



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

July 22, 2021

9:30 a.m.

Presiding: Marcia Jones, President

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	
Members Absent:	Quentin Phillips, Secretary Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Tim Corcoran Andrew Netter Jeff Ryan Michael Surak Kyle Silveus Zach Hurst Charlotte Brach Conrad Damian	DCI DCI DCI Real America Real America Engineering Engineering Engineering Resident

2. Approval of Minutes

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

Upon a motion by Commissioner Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, July 8, 2021.

3. Approval of Claims

- **Claims Submitted for July 14a, July 20b, and July 20c, 2021**

Upon a motion by Vice-President Inks, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the claims for July 14a, July 20b, and July 20c, 2021 submitted on Thursday, July 22, 2021.

4. Old Business

5. New Business

A. River West Development Area

1. Purchase Agreement (RealAmerica)

Mr. Garces Presented a Purchase Agreement (RealAmerica). This is for the sale of 6 vacant lots across from the South Bend Cubs ballpark to RealAmerica in the amount of \$1,000 for potential redevelopment as a \$12,000,000 mixed-income multi-family housing complex. RealAmerica is applying for low-income housing tax credits with an application being submitted to the state of Indiana by the end of July. This has already received support from the Council if the project moves forward. This will include 60 units of affordable housing with 12 of them being reserved for those with disabilities and then adding an additional 67 units that would be market rate that would come at a later date. Just a note that the difference of the assessed value and the sale price counts as points that the applicant has towards the tax credits. Commission approval is requested.

Commissioner Wax asked about the option in the REPA to purchase even if RealAmerica does not receive the tax credits.

Mr. Garces responded that the developers are excited to do a project there regardless of receiving the tax credits.

Mr. Jeff Ryan, Vice-President of Development for RealAmerica spoke to the project stating that they are looking at the project first as the tax credits taking the lead. The goal is to complete and submit the application in July 2021 and get the awarded project in November 2021. Construction of all 127 units would then begin next Spring (2022). If they are not successful on the tax credit application, they will re-evaluate the program and may re-apply. They are very excited about the site; speaking with his market analysis this morning, he said it is a very strong

South Bend Redevelopment Commission Regular Meeting – July 22, 2021

market for the project they are looking to provide to South Bend residents.

Upon a motion by Vice-President Inks, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Purchase Agreement (RealAmerica) submitted on Thursday, July 22, 2021.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, August 12, 2021, 9:30 a.m.

8. Adjournment

Thursday, July 22, 2021, 9:42 a.m.

Quentin Phillips, Secretary

Marcia Jones, President