



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

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

<https://tinyurl.com/RDC052721>
 South Bend, Indiana

The meeting was called to order at 9:35 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:	Mary Brazinsky, Board Secretary	
Others Present:	Santi Garces Tim Corcoran Michael Divita Andrew Netter Kyle Silveus Charlotte Brach Jordan Gathers Jeff Parrott Conrad Damian	DCI DCI DCI DCI Engineering Engineering Mayor's Office SB Tribune Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, June 24, 2021**

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, June 24, 2021.

3. Approval of Claims

- **Claims Submitted for June 29, July 2, and July 6, 2021**

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for June 29, July 2, and July 6, 2021, submitted on Thursday, July 8, 2021.

4. Old Business

5. New Business

A. River East Development Area

1. **Purchase Agreement (Grocery Store Western Avenue)**

Mr. Netter Presented Purchase Agreement (Grocery Store Western Avenue). We are requesting the approval of the Real Estate Purchase Agreement for the sale of 2401 W. Western Avenue in South Bend commonly known as the former Polish National League building site. The City wishes to sell the property to Panaderia Y Supermercado for \$1,000. They have an existing supermarket in South Bend as well as one in Elkhart. As part of the sale, Panaderia Y Supermercado has agreed to build a grocery store of at least 10,000 square feet, building at least two additional commercial/office tenant spaces. They have agreed to provide no less than \$1M in site improvements. They will commence construction within 12 months with a completion of construction within 36 months. They will employ at least 25 people. They will use design elements consistent with the City's 2014 West Side Main Streets Master Plan and provide design and plans consistent with the City's standards for review and acceptance at the discretion of the City Planning Team. Commission approval is requested.

Commissioner Wax asked what the fair market value of the property was.

Mr. Netter responded when the property was put through the disposition process in 2018, it was appraised at \$63,000.

Commissioner Wax asked if they fail their commitment what happens.

Mr. Netter responded we can re-coup the property or charge them the \$63,000.

Upon a motion by Commissioner Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Purchase Agreement (Grocery Store Western Avenue) submitted on Thursday, July 8, 2021.

6. Progress Reports

A. Tax Abatement

1. Mr. Garces stated the Real America Development, LLC. Last week we presented to Council the revitalization area that is across the street from the ballpark. The property would be given to the developer for a tax credit project. This would be a \$19M project which will include mixed housing with town homes and apartments which would include some handicapped housing.

President Jones asked about the timeline.

Mr. Garces states that the application is due at the end of July. Awards are in November. If they are awarded the project, it would start 2022 and be completed in 2023.

B. Common Council

C. Other

7. Next Commission Meeting:

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

8. Adjournment

Thursday, July 8, 2021, 9:52 a.m.

Quentin Phillips, Secretary

Marcia Jones, President