



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

June 24, 2021, 9:30 a.m.  
 9:30 a.m.  
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC062421>  
 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 Leslie Wesley, Commissioner	
Members Absent:		
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Daniel Buckenmeyer Chris Dressel Jitin Kain Kara Boyles Kyle Silveus Zach Hurst Charlotte Brach Conrad Damian Frank Perri	DCI DCI DCI DCI Engineering Engineering Engineering Engineering Resident Wharf

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, June 10, 2021**

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, June 24, 2021.

## 3. Approval of Claims

- **Claims Submitted for June 15 and June 22, 2021**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims for June 15 and June 22, 2021, submitted on Thursday, June 24, 2021.

## 4. Old Business

### A. South Side Development Area

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

Ms. Boyles Presented Budget Request (Southern Gateway Project). This project came to our attention in 2020. We spoke with INDOT and their engineers about this project. We used professional engineering services during the pandemic. We worked with the designer to include elements into their project. Based on your feedback we will remove the decorative T-Rail which will reduce the cost from \$100,000 to \$25,000. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried with a 3 to 2 vote; Troy Warner and Eli Wax voted No, the Commission approved Budget Request (Southern Gateway Project) submitted on Thursday, June 24, 2021.

## 5. New Business

### A. River East Development Area

#### 1. **First Amendment to MOU (Wharf Partners)**

Mr. Garces Presented First Amendment to MOU (Wharf Partners). This request is for the Cascades Project. This occurs between the East Race to Seitz Park. We are requesting a 2-year extension due to the pandemic and the impact of the construction costs. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved First Amendment to MOU (Wharf Partners) submitted on Thursday, June 24, 2021.

**2. Second Amendment to Development Agreement (Wharf Partners)**

Mr. Garces Presented Second Amendment to Development Agreement (Wharf Partners). The city needs to provide parking to Stephenson Mills, this agreement ensures that Cascades covers this obligation, in exchange for restoring the surface of the parking lot. The western portion of the lot is being used by the city to operate equipment for the construction of the Riverwalk. The city is also covering the cost of the pilings in anticipation of the future excavation. Doing this protects the RDC's investment in the Riverwalk by minimizing vibrations and other issues post construction. Mr. Garces shared the conceptual level 1 site with parking structure during the presentation. The drawings are not final at this time but include parking for each structure. Commission approval is requested.

Commissioner Warner asked for more information on the value of the city's input into the project and also the mitigated risk of the pilings and cost.

Mr. Garces noted that the total cost is \$100k initially in the cost of the project. We will look at the total when the project is finalized. The second piece is the city originally agreed to complete the parking in the original MOU. This is a risk mitigation strategy. Stephenson Mills will not have the parking back until November 2022.

Commissioner Warner states that parking in the East Bank area is an issue as the park and restaurants has been packed. We may have to look at alternative ways for the city to look into parking.

Upon a motion by Commissioner Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Second Amendment to Development Agreement (Wharf Partners) submitted on Thursday, June 24, 2021.

**B. River West Development Area**

**1. Budget Request (100 Block S Michigan Sidewalk Improvements)**

Mr. Kain Presented Budget Request (100 Block S Michigan Sidewalk Improvements). This request is a request for businesses on this block for a sidewalk improvement project along the west side of the 100 Block of S Michigan Street. The project includes removal of the 6" raised curb planters, trees, and replacement with new trees in tree grates allowing additional outdoor seating for area businesses. This will be the same as we have done on Main Street and Martin Luther King Blvd. Commission approval is requested.

Commissioner Wax asked about the project cost of \$75,000.

Mr. Kain noted that any design work will be in-house the budget request is for the actual work.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Request (100 Block S Michigan Sidewalk Improvements) submitted on Thursday, June 24, 2021.

**2. Budget Decrease (Cleveland-Brick Road Pavement)**

Ms. Boyles Presented Budget Decrease (Cleveland-Brick Road Pavement). On May 9, 2019, the Redevelopment Commission approved my request for \$2M to repair the heavily deteriorated concrete pavement along Brick/Cleveland Road near the interchange with the US-31 Bypass. INDOT-LaPorte District was in the process of a design to repair pavement on the US-31 Bypass which offered the opportunity for South Bend to jointly contract the work with INDOT. The partnership resulted in a revised cost estimate of \$1,677,300. Cost savings may be attributed to INDOT absorbing all overhead costs related to the City's construction project. For example, INDOT covered all mobilization and demobilization costs as well as construction engineering related to the City's work.

Upon the contract award, the City realized further cost savings when the City's share of the project amounted to \$1,248,475.08. Again, cost savings may be attributed to the size of the INDOT project (over \$16M) and the associated economies of scale that accompany large projects).

A single change order of \$7,169.76 in added costs due to unforeseen site conditions – namely deteriorated pipe and drainage structures led to a final cost of \$1,255,644.84. Including consulting fees of \$34,800, the total expenditure for design and construction is \$1,290,444.84. Commission approval is requested.

Upon a motion by Commissioner Wax, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Budget Decrease (Cleveland-Brick Road Pavement) submitted on Thursday, June 24, 2021.

**3. Budget Request (Charles Martin Parking Lot)**

Mr. Buckenmeyer Presented Budget Request (Charles Martin Parking Lot). This budget request is for \$395.03, to augment the original allotment of \$50,000 approved by Redevelopment Commission on 8/27/2020. The final project cost is \$50,395.03. During the course of construction, two unforeseen conditions arose.

A drywell structure, used to contain stormwater runoff, was found to have failed and required replacement. This required a new precast concrete structure to be purchased and installed, and also required a different construction crew having different skillsets. This resulted in a cost of \$8,220 to the project.

Approximately 20 tons of asphalt was included in the base quote to be used as needed in 'soft' or deteriorated areas to maintain consistent cross-slopes and drainage. The final asphalt over-run was approximately 40 tons, as two areas of the parking lot had more deterioration than anticipated. The parking lot also has minor topography features and elevation changes which required additional asphalt. This added \$2,780 to the project. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Charles Martin Parking Lot) submitted on Thursday, June 24, 2021.

### **C. South Side Development Area**

#### **1. Budget Request (Dubail Streetscape)**

Mr. Dressel Presented Budget Request (Dubail Streetscape). Staff requests the Redevelopment Commission's approval of \$1,300,000 from the South Side Redevelopment Area TIF to be budgeted for both residual design and construction of Dubail streetscape improvements as identified within the Southeast neighborhood master revitalization plan. This is from Michigan Street to Miami Street. Project construction should commence this year and be completed no later than Spring 2022.

The master plan process identified a priority need for improved Dubail Street corridor appearance through replacement of those curbs and sidewalks in poor condition while adding trees and handicapped ramps, and driveways. Curb bump outs will be added at intersections to allow for safer pedestrian crossings, calm traffic, and protect parked vehicles. This will be in the area of the new Community Center/United Way. Commission approval is requested.

President Jones asked about total budget and the impact on the budget.

Mr. Dressel noted that the budget is \$1.3M. We will have to email more information as it becomes available.

Mr. Garces states that we had \$2.8M that carried over from the previous year, so we have sufficient funds for this project.

Commissioner Wax asked for a drawing or rendering of the plan.

Mr. Dressel will email the plan after the meeting, and it will be on the Redevelopment Commission site.

Mr. Conrad Damian, public mentioned that what is being done to the city through the Master Plan is an important project making other things available to the community like 466 works and the United Way. This is a part of the process of improving the neighborhoods, bringing new people in and new businesses.

Upon a motion by Secretary Phillips, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Dubail Streetscape) submitted on Thursday, June 24, 2021.

### **D. Administrative**

#### **1. Mortgage Release (Heminger)**

Ms. Kennedy Presented Mortgage Release (Heminger). The program was based

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on the SBHIP which was a 50% grant and 50% loan for home improvement needs. This is paid in full. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Mortgage Release (Heminger) submitted on Thursday, June 24, 2021.

**2. Mortgage Release (Whittaker)**

Ms. Kennedy Presented Mortgage Release (Whittaker). These were based on a program for SBHIP which was a 50% grant and 50% loan for home improvement needs. This is paid in full. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Mortgage Release (Whittaker) submitted on Thursday, June 24, 2021.

**3. Redevelopment Commission Memo (Electronic Meetings)**

Ms. Kennedy Presented Redevelopment Commission Memo (Electronic Meetings) and all the options that are available including the statutes for this Commission. We can follow the RDC statute which requires you to attend one in person meeting the rest can be electronic. The open-door law allows you to attend 50% of the meetings electronically after that you would need one of 4 reasons to attend electronically: death of a relative, military leave, illness, or imminent emergency. The Redevelopment statute gives you more flexibility. Two resolutions were provided, and you can adopt either of them or neither of them. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved to follow the Redevelopment Commission statute (3b) submitted on Thursday, June 24, 2021.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, July 8, 2021, 9:30 a.m.

**8. Adjournment**

Thursday, June 24, 2021, 10:23 a.m.

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Quentin Phillips, Secretary

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Marcia Jones, President