



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

September 9, 2021
 9:30 a.m.
 Presiding: Donald E. Inks, Vice-President

<http://tiny.cc/RDC090921>
 South Bend, Indiana

The meeting was called to order at 9:31 a.m.

1. ROLL CALL

Members Present:	Don Inks, Vice-President Troy Warner, Commissioner Eli Wax, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Marcia Jones, President	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Tim Corcoran Andrew Netter Amanda Pietsch Amy Paul Angela Smith Eric Horvath Becca Plantz Zach Hurst Aaron Perri Conrad Damian WNDU	DCI DCI DCI DCI DCI DCI Engineering Engineering Engineering VPA Resident News Station

1. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, August 12, 2021**

Upon a motion by Secretary Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, August 12, 2021.

3. Approval of Claims

- a. Claims Submitted for August 17, August 24 and 31, 2021**

Upon a motion by Secretary Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the claims for August 17, August 24, and August 31, 2021, submitted on Thursday, September 9, 2021.

4. Election of Redevelopment Commission Secretary

Troy Warner nominated himself as Secretary, Seconded by Vice-President Inks, the Commission unanimously approved the nomination of Troy Warner as Commission Secretary on September 23, 2021.

5. Old Business

6. New Business

A. River West Development Area

1. Budget Request (Century Center Modernization)

Mr. Perri Presented Budget Request (Century Center Modernization). After nearly 45 years of operation, the Century Center remains a vital part of downtown South Bend. Welcoming 200,000 people via 350 events, the Century Center creates a \$13 million economic impact each year. To further develop this economic engine, the building needs to be expanded and modernized to remain relevant and competitive in today's evolved marketplace. Additional attention is required to integrate the Century Center into potential riverfront developments and street grid alignments immediately adjacent to the venue.

With an estimated investment between \$12M and \$20M, Ratio Architects is being proposed as the firm to study and prepare renderings of the building that offer the following: Additional economic contribution to the city; Greater operational efficiency, including parking, loading and the potential reconnection of Jefferson Boulevard; Improved/modernized building aesthetics; and anchor the western riverfront development/revitalization. The cost to retain Ratio Architects for this scope is \$33,000. Commission approval is requested.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Budget Request (Century Center Modernization) submitted on Thursday, September 9, 2021.

B. River East Development Area

- 1. Resolution No. 3537 (Disposition Offering Price 1210, 1214, and 1220 South Bend Avenue).** Mr. Netter Presented Resolution No. 3537 (Disposition Offering Price 1210, 1214 and 1220 South Bend Avenue). This Resolution sets the disposition offering price for this property at \$16,850, which is the average of two appraisals completed for the combined small lots. Commission approval is requested.

Commissioner Wax asked about the low offering price and specific lot addresses.

Mr. Netter replied that the lots are each very small and only include the addresses listed as 1210, 1214 and 1220 South Bend Avenue.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Budget Request (Century Center Modernization) submitted on Thursday, September 9, 2021.

- 2. Approval of Bid Specifications and Design Considerations (1210, 1214, and 1220 South Bend Avenue).** Mr. Netter Presented Approval of Bid Specifications and Design Considerations (1210, 1214 and 1220 South Bend Avenue). The Bid Specifications outline the uses and development requirements that will be considered for this site. Commission approval is requested.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Approval of Bid Specifications and Design Considerations (1210, 1214 and 1220 South Bend Avenue) submitted on Thursday, September 9, 2021.

- 3. Request to Advertise (1210, 1214, and 1220 South Bend Avenue).** Mr. Netter Presented Request to Advertise (1210, 1214 and 1220 South Bend Avenue). The disposition properties will be advertised in the South Bend Tribune on September 17 and September 24, 2021 and listed on the City of South Bend's website. Commission approval is requested.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Request to Advertise (1210, 1214 and 1220 South Bend Avenue) submitted on Thursday, September 9, 2021.

- 4. Budget Request (Potawatomi Zoo Parking Lot Expansion)** Ms. Plantz Presented Budget Request (Potawatomi Zoo Parking Lot Expansion). This project involves expanding pavement surface to the east of the existing lot within the park to increase parking capacity for Potawatomi Zoo. In addition to asphalt surface, stormwater improvements will be installed in the expanded

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portions of the lot and the north side of the lot to make improvements to existing drainage issues and manage the increased impervious surface. Accessory improvements will be constructed to optimize the flow of traffic including accessible parking, bus routes, sidewalk, curbed islands, striping, and signage.

The project will benefit the growing number of park and zoo visitors and prepare for increased demand resulting from the newly constructed giraffe barn & exhibit. The budget request ask is for \$450,000. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Budget Request (Potawatomi Zoo Parking Lot Expansion) submitted on Thursday, September 9, 2021.

7. Progress Reports

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

8. Next Commission Meeting:

Thursday, September 23, 2021, 9:30 a.m.

9. Adjournment

Thursday, September 9, 2021, 9:52 a.m.

Troy Warner, Secretary

Donald E. Inks, Vice-President