



South Bend

# Redevelopment Commission

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

## Agenda

Regular Meeting, May 13, 2021 – 9:30 a.m.

<https://tinyurl.com/RDC051321>

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- 1. Roll Call**
  - 2. Approval of Minutes**
    - A. Minutes of the Regular Meeting of Thursday, April 22, 2021
  - 3. Approval of Claims**
    - A. Claims Allowance Request 04.27.21
    - B. Claims Allowance Request 05.04.21
    - C. Claims Allowance Request 05.11.21
  - 4. Old Business**
  - 5. New Business**
    - A. Administrative
      1. Resolution No. 3533 (Determining Tax Increment to be Collected in 2022)
    - B. Other
      1. Community Project Leadership Presentation (El Campito)
  - 6. Progress Reports**
    - A. Tax Abatement
    - B. Common Council
    - C. Other
  - 7. Next Commission Meeting:**

Thursday, May 27, 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 22, 2021  
9:30 a.m.  
Presiding: Marcia Jones, President

<https://tinyurl.com/RDC042221>  
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 Troy Warner, Commissioner Eli Wax, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Quentin Phillips, Secretary	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Santiago Garces Tim Corcoran Amanda Pietsch Andrew Netter Chris Dressel Jordan Gathers Conrad Damian	DCI DCI DCI DCI DCI DCI DCI Mayor's Office Resident

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, April 8, 2021**

A correction to the minutes of Thursday, April 8, 2021 will be made to the Invanti vote with Commissioner Wax voting no.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, April 8, 2021.

## 3. Approval of Claims

- **Claims Submitted for April 13, and two for April 20, 2021**

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for April 13, April 20 and April 20, 2021 submitted on Thursday, April 22, 2021.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. **First Amendment Development Agreement (United Way)**

Mr. Hurst presented First Amendment Development Agreement (United Way). This amendment clarifies that part of the \$1.4M allotment will also include the system development charge. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved First Amendment Development Agreement (United Way) submitted on April 22, 2021.

### B. Other

#### 1. **Resolution No. 3532 (Commending Dave Relos)**

President Jones presented Resolution No. 3532 (Commending Dave Relos). President Jones read the Resolution commending Dave Relos and his extraordinary service as staff to the South Bend Redevelopment Commission. Commission approval is requested.

Vice-President Inks notes that he worked with Dave when Don was an employee of the City and now as a Commissioner. Dave has done a wonderful job. I know the Resolution seems expansive, but I do not know that it is expansive enough.

South Bend Redevelopment Commission Regular Meeting – April 22, 2021

Mr. Corcoran thanks Dave for all of his hard work on the planning team. Dave has been a mentor to many throughout his career and we just cannot replace Dave. The knowledge that he brings, and history of the projects is invaluable. I appreciate all of the hard work and effort making things work smoothly. Dave has a keen eye for detail, and I wish him the best of luck.

President Jones hopes Dave keeps in touch at least for gardening and cooking.

Mr. Buckenmeyer mentions that Dave has become one of his favorite co-workers and is a great historian in South Bend. There are not enough where-as's out there to relay the exceptional work you have done. Thank you.

Commissioner Warner relays on behalf of the city, thank you for your work. The list of the projects that were listed is great and we thank you for your dedication to the city.

Mr. Relos states that he enjoyed working with Don over the years. It has been a privilege to serve the Commission for the past 12 years.

Mr. Garces states he has only worked for Dave for a few months the 2<sup>nd</sup> time around but back in 2013 he worked with Dave on several projects and thanks him for his knowledge. They worked together on TIF realignment and remember the best Doha's in South Bend were made by him. Thank you for all that you have done for South Bend and for me.

Mary Brazinsky thanks Dave for everything he has done since they met and is at a loss for words. You will be severely missed.

Commissioner Wesley thanks Dave for all he has done for the city.

Andrew Netter states he started 3 years ago, and Dave Relos has been his mentor. He appreciates all the time he has spent with me and continually answering my sometimes-redundant questions. I appreciate it and unfortunately for you Dave, I have your phone number and will be calling it.

Conrad Damian on behalf of the public states that Dave has always been helpful and forthcoming. He hears from others in the public that he is that way with everyone. That is great with working with South Bend is that people are helpful and giving; he thanks Dave very much and we will miss you.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Resolution No. 3532 submitted on April 22, 2021.

**6. Progress Reports**

A. Tax Abatement

1. Mr. Buckenmeyer states that the declaratory resolutions were unanimously approved for Mossberg that is purchasing new equipment and for Koontz Wagner that is expanding their business in Portage Prairie.

B. Common Council

C. Other

**7. Next Commission Meeting:**

Thursday, May 13, 2021, 9:30 a.m.

**8. Adjournment**

Thursday, April 22, 2021, 10:26 a.m.

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Quentin Phillips, Secretary

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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 27, 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-0015081	\$304,726.20
GBLN-0000000	\$0.00

Total: \$304,726.20

\_\_\_\_\_  
 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:

\$ 304,726.20

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

**Expenditure approval**

RDC Payments-4/27/21 Pymt Run

GBLN-0015081

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000276  
**Payment date:** 4/27/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000618	FORUM ARCHITECTS LLC	1812514	O'BRIEN RECREATION CENTER RENOVATION	4/30/2021	\$1,125.00	430-10-102-121-443001-- PROJ00000057	PO-0000078

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000277  
**Payment date:** 4/27/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000807	INCREMENTAL DEVELOPMENT ALLIANCE	1443	SMALL SCALE DEVELOPMENT CAPACITY BUILDING	3/28/2021	\$10,950.00	433-10-102-121-439300--	PO-0000711

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000278  
**Payment date:** 4/27/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001368	R YODER CONSTRUCTION INC	APP #4	O'Brien Recreation Renovation	4/30/2021	\$18,540.00	430-10-102-121-443001-- PROJ00000057	PO-0005039
V-00001368	R YODER CONSTRUCTION INC	APP #4	Change Order #1	4/30/2021	\$14,520.00	430-10-102-121-443001-- PROJ00000057	PO-0005039

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000279  
**Payment date:** 4/27/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001471	SELGE CONSTRUCTIO N CO INC	Application 3	Colfax Lift Station Improvements	5/2/2021	\$256,591.20	429-10-102-121-444000-- PROJ00000117	PO-0003119

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000280  
**Payment date:** 4/27/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00004757	Leslie M Omeeboh	2	Grant Writing and Research	4/23/2021	\$3,000.00	433-10-102-123-439300--	PO-0007401





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

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, May 4, 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-0015111	\$22,835.75
GBLN-0015439	\$34,293.16
Total:	<u>\$57,128.91</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:

\$ 57,128.91

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

\_\_\_\_\_  
 Name:

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 Name:

\_\_\_\_\_  
 Name:

**Expenditure approval**

RDC Payments-05.04.21-PWMT-run

GBLN-0015439

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000281  
**Payment date:** 5/4/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	4/27 INV	CLEVELAND /BRICK RD PAVEMENT IMPROVEMENTS	5/4/2021	\$7,169.76	324-10-102-121-442001-- PROJ00000015	PO-0000469

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000282  
**Payment date:** 5/4/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000982	LAWSON- FISHER ASSOCIATES	202018202210376	Olive Street Reconstruction Phase 2	4/30/2021	\$8,397.00	324-10-102-121-431002-- PROJ00000059	PO-0006602

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000283  
**Payment date:** 5/4/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001518	SMITHGROUP INC	152722	Final Design for Seitz Park Trails to Howard Park	3/25/2021	\$1,872.90	452-11-206-289-444000-- PROJ00000079	PO-0006606
V-00001518	SMITHGROUP INC	153126	Final Design for Seitz Park Trails to Howard Park	4/11/2021	\$1,102.00	452-11-206-289-444000-- PROJ00000079	PO-0006606

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000284  
**Payment date:** 5/4/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001518	SMITHGROUP INC	153889	Final Design for Seitz Park Trails to Howard Park	4/28/2021	\$4,662.50	452-11-206-289-444000-- PROJ00000079	PO-0006606

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000285  
**Payment date:** 5/4/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001722	UNITED CONSULTING	1640737	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	5/7/2021	\$9,163.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640652	CHRIS - 16J008 ENGINEERING SERVICE PH I FOR	5/7/2021	\$1,926.00	324-10-102-121-443001-- PROJ00000018	PO-0000011

# General journal

City of South Bend

<b>Journal batch number</b>	GBLN-0015111	<b>Reported as ready by</b>	<b>Posted</b>	Yes
<b>Name</b>	General	<b>Rejected by</b>	<b>Posted on</b>	4/27/2021 8:16:14 AM
<b>Description</b>	2021-04-26 1st QTR RDC Legal Services	<b>Approved by</b>	<b>Log</b>	

**Voucher**      **GLJN-**  
**00001096**

Company accounts	Date	Ledger account	Account type	Account name	Amount in transaction currency	Description	
						Debit	Credit
CoSB	4/26/2021	324-10-102-121-431001--	Ledger	Services & Charges- Professional-Legal Services	USD 22,835.75	0.00	2021-04-26 1st Qtr RDC Legal Services from Fund 324 to Fund 101
CoSB	4/26/2021	101-05-050-050-349020--	Ledger	Charges for Svcs-Other- Staff Contracts	USD 0.00	22,835.75	2021-04-26 1st Qtr RDC Legal Services from Fund 324 to Fund 101
<b>Total</b>					<b>22,835.75</b>	<b>22,835.75</b>	



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

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, May 11, 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-0015823	\$5,916.00
GBLN-0000000	
Total:	<u>\$5,916.00</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: \$ 5,916.00

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

\_\_\_\_\_  
 Name:  
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 Name:  
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 Name:  
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 Name:

**Expenditure approval**

RDC Payments-5/11/21- Pymt Run

GBLN-0015823

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000286  
**Payment date:** 5/11/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000332	CHRISTOPHER BURKE ENGINEERING LLC	21890	East Race Sewer Analysis (Colfax Lift Station)	5/13/2021	\$591.00	429-10-102-121-431002-- PROJ00000117	PO-0000121

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000287  
**Payment date:** 5/11/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000918	JONES PETRIE RAFINSKI	39637	El Campito Topographic Survey	5/13/2021	\$1,600.00	422-10-102-121-431000-- PROJ00000233	PO-0008110
V-00000918	JONES PETRIE RAFINSKI	39570	3400 Block S Michigan Streetscape Improvements PSA	5/12/2021	\$971.25	430-10-102-121-442001-- PROJ00000216	PO-0005885
V-00000918	JONES PETRIE RAFINSKI	39626	Design Services	5/13/2021	\$2,753.75	324-10-102-121-431002-- PROJ00000208	PO-0003358

**RESOLUTION NO. 3533**

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
DETERMINING THAT THE TAX INCREMENT WHICH MAY BE COLLECTED IN  
THE YEAR 2022 IS NEEDED TO SATISFY OBLIGATIONS OF THE COMMISSION  
AND THAT NO EXCESS ASSESSED VALUE MAY BE ALLOCATED TO THE  
RESPECTIVE TAXING UNITS AND OTHER RELATED MATTERS**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the South Bend, Indiana, Department of Redevelopment (the "Department") and of the Redevelopment District of the City of South Bend, Indiana (the "Redevelopment District"), exists and operates under the provisions of IC 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission has previously adopted resolutions, which have been amended from time to time, declaring various portions of the City of South Bend to be economic development areas or redevelopment areas within the meaning of the Act (the "Areas") and designated territory within such Areas as allocation areas (the "Allocation Areas") under Section 39 of the Act, which Allocation Areas are listed in Exhibit A attached hereto; and

WHEREAS, the Commission, in accordance with the Act, has previously established an allocation fund for each of the Allocation Areas (the "Allocation Funds"); and

WHEREAS, Section 39 of the Act requires the Commission to determine the amount, if any, by which the assessed value of the taxable property in the Allocation Areas for the most recent assessment date minus the base assessed value, when multiplied by the estimated tax rate of the respective Allocation Areas, will exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds payable from the Allocation Fund, plus the amount necessary for other purposes described in Section 39 of the Act; and

WHEREAS, Section 39 of the Act requires the Commission to provide to the St. Joseph County Auditor, the Common Council, the Department of Local Government Finance, and the fiscal officers for each taxing unit located wholly or partly within the respective Allocation Areas written notice stating (i) the amount, if any, of excess assessed value that the Commission has determined may be allocated to the respective taxing units in the manner prescribed in Section 39 of the Act, or (ii) that the Commission has determined that there is no excess assessed value that may be allocated to the respective taxing units in the manner prescribed in Section 39 of the Act; and

**NOW, THEREFORE, BE IT RESOLVED** by the South Bend Redevelopment Commission as follows:

1. The Commission hereby determines that there is no excess assessed value in the Allocation Areas that may be allocated to the respective taxing units in the manner prescribed in Section 39 of the Act because the Commission hereby finds that, for each respective Allocation

Area, the assessed value of the taxable property in the Allocation Area for the most recent assessment date minus the base assessed value, when multiplied by the estimated tax rate of the Allocation Area, will not exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds payable from the Allocation Fund of the Allocation Area, plus the amount necessary for other purposes described in Section 39 of the Act. Accordingly, for tax year payable 2022, the Commission determines that no amount of assessed value of the Allocation Areas will be allocated to the respective taxing units in the manner prescribed in Section 39 of the Act. In making this determination, the Commission has considered the effect that such determination will have on the property tax rate in the Redevelopment District.

2. This determination for 2022 shall not be construed to affect any future determination of the Commission with respect to the capture of assessed value of the taxable property in the Allocation Areas in the years following 2022.

3. The President or Vice President of the Commission is hereby authorized and directed to immediately notify or cause to be notified the St. Joseph County Auditor, the South Bend Common Council, the Department of Local Government Finance, and the officers who are authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 for each of the other taxing units wholly or partly located within the Allocation Areas of the determinations made herein by the Commission, by way of a letter in substantially the form attached hereto as Exhibit B, which notice is intended to satisfy the requirements of Section 39 of the Act. Further, the Commission acknowledges that, based on its determination herein, no notice is due to the St. Joseph County Auditor under 50 IAC 8-2-4(b).

**ADOPTED AND APPROVED** at a meeting of the South Bend Redevelopment Commission held virtually on the 7th day of May 2021 as authorized by the Governor's Executive Order 20-09, as subsequently renewed by Executive Orders 20-17, 20-25, 20-30, 20-34, 20-38, 20-41, 20-44, 20-47, 20-49, 20-52, 21-03, 21-05, 21-08, and 21-11.

**CITY OF SOUTH BEND,  
DEPARTMENT OF REDEVELOPMENT**

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Marcia I. Jones, President

ATTEST:

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Quentin M. Phillips, Secretary



## **EXHIBIT A**

### **Allocation Areas**

- 1) River West Development Area
- 2) West Washington Chapin Development Area
- 3) River East Development Area Allocation Area #1
- 4) River East Development Area Allocation Area #2
- 5) South Side General Development Area #1
- 6) Douglas Road Economic Development Area

**EXHIBIT B**

(Form of Letter)

Date

Mr./Ms. [Name]  
Taxing Unit Address

Subject: Request Regarding Capture of Incremental Assessed Value for the City of South Bend

Dear Mr./Ms. [Name]:

In accordance with the provisions of Indiana Code Section 36-7-14-39, the South Bend Redevelopment Commission has determined by Resolution No. 3533, passed May 13, 2021, that there is no excess assessed value that may be allocated to the respective taxing units in the manner prescribed in Indiana Code Section 36-7-14-39(b)(1).

The Allocation Areas of the City of South Bend covered by this letter are as follows:

River West Development Area  
West Washington Chapin Development Area  
River East Development Area Allocation Area # 1  
River East Development Area Allocation Area #2  
South Side General Development Area #1  
Douglas Road Economic Development Area

Thank you.

Sincerely,

South Bend Redevelopment Commission

Marcia I. Jones,  
President