a check on April 1, 2021. This is now cleared to be released. Commission approval is requested.

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E. RDC General Pokagon Fund

1. Budget Request (Invanti)

Mr. Garces presented Budget Request (Invanti). We are requesting \$250k from the Pokagon Fund for a programmatic engagement with Invanti LLC to support the city's innovation and inclusive economic development practices over the next two years. As part of this engagement, Invanti will provide consulting services based on human centered design and innovation practices to address complex social issues that are prioritized by the City of South Bend including but not limited to: affordable housing, education, childcare, workforce development, financial equity.

Additionally, Invanti will facilitate sessions, utilizing electronic and physical templates, provide guidance, and support the efforts of the City and its partners to find innovative solutions to these problems. This group will work with Invanti and their co-horts as our city employees would receive training from Invanti and guidance on how to address complex social issues. The city would receive training and a platform to match issues with people who can help in resolving them. Commission approval is requested.

Commissioner Wax asked what the 250k would be used for.

Mr. Garces responded that the dollars are for 2 years of professional services of development, materials, and templates to guide and understand the issues and training to resolve the issues.

Commissioner Warner asked if there are particular agenda item for the 2-year program.

Mr. Garces stated financial empowerment and address the gap of evaluation and cost of construction. The memo attached gives a broader spectrum of the focus areas.

Mr. Donoghue stated that they will also continue to develop Workforce Development in DCI.

Commissioner Wesley asked to walk through what Invanti and the co-horts will do.

Mr. Garces stated we will have 4 engagements over the period of 2-years. Initially they will sit down with the city to finalize areas to work on. Two city employees will go through their training identifying areas to work on. They will then identify problematic areas defining the root cause and providing solutions to help dissolve them. Second, once we have the resources, it will help the city develop new policy and programs. We will also help entrepreneurs (Invanti will help train) with new resources.

Councilmember Hamann stated that the city has multiple grant programs and other training programs in place dealing with entrepreneurs and start-ups. Her concern is that we are creating silos that do not work with each other and throwing a lot of money at a problem that is segmented through the entire city. At what point do we bring all the programs together and work on the problem as a whole instead of working on these small pockets of efforts taking place. And can we bring a follow-up report to the Council.

Mr. Garces states the way we think about this is like an eco-system. Different players play different roles within the system. There are people that provide funding, people that provide training. Invanti is different as it gets people that are passionate about a problem but do not understand how to focus on it yet and they develop methodology on how to frame and solve the problems. There are a lot of issues that face economic growth. Homelessness, housing affordability and workforce. Invanti is part of the larger eco-system that work closely with regional partnerships like Spark. Yes, a follow-up report can be brought to the Council and Commission if they want one.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried the Commission unanimously approved Budget Request (Invanti) submitted on Thursday, April 8, 2021.

7. Progress Reports

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

1. Ms. Pietsch noted that the TIF Management Report is informational and satisfies two requirements; the 1st is the treasurer's report due by April 1st of every year. The second is the state reporting to Gateway by April 15th of every year. The full report is available on Gateway with every parcel listed of each TIF area.

South Bend Redevelopment Commission Regular Meeting – April 8, 2021

8. Next Commission Meeting:

Thursday, April 22, 2021, 9:30 a.m.

9. Adjournment

Thursday, April 8, 2021, 10:04 a.m.

Quentin Phillips, Secretary

Marcia Jones, President



**City of South Bend
 Department of Administration & Finance
 Claims Allowance Request**

To: South Bend Redevelopment Commission
 From: Daniel Parker, City Controller
 Date: Tuesday, April 13, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0014207	\$76,113.00
GBLN-0000000	\$0.00
Total:	<u>\$76,113.00</u>

 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 76,113.00

By: _____
 South Bend Redevelopment Commission
 Name:

Date:

 Name:

 Name:

 Name:

 Name:

 Name:

 Name:

Expenditure approval

RDC Payments-4/13/21 PYMT RUN

GBLN-0014207

Payment method: ACH-Total
Voucher: RDCP-00000263
Payment date: 4/13/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000222	BLACK & VEATCH CORPORATION	1336433	Water Hydraulic Model Assistance	2/5/2021	\$9,303.75	430-10-102-121-431002-- PROJ00000091	PO-0005255
V-00000222	BLACK & VEATCH CORPORATION	1339591	North WTP Imp Design	3/25/2021	\$42,687.00	324-10-102-121-431002-- PROJ00000056	PO-0005261
V-00000222	BLACK & VEATCH CORPORATION	1341260	North WTP Imp Design	4/17/2021	\$14,229.00	324-10-102-121-431002-- PROJ00000056	PO-0005261
V-00000222	BLACK & VEATCH CORPORATION	1339579	Water Hydraulic Model Assistance	3/25/2021	\$6,905.00	430-10-102-121-431002-- PROJ00000091	PO-0005255

Payment method: CHK-Total
Voucher: RDCP-00000270
Payment date: 4/13/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000332	CHRISTOPHER BURKE ENGINEERING LLC	21619	East Race Sewer Analysis (Colfax Lift Station)	4/15/2021	\$689.50	429-10-102-121-431002-- PROJ00000117	PO-0000121

Payment method: CHK-Total
Voucher: RDCP-00000271
Payment date: 4/13/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000918	JONES PETRIE RAFINSKI	38883	Design Services	4/15/2021	\$2,298.75	324-10-102-121-431002-- PROJ00000208	PO-0003358



**City of South Bend
Department of Administration & Finance
Claims Allowance Request**

To: South Bend Redevelopment Commission
From: Daniel Parker, City Controller
Date: Tuesday, April 20, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0014710	\$199,000.00
GBLN-0014262	\$48,000.00
GBLN-0014785	<u>\$156,156.50</u>
Total:	\$403,156.50

Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 403,156.50

By: _____
South Bend Redevelopment Commission
Name:

Date:

Name:

Name:

Name:

Name:

Name:

Name:

Expenditure approval

2021-04-15 Debt Service Wire Payment 4/15/21

GBLN-0014710

Payment method: Wire-Total
Voucher: RDCP-00000272
Payment date: 4/14/2021
Payment reference: DS0062

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	13369	2013 Century Center Special Tax Bonds - Transfer to Fund 752	4/15/2021	\$199,000.00	324-10-102-121-452000- DS0062-	

General journal

City of South Bend

Journal batch number	GBLN-0014262	Reported as ready by	Posted	Yes
Name	General	Rejected by	Posted on	4/13/2021 8:51:14 AM
Description	2021-03-31 1st Qtr RDC Engineering Services	Approved by	Log	

Voucher											
GLJN-00001073											
Company accounts								Amount in transaction currency		Description	
Date	Ledger account	Account type	Account name	USD	Debit	Credit					
CoSB	3/31/2021	324-10-102-121-431002--	Ledger	Services & Charges- Professional-Engineering & Architectural	USD	48,000.00	0.00	2021-03-31 1st Qtr RDC Engineering Services from Fund 324 to Fund 101			
CoSB	3/31/2021	101-06-600-500-349020--	Ledger	Charges for Svcs-Other- Staff Contracts	USD	0.00	48,000.00	2021-03-31 1st Qtr RDC Engineering Services from Fund 324 to Fund 101			
Total						48,000.00	48,000.00				

Expenditure approval

RDC Payments-4/20 Pymt Run

GBLN-0014785

Payment method: ACH-Total
Voucher: RDCP-00000273
Payment date: 4/20/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	134084	Design Services	3/26/2021	\$14,500.00	429-10-102-121-431002-- PROJ00000167	PO-0005886

Payment method: CHK-Total
Voucher: RDCP-00000274
Payment date: 4/20/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000750	HIGH CONCRETE GROUP LLC	Application 17	Zart - Commerce Center Architectural Precast	4/24/2021	\$124,162.50	429-10-102-121-443001-- PROJ00000019	PO-0006597

Payment method: ACH-Total
Voucher: RDCP-00000275
Payment date: 4/20/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001722	UNITED CONSULTING	16406-51	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	4/9/2021	\$3,105.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640650	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	3/12/2021	\$700.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640736	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	4/9/2021	\$9,188.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640735	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	3/12/2021	\$4,501.00	324-10-102-121-443001-- PROJ00000018	PO-0000011



**City of South Bend
 Department of Administration & Finance
 Claims Allowance Request**

To: South Bend Redevelopment Commission
 From: Daniel Parker, City Controller
 Date: Tuesday, April 20, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0014779	\$26,646.00
GBLN-0000000	\$0.00
Total:	<u>\$26,646.00</u>

Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 26,646.00

By: _____
 South Bend Redevelopment Commission
 Name:

Date:

 Name:

 Name:

 Name:

 Name:

 Name:

 Name:

General journal

City of South Bend

Journal batch number	GBLN-0014779	Reported as ready by	Posted	Yes
Name	General	Rejected by	Posted on	4/20/2021 11:51:14 AM
Description	2021-04-01 1st Qtr RDC DCI Supervisory Services	Approved by	Log	

Voucher											
GLJN-00001090											
Company accounts								Amount in transaction currency		Description	
Date	Ledger account	Account type	Account name	Debit	Credit						
CoSB	4/1/2021	324-10-102-121-431000--	Ledger	Services & Charges- Professional-Other Professional Svcs	USD	26,646.00	0.00	2021-04-01 1st Qtr RDC DCI Supervisory Services from Fund 324 to Fund 211			
CoSB	4/1/2021	211-10-101-120-349020--	Ledger	Charges for Svcs-Other- Staff Contracts	USD	0.00	26,646.00	2021-04-01 1st Qtr RDC DCI Supervisory Services from Fund 324 to Fund 211			
Total						26,646.00	26,646.00				



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: April 22, 2021
FROM: Zach Hurst, PE
SUBJECT: Amendment to Development Agreement

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Funding Source* (circle one) River West; River East; South Side; Douglas Road; West Washington; RDC General

*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

Purpose of Request:

This amendment to the recently approved Development Agreement with United Way, regarding their new Southeast Neighborhood Center, clarifies that the \$1.4M funding allotment will also be used to pay the development's System Development Charge, in accordance with City ordinance and policy. The SDC for this project is estimated at \$11,664.

INTERNAL USE ONLY: Project ID: PROJ _____;

Total Amount – New Project Budget Appropriation \$ _____;

Total Amount – Existing Project Budget Change (increase or decrease) \$ _____;

Funding Limits: Engineering: \$ _____; Other Prof Serv Amt \$ _____;

Acquisition of Land/Bldg (circle one) Amt: \$ _____; Street Const Amt \$ _____;

Building Imp Amt \$ _____; Sewers Amt \$ _____; Other (specify) Amt \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | f 574.235.9021 | www.southbendin.gov

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “First Amendment”) is made on April 22, 2021, by and between the South Bend Redevelopment Commission, the governing body of the City of South Bend Department of Redevelopment (the “Commission”), and United Way of St. Joseph County, Inc. (the “Developer”) (each a “Party,” and collectively the “Parties”).

RECITALS

A. The Commission and the Developer entered into a Development Agreement dated April 8, 2021 (the “Development Agreement”), pertaining to certain local public improvements (“LPI”) to a community center in the River West Development Area (the “Project”).

B. As part of the Project, the Parties desire to use a portion of the Funding Amount for the payment of the system development charge, which charge was not set forth in the definition of the LPI.

C. The Parties desire to modify the Development Agreement to include the system development charge as a part of the LPI.

NOW, THEREFORE, in consideration of the mutual promises and obligations stated in the Development Agreement and this First Amendment, the adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Exhibit C, Description of Local Public Improvements, shall be deleted in its entirety and replaced with the attached Exhibit C.

2. The Developer hereby expressly reaffirms its obligations under the Development Agreement, and, unless expressly modified by this First Amendment, the terms and provisions of the Development Agreement remain in full force and effect.

3. Capitalized terms used in this First Amendment will have the meanings set forth in the Development Agreement unless otherwise stated herein.

4. The recitals set forth above are hereby incorporated into the operative provisions of this First Amendment.

5. This First Amendment will be governed and construed in accordance with the laws of the State of Indiana.

6. This First Amendment may be executed in separate counterparts, each of which when so executed shall be an original, but all of which together shall constitute one and the same instrument. Any electronically transmitted version of a manually executed original shall be deemed a manually executed original.

IN WITNESS WHEREOF, the Parties hereby execute this First Amendment to Development Agreement as of the first date stated above.

SOUTH BEND REDEVELOPMENT
COMMISSION

By: _____
Marcia I. Jones, President

ATTEST:

By: _____
Quentin M. Phillips, Secretary

UNITED WAY OF ST. JOSEPH COUNTY, INC.

By: _____
Laura Jensen, Chief Executive Officer

EXHIBIT C

Description of Local Public Improvements

The Commission will complete, or cause to be completed, the following work in accordance with the terms and conditions of this Agreement and in compliance with all applicable laws and regulations: purchase of playground equipment, payment of system development charge, site preparation work, landscaping, stormwater management infrastructure, asphalt paving, and/or concrete flatwork.



South Bend
Redevelopment Commission
227 West Jefferson Boulevard, Room 1308, South Bend, IN
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Mr. Garces responded that the dollars are for 2 years of professional services of development, materials, and templates to guide and understand the issues and training to resolve the issues.

Commissioner Warner asked if there are particular agenda item for the 2-year program.

Mr. Garces stated financial empowerment and address the gap of evaluation and cost of construction. The memo attached gives a broader spectrum of the focus areas.

Mr. Donoghue stated that they will also continue to develop Workforce Development in DCI.

Commissioner Wesley asked to walk through what Invanti and the co-horts will do.

Mr. Garces stated we will have 4 engagements over the period of 2-years. Initially they will sit down with the city to finalize areas to work on. Two city employees will go through their training identifying areas to work on. They will then identify problematic areas defining the root cause and providing solutions to help dissolve them. Second, once we have the resources, it will help the city develop new policy and programs. We will also help entrepreneurs (Invanti will help train) with new resources.

Councilmember Hamann stated that the city has multiple grant programs and other training programs in place dealing with entrepreneurs and start-ups. Her concern is that we are creating silos that do not work with each other and throwing a lot of money at a problem that is segmented through the entire city. At what point do we bring all the programs together and work on the problem as a whole instead of working on these small pockets of efforts taking place. And can we bring a follow-up report to the Council.

Mr. Garces states the way we think about this is like an eco-system. Different players play different roles within the system. There are people that provide funding, people that provide training. Invanti is different as it gets people that are passionate about a problem but do not understand how to focus on it yet and they develop methodology on how to frame and solve the problems. There are a lot of issues that face economic growth. Homelessness, housing affordability and workforce. Invanti is part of the larger eco-system that work closely with regional partnerships like Spark. Yes, a follow-up report can be brought to the Council and Commission if they want one.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried the Commission unanimously approved Budget Request (Invanti) submitted on Thursday, April 8, 2021.

7. Progress Reports

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

1. Ms. Pietsch noted that the TIF Management Report is informational and satisfies two requirements; the 1st is the treasurer's report due by April 1st of every year. The second is the state reporting to Gateway by April 15th of every year. The full report is available on Gateway with every parcel listed of each TIF area.

South Bend Redevelopment Commission Regular Meeting – April 8, 2021

8. Next Commission Meeting:

Thursday, April 22, 2021, 9:30 a.m.

9. Adjournment

Thursday, April 8, 2021, 10:04 a.m.

Quentin Phillips, Secretary

Marcia Jones, President



**City of South Bend
 Department of Administration & Finance
 Claims Allowance Request**

To: South Bend Redevelopment Commission
 From: Daniel Parker, City Controller
 Date: Tuesday, April 13, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0014207	\$76,113.00
GBLN-0000000	\$0.00
Total:	<u>\$76,113.00</u>

Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 76,113.00

By: _____
 South Bend Redevelopment Commission
 Name:

Date:

 Name:

 Name:

 Name:

 Name:

 Name:

Expenditure approval

RDC Payments-4/13/21 PYMT RUN

GBLN-0014207

Payment method: ACH-Total
Voucher: RDCP-00000263
Payment date: 4/13/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000222	BLACK & VEATCH CORPORATION	1336433	Water Hydraulic Model Assistance	2/5/2021	\$9,303.75	430-10-102-121-431002-- PROJ00000091	PO-0005255
V-00000222	BLACK & VEATCH CORPORATION	1339591	North WTP Imp Design	3/25/2021	\$42,687.00	324-10-102-121-431002-- PROJ00000056	PO-0005261
V-00000222	BLACK & VEATCH CORPORATION	1341260	North WTP Imp Design	4/17/2021	\$14,229.00	324-10-102-121-431002-- PROJ00000056	PO-0005261
V-00000222	BLACK & VEATCH CORPORATION	1339579	Water Hydraulic Model Assistance	3/25/2021	\$6,905.00	430-10-102-121-431002-- PROJ00000091	PO-0005255

Payment method: CHK-Total
Voucher: RDCP-00000270
Payment date: 4/13/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000332	CHRISTOPHER BURKE ENGINEERING LLC	21619	East Race Sewer Analysis (Colfax Lift Station)	4/15/2021	\$689.50	429-10-102-121-431002-- PROJ00000117	PO-0000121

Payment method: CHK-Total
Voucher: RDCP-00000271
Payment date: 4/13/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000918	JONES PETRIE RAFINSKI	38883	Design Services	4/15/2021	\$2,298.75	324-10-102-121-431002-- PROJ00000208	PO-0003358



**City of South Bend
 Department of Administration & Finance
 Claims Allowance Request**

To: South Bend Redevelopment Commission
 From: Daniel Parker, City Controller
 Date: Tuesday, April 20, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0014710	\$199,000.00
GBLN-0014262	\$48,000.00
GBLN-0014785	<u>\$156,156.50</u>
Total:	<u>\$403,156.50</u>

 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 403,156.50

By: _____
 South Bend Redevelopment Commission
 Name:

Date:

 Name:

 Name:

 Name:

 Name:

 Name:

 Name:

Expenditure approval

2021-04-15 Debt Service Wire Payment 4/15/21

GBLN-0014710

Payment method: Wire-Total
Voucher: RDCP-00000272
Payment date: 4/14/2021
Payment reference: DS0062

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	13369	2013 Century Center Special Tax Bonds - Transfer to Fund 752	4/15/2021	\$199,000.00	324-10-102-121-452000- DS0062-	

General journal

City of South Bend

Journal batch number	GBLN-0014262	Reported as ready by	Posted	Yes
Name	General	Rejected by	Posted on	4/13/2021 8:51:14 AM
Description	2021-03-31 1st Qtr RDC Engineering Services	Approved by	Log	

Voucher									
GLJN-00001073									
Company accounts								Description	
Date	Ledger account	Account type	Account name	Amount in transaction currency					
				Debit	Credit				
CoSB	3/31/2021	324-10-102-121-431002--	Ledger	Services & Charges- Professional-Engineering & Architectural	USD	48,000.00	0.00	2021-03-31 1st Qtr RDC Engineering Services from Fund 324 to Fund 101	
CoSB	3/31/2021	101-06-600-500-349020--	Ledger	Charges for Svcs-Other- Staff Contracts	USD	0.00	48,000.00	2021-03-31 1st Qtr RDC Engineering Services from Fund 324 to Fund 101	
Total				48,000.00		48,000.00			

Expenditure approval

RDC Payments-4/20 Pymt Run

GBLN-0014785

Payment method: ACH-Total
Voucher: RDCP-00000273
Payment date: 4/20/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	134084	Design Services	3/26/2021	\$14,500.00	429-10-102-121-431002-- PROJ00000167	PO-0005886

Payment method: CHK-Total
Voucher: RDCP-00000274
Payment date: 4/20/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000750	HIGH CONCRETE GROUP LLC	Application 17	Zart - Commerce Center Architectural Precast	4/24/2021	\$124,162.50	429-10-102-121-443001-- PROJ00000019	PO-0006597

Payment method: ACH-Total
Voucher: RDCP-00000275
Payment date: 4/20/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001722	UNITED CONSULTING	16406-51	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	4/9/2021	\$3,105.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640650	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	3/12/2021	\$700.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640736	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	4/9/2021	\$9,188.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640735	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	3/12/2021	\$4,501.00	324-10-102-121-443001-- PROJ00000018	PO-0000011



**City of South Bend
 Department of Administration & Finance
 Claims Allowance Request**

To: South Bend Redevelopment Commission
 From: Daniel Parker, City Controller
 Date: Tuesday, April 20, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0014779	\$26,646.00
GBLN-0000000	\$0.00
Total:	<u>\$26,646.00</u>

Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 26,646.00

By: _____
 South Bend Redevelopment Commission
 Name:

Date:

 Name:

 Name:

 Name:

 Name:

 Name:

 Name:

General journal

City of South Bend

Journal batch number	GBLN-0014779	Reported as ready by	Posted	Yes
Name	General	Rejected by	Posted on	4/20/2021 11:51:14 AM
Description	2021-04-01 1st Qtr RDC DCI Supervisory Services	Approved by	Log	

Voucher								
GLJN-00001090								
Company accounts								
Date	Ledger account	Account type	Account name	Amount in transaction currency	Description			
				Debit	Credit			
CoSB	4/1/2021	324-10-102-121-431000--	Ledger	Services & Charges- Professional-Other Professional Svcs	USD	26,646.00	0.00	2021-04-01 1st Qtr RDC DCI Supervisory Services from Fund 324 to Fund 211
CoSB	4/1/2021	211-10-101-120-349020--	Ledger	Charges for Svcs-Other- Staff Contracts	USD	0.00	26,646.00	2021-04-01 1st Qtr RDC DCI Supervisory Services from Fund 324 to Fund 211
Total				26,646.00		26,646.00		



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: April 22, 2021
FROM: Zach Hurst, PE
SUBJECT: Amendment to Development Agreement

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Funding Source* (circle one) River West; River East; South Side; Douglas Road; West Washington; RDC General

*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

Purpose of Request:

This amendment to the recently approved Development Agreement with United Way, regarding their new Southeast Neighborhood Center, clarifies that the \$1.4M funding allotment will also be used to pay the development's System Development Charge, in accordance with City ordinance and policy. The SDC for this project is estimated at \$11,664.

INTERNAL USE ONLY: Project ID: PROJ _____;

Total Amount – New Project Budget Appropriation \$ _____;

Total Amount – Existing Project Budget Change (increase or decrease) \$ _____;

Funding Limits: Engineering: \$ _____; Other Prof Serv Amt \$ _____;

Acquisition of Land/Bldg (circle one) Amt: \$ _____; Street Const Amt \$ _____;

Building Imp Amt \$ _____; Sewers Amt \$ _____; Other (specify) Amt \$ _____

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “First Amendment”) is made on April 22, 2021, by and between the South Bend Redevelopment Commission, the governing body of the City of South Bend Department of Redevelopment (the “Commission”), and United Way of St. Joseph County, Inc. (the “Developer”) (each a “Party,” and collectively the “Parties”).

RECITALS

A. The Commission and the Developer entered into a Development Agreement dated April 8, 2021 (the “Development Agreement”), pertaining to certain local public improvements (“LPI”) to a community center in the River West Development Area (the “Project”).

B. As part of the Project, the Parties desire to use a portion of the Funding Amount for the payment of the system development charge, which charge was not set forth in the definition of the LPI.

C. The Parties desire to modify the Development Agreement to include the system development charge as a part of the LPI.

NOW, THEREFORE, in consideration of the mutual promises and obligations stated in the Development Agreement and this First Amendment, the adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Exhibit C, Description of Local Public Improvements, shall be deleted in its entirety and replaced with the attached Exhibit C.
2. The Developer hereby expressly reaffirms its obligations under the Development Agreement, and, unless expressly modified by this First Amendment, the terms and provisions of the Development Agreement remain in full force and effect.
3. Capitalized terms used in this First Amendment will have the meanings set forth in the Development Agreement unless otherwise stated herein.
4. The recitals set forth above are hereby incorporated into the operative provisions of this First Amendment.
5. This First Amendment will be governed and construed in accordance with the laws of the State of Indiana.
6. This First Amendment may be executed in separate counterparts, each of which when so executed shall be an original, but all of which together shall constitute one and the same instrument. Any electronically transmitted version of a manually executed original shall be deemed a manually executed original.

IN WITNESS WHEREOF, the Parties hereby execute this First Amendment to Development Agreement as of the first date stated above.

SOUTH BEND REDEVELOPMENT
COMMISSION

By: _____
Marcia I. Jones, President

ATTEST:

By: _____
Quentin M. Phillips, Secretary

UNITED WAY OF ST. JOSEPH COUNTY, INC.

By: _____
Laura Jensen, Chief Executive Officer

EXHIBIT C

Description of Local Public Improvements

The Commission will complete, or cause to be completed, the following work in accordance with the terms and conditions of this Agreement and in compliance with all applicable laws and regulations: purchase of playground equipment, payment of system development charge, site preparation work, landscaping, stormwater management infrastructure, asphalt paving, and/or concrete flatwork.

RESOLUTION NO. 3532

A RESOLUTION COMMENDING
DAVE RELOS FOR EXTRAORDINARY SERVICE TO THE
SOUTH BEND REDEVELOPMENT COMMISSION

WHEREAS, Dave Relos has been a member of the Redevelopment Commission staff for the City of South Bend since February 20, 2009; and

WHEREAS, during his time with the Redevelopment Commission as staff, Dave assisted the Commissioners and the residents of South Bend in aspects relating to business assistance, property development, and economic development; and

WHEREAS, Dave played an instrumental role in establishing or amending all of South Bend's current Tax Increment Financing Districts; and

WHEREAS, Dave worked on numerous environmental assessments of properties and brownfields including Ignition Park; and

WHEREAS, Dave managed property development from acquisition to disposition; and

WHEREAS, Dave worked on many projects during his career such as WNIT, Richy's Radiator Service, Leighton, Main and Wayne Street parking garages, Blue Waters Group, Coveleski Park, Century Center Island Park, Hansel Center, Blackthorn, V.A., Transpo, Studebaker Foundry, LaSalle Hotel, Century Center, Patterson Logistics, South Bend Animal Shelter, Ivy Tech, Oliver Plow, Morris, Stephenson Mill, Voorde Park, Data Realty, South Bend Marriott, Vesuvio's Pizza, Memorial Hospital, Eddy Street Commons, Union Station, Chase Tower, Harmon Auto Glass, Unity Gardens, Nimtz Parkway, East Race and River Race Town Homes, Brown Mackie College, Portage Prairie, Tire Rack, Ireland Road/Erskine Village/Commons, and many, many more; and

WHEREAS, Dave also worked on important recent developments such as South Bend Chocolate, Hall of Fame, Courtyard by Marriott, Berlin Place, Xanatek, Fire Station #4, Leighton Plaza, Studebaker Buildings 84, 112 and 113, LangLab, Indiana Landmarks, South Shore, Metronet, Charles Martin Youth Center, Salvation Army Building, United Way, Ziker, Pokagon, One Michiana Square, Southhold LLC, St. Joseph County Library, Fat Daddy's, Hibberd, Barnes and Thornburg, Wharf Project/Cascade, Liberty Tower/Aloft Hotel, Armory, Catalyst I, II and II, ND Turbo, Press Ganey, and more; and

WHEREAS, Dave helped South Bend develop green spaces at Howard Park, Seitz Park, Erskine Golf Course, Rum Village, Bowman Creek, Coal Line Trail and the City Cemetery; and

WHEREAS, Dave always has been a patient, steady and reliable source of objective information with facts and figures to guide the Commission in making sound decisions; and

WHEREAS, Dave has served the public, giving unselfishly of his time for the betterment of the community with no concern for individual recognition; and

WHEREAS, Dave has decided that this is the right time to pursue retirement.

NOW, THEREFORE, BE IT RESOLVED that the South Bend Redevelopment Commission hereby recognizes Dave Relos for his extraordinary commitment and distinguished service as staff member to the South Bend Redevelopment Commission and the City of South Bend. The Commission thanks him for the outstanding contribution he has made and declares that his incredible knowledge, good humor and gentle personality will be sincerely missed.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on April 22, 2021.

SOUTH BEND REDEVELOPMENT
COMMISSION

By: _____
Marcia I Jones, President

ATTEST: _____
Quentin Phillips, Secretary