



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

June 10, 2021  
 9:30 a.m.  
 Presiding: Don Inks, Vice-President

<https://tinyurl.com/RDC061021>  
 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 Eli Wax, Commissioner	
Members Absent:	Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Daniel Buckenmeyer Tim Corcoran Zach Hurst Kyle Silveus Charlotte Brach Conrad Damian Benjamin Dougherty Lori K. Hamann Mark Peterson	DCI DCI DCI Engineering Engineering Engineering Resident Admin & Finance Councilmember WNDU

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, May 27, 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, May 27, 2021.

## 3. Approval of Claims

- **Claims Submitted for June 1 and June 8, 2021**

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for June 1 and June 8, 2021, submitted on Thursday, June 10, 2021.

## 4. Old Business

## 5. New Business

### A. South Side Development Area

#### 1. **Budget Request (Southern Gateway Project)**

Mr. Hurst Presented Budget Request (Southern Gateway Project). This budget request is for \$100,000 to fund aesthetic upgrades to the new bridge planned to carry the US 20/31 By-pass over Michigan Street also known as the southern gateway into South Bend.

The upgrades consist of aesthetic bridge rail, along with raised and stained concrete lettering spelling SOUTH BEND. A rendering of the bridge was presented at the meeting. The North side of the bridge would not have any lettering.

Commissioner Warner asked if we do not do this project what would the bridge look like?

Mr. Hurst replied that INDOT is doing a full replacement of the bridge at the interchange. They would provide standard bridge rails aka the Jersey Barrier type that are rectangular with smooth concrete no rails.

Commissioner Warner asked Mr. Hurst what value does this project provide to the South Side District?

Mr. Hurst replied it is a nice feature for those coming into the South Side and something that catches your eye and greets those coming into South Bend.

Commissioner Wax asked when final determination for the project needs to be made.

Mr. Hurst stated that INDOT is going to letting in September and payment would need to be received by August 2021.

Vice-President Inks opened up comments from the public.  
No comment was made from public.  
Vice-President Inks closed the public comment portion.

Vice-President Inks entertained a motion.  
Mr. Phillips made a motion to approve this item. There was not a second. The motion was disposed of for lack of a second.

Ms. Kennedy stated that since there was not a second that the Commission can choose to table the item to the next meeting and formally dispose of this motion.

Commissioner Warner made a motion to deny this item. There was not a second. The motion was disposed of for lack of a second.

Commissioner Wax made a motion to table this item to the next meeting.

Mr. Buckenmeyer asked the Commissioner's if there were specific questions, they would like answered on this project for the staff to bring back for the next meeting.

Commissioner Wax would like to know what economic value the aesthetics of the bridge would have to the community.

Commissioner Warner states that he drives through that area often. Traffic is merging off the by-pass and people are flying. Commissioner Warner does not think that people would actually see it. There is no value or worth in spending the money on it. The one in Valpo is not in a merging spot. He would prefer the dollars to be spent on some form of safety for the merging traffic in that area. He is open to more information and further discussion.

Upon a motion by Eli Wax, Commissioner seconded by Quentin Phillips, Secretary the motion was unanimously tabled to the next meeting of the Redevelopment Commission on June 24, 2021.

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

### **1. Budget Request (Professional Services Baker Tilly)**

Mr. Dougherty Presented Budget Request (Professional Services Baker Tilly). This is a simple budget request for a total amount of \$13,350 for consulting services with Baker Tilly. This project, as we have done in the past, is a general analysis that assists in project planning, budgeting and the overall life and prospects of our TIF Districts. Baker Tilly's expertise is in delivering an assessment in what the remainder of future revenues look like for the life of the TIF Districts.

Vice-President opened this up to comments from the Commission.  
Vice-President closed the comments from Commission.  
Vice-President Inks opened this to the public for comment.  
Vice-President Inks closed this portion to the public and entertained a motion.

Upon a motion by Commissioner Warner, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (Baker Tilly) submitted on Thursday, June 10, 2021.

## **6. Progress Reports**

### **A. Tax Abatement**

1. Mr. Buckenmeyer noted that the Ward Bakery \$4M project on Portage Avenue is slated for a confirming resolution from council on Monday.
2. McCormick and Company will be investing \$420M expansion just north of the airport and is slated for a confirming resolution from council on Monday.

### **B. Common Council**

Commissioner Warner states that at Council there have been discussions about the tax abatements and value. Most tax abatements provide their worth in ROI. Commissioner Warner is asking for an audit on the tax abatements we have.

Mr. Buckenmeyer states that we are wrapping the annual tax abatement report that will be handed off to Council and will become public information.

Mr. Garces states that we have been working with the Chair of Community Investment Rachel Tomas Morgan and have been working on questions and concerns regarding tax abatements. These were presented to Council yesterday. Mr. Garces states that we are always looking at better ways to improve our systems.

Commissioner Wax states that he appreciates the presentation earlier this week to Council. He would like the approach going forward to be do not tell me, show me for abatements. The abatements provide a lot to our city but if we can show the community the benefits rather than telling them, it would have a larger effect.

Mr. Garces states the report to council will show a lot of that. After the council reviews the report, we would love for them to provide feedback, and let us know what else they would like to see.

Commissioner Wax asked to see information on the abatements over 10 years and the pre-abatement vs. post-abatement report.

Commissioner Warner asked for a form of a public report with this information as well.

South Bend Redevelopment Commission Regular Meeting – June 10, 2021

C. Other

**7. Next Commission Meeting:**

Thursday, June 24, 2021, 9:30 a.m.

**8. Adjournment**

Thursday, June 10, 2021, 10:09 a.m.

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Quentin Phillips, Secretary

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Donald E. Inks, Vice-President