



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

August 12, 2021
 9:30 a.m.
 Presiding: Marcia Jones, President

<https://tiny.cc/RDC081221>
 South Bend, Indiana

The meeting was called to order at 9:46 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:	Santiago Garces Tim Corcoran Amanda Pietsch Andrew Netter Amy Paul Angela Rose Kara Boyles Zach Hurst Brian Donoghue Aaron Perri Conrad Damian David Buggs LaRissa Buggs Mike Keen Laura Jensen Bryan Conn Amandula Anderson Eric Von Deck Mark Peterson	DCI DCI DCI DCI DCI DCI DCI Engineering Engineering Innovation VPA Resident Nexus Nexus The Bakery Group United Way IFF IFF Nexus Center Attorney WNDU

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, July 22, 2021**

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, July 22, 2021.

3. Approval of Claims

- **Claims Submitted for July 27, July 27, August 3, and August 10, 2021**

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for July 27, July 27, August 3, and August 10, 2021, submitted on Thursday, August 12, 2021.

4. Old Business

5. New Business

A. River West Development Area

1. **First Amendment to License Agreement (Music Festival)**

Mr. Netter Presented First Amendment to License Agreement (Music Festival). This is a date change from September 2021 to May 2022. The promoter is having trouble with finding artist for the September music festival. Commission approval is requested.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved First Amendment to License Agreement (Music Festival) submitted on Thursday, August 12, 2021.

2. **Budget Request (TIF Neutralization – Baker Tilly)**

Ms. Pietsch Presented Budget Request (TIF Neutralization – Baker Tilly). This Budget Request is for Baker Tilly to provide professional services for the annual TIF Neutralization worksheets required by state lawn. These are done for each TIF area and are used to adjust the base assessed value for natural growth of property values. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (TIF Neutralization – Baker Tilly) submitted on Thursday, August 12, 2021.

3. **Budget Request (Blackthorn Drainage Study)**

Ms. Boyle Presented Budget Request (Blackthorn Drainage Study). The Budget request for \$30,000 will allow engineering services related to the Blackthorn Golf Club Drainage Study. This is the area adjacent to Moreau Court. An analysis will

estimate the capacity of the basin under existing conditions contrasted with anticipated future development. Clayey's Candy is requesting to connect their drainage to the adjacent basins. This will assist developers in the future as well as current businesses. We will connect based on the study of these basins and the findings. Commission approval is requested.

Commissioner Warner asked if the basin doesn't have the capacity will the city or the developers have to take the next step?

Ms. Boyles states as a quick result the business may have to take some precautions and adjust their drainage, however, we would need to look long term to serve other businesses, and this would depend on what was needed.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Blackthorn Drainage Study) submitted on Thursday, August 12, 2021.

4. Development Agreement (The Bakery Group, LLC)

Mr. Garces Presented a Development Agreement (The Bakery Group, LLC). We are excited to bring you this project. The city is looking to help bring life back to buildings that have sat vacant for years. They become blighted, become hazards and issues for the neighborhoods not to mention no revenue is collected. This building will become offices and businesses that will add new life to the area. The city is looking to help with the façade of this building. This will help propel businesses to the area. Commission approval is requested.

Mike Keen, The Bakery Group LLC, this has sat empty for over a decade with asbestos in it. This has dragged down property values and hindered jump-starting new businesses in the area. The Near Northwest area has been able to re-hab 100 houses in the area, but this building sat empty. The group has done renovation in the area with commercial structures and homes including 2 tiny homes. The big elephant is the Ward building. The struggle is the blight of the building as it is empty. This building will have community impact in the area. This is an amazing piece of architecture. We hope to do a certificate of occupancy in the near future.

Commissioner Warner states he has toured this building and the Council approved the vote for this building. The area is growing with the new fire house, bakery and is excited to see these projects the city is doing. He supports this effort.

Commissioner Wax confirms this as well. There is a broad agreement that these are the projects the city needs to be working on.

Commissioner Wesley states that she is extremely excited about the project. She grew up in the neighborhood and went to church there. She cannot thank the developers and city enough.

President Jones states that she hopes this is the spark that starts other projects in the area as well.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Development Agreement (The Bakery Group, LLC) submitted on Thursday, August 12, 2021.

B. River East Development Area

1. Budget Request (Seitz Park Phase III)

Mr. Garces and Mr. Perri Presented Budget Request (Seitz Park Phase III). This will include new things and connections to Seitz Park. This will finalize design between Colfax and the park.

Mr. Perri presented a PowerPoint Presentation to the Commission highlighting Seitz Park. This is in construction from Colfax to Seitz Park. The new park will have a new Riverwalk along the Cascades with new landscaping and railing. The fire fighter memorial, vending and restrooms. A new stage with natural materials helps to round out a new Seitz Park. Notre Dame is finishing up construction of the hydro project right now. This is fully funded. Phase III is the budget request ask for today to get the project completed. Commission approval is requested.

Commissioner Wesley states that this is exciting and thanked everyone for bringing life back to downtown. Is that a boat ramp by the Cascades?

Commissioner Warner asked what the actual is ask for Phase III is it for parking. Mr. Perri states that yes, this is shared parking for the residents and businesses. Phase I is completely funded. Phase II is in the budget and Phase III is a \$700k ask to complete the project. This includes the boat ramp for accessibility to the river.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Budget Request (Seitz Park Phase III) submitted on Thursday, August 12, 2021.

2. Resolution No. 3536 (Accepting Transfer of Property from BPW – 3 Lots on SR23)

Mr. Netter Presented Resolution No. 3536 (Accepting Transfer of Property from BPW – 3 Lots on SR23). This is a transfer of 3 remanent properties from INDOT. The ask is the transfer the properties from Board of Public Works to Redevelopment Commission to bring through the disposition process. Commission approval is requested.

Commissioner Wax asked what the value or the future of the lots is.

Mr. Netter states the 3 lots are very small but in a larger block that would potentially seek development.

Mr. Garces states we are in process of receiving appraisals of the future lots.

Mr. Netter states at the next commission we will have bid packets available for the lots for sale. The lots are located at 1210, 1214 and 1220 South Bend Avenue.

Upon a motion by Commissioner Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Resolution No. 3536 (Accepting Transfer of Property from BPW – 3 Lots on SR23) submitted on Thursday, August 12, 2021.

C. South Side Development Area

1. Development Agreement (Cultivating Life/Nexus Center)

Mr. Garces Presented Development Agreement (Cultivating Life/Nexus Center). This was the Praxair building that has been vacant. The dollar amount will help us to build sidewalks and to become a community asset to the city. This building will become a great new asset to the community on the southside of South Bend. Commission approval is requested.

Mr. Buggs and his wife purchased the Praxair building and took care of it during the COVID period investing over 200k. Abraham Lincoln said if you want to predict the future, create it. We are looking to create a bright, beautiful 37,000 square foot building. The Nexus Center Vision.

Ms. Buggs, local forensic physician, life-long resident, she is an active part of the community at large. The Nexus Center will have a wellness theme. Ms. Buggs spoke to the PowerPoint presented. This will include a charity clinic in Phase I. This will be a 4-phase project including a great hall, amphitheater, auditorium, commercial kitchen co-op and many great features.

Mr. Buggs stated that when they opened their doors, most of Council visited and were excited to see what was being developed. This center will really change and give purpose to the area.

Amandula Anderson, IFF. They listened to the community and clients to develop a facility for the local community. The Buggs have been helped through many supporters for this project.

Bryan Conn, IFF presented the overview from the PowerPoint project process for the Nexus Center.

Mr. Garces states the mayor, himself and others are excited about the project. The city is investing in projects to bring back life to the vacant buildings and a great vision to the neighborhood.

President Jones gave kudos to building such a strong consortium and support. It is very impressive.

Commissioner Wesley thanks them for re-investing to a community that has played a vital role in their lives.

Commissioner Wax states that he and Council members were excited with the building but more so with the vision and passion that this is bringing to the southside. This will bring a lot of opportunities to the community. There is a

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wealth of opportunity to the project on the southside. We are excited to uplift the whole community and bring everyone together. I am really impressed how they built a tremendous group and support for this plan. Thank you for your efforts.

Erik Von Deck, Nexus Center Attorney states that we can't help one group without being a part of the whole. We are on a wonderful bus route that the whole city can use.

Commissioner Wax has not been there yet but has heard all of the buzz and is excited to see a generational transformation in the city. We have seen 2 great opportunities today in our region and the Midwest. I am happy to support this direction. Thank you for your blood, sweat and tears into this project.

Mike Keen, Resident states that he has been aware of this project and wants to lend his support in anyway he and his group can make it work. Great project, thank you!

Upon a motion by Commissioner Wax, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved Development Agreement (Cultivating Life/Nexus Center) submitted on Thursday, August 12, 2021.

D. RDC General

1. Budget Request (United Way)

Mr. Donoghue Presented Budget Request (United Way). We are requesting \$150K from Redevelopment Commission-controlled Pokagon fund for funding related to the continued strategic partnership between the City of South Bend and the United Way of St. Joseph County that aspires to making affordable and safe childcare available community wide. Support for pathways of credentialing entry-level support professionals, additional grant-writing capacity, and continued support for the United Way's Quality Improvement Grants program will help us move toward those unified goals. Commission approval is requested.

Laura Jensen, United Way states the capacity grants which determines licensed childcare programs. In order to receive the on my way pre-k vouchers the children need to be at least a level 3. In our county, we have over 219 programs and only 79 are deemed high quality. We also need to address the teacher shortage. We are looking to work with CDA's. The reason we need this is we have a lot of programs but are not available to be licensed through Ivy Tech. Once the course work is completed, they can enroll in Ivy Tech with 9 credit hours.

Commissioner Warner states that he is very happy to support this program again this year.

President Jones stated she agrees 100%.

Commissioner Wesley thanked Laura for all she does in supporting and helping move these programs along.

Upon a motion by Commissioner Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Budget Request (United Way) submitted on Thursday, August 12, 2021.

6. Progress Reports

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

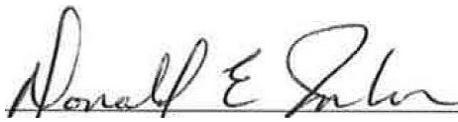
- 1. Santi Garces mentioned that there are external funding coming through. As we look through the TIF we are looking at leveraging our Redevelopment funds to bring even more dollars to our city. Hopefully it will extend to more exciting projects.

7. Next Commission Meeting:

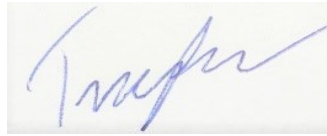
Thursday, August 26, 2021, 9:30 a.m.

8. Adjournment

Thursday, August 12, 2021, 10:53 a.m.



Donald Inks, Vice-President



Troy Warner, Secretary