



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

October 14, 2021
 9:30 a.m.
 Presiding: Donald E. Inks, Vice-President

<https://tinyurl.com/RDC101421>
 South Bend, Indiana

The meeting was called to order at 9:33 a.m.

1. ROLL CALL

Members Present:	Don Inks, Vice-President Troy Warner Secretary Vivian Sallie, 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 Evelyn Baumann Kyle Silveus Joe McGuire Katrina Marquardt	DCI DCI DCI DCI DCI Engineering Greenleaf Co. Resident

1. Roll Call

All but Marcia Jones, President are present.

Santiago Garces presented to the Commission Vivian Sallie who is our new Commissioner replacing Quentin Phillips (resigned). Commissioners welcomed Ms. Sallie.

Troy Warner asked when we are going back to in person meetings.

Per Sandra Kennedy, we are under the Governor's Mandate and until it's lifted, we will be virtual.

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, September 23, 2021**

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, September 23, 2021.

3. Approval of Claims

- **Claims Submitted for September 24, September 28 and October 12, 2021**

Troy Warner asked about the Salvation Army payment on the roof.

Ms. Pietsch stated that we have \$22k remaining which will most likely be one more payment.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved the claims for September 24, September 28 and October 12, 2021, submitted on Thursday, October 14, 2021.

4. Old Business

A. Receipt of Bids (1210, 1214 and 1220 South Bend Avenue)

Mr. Netter Presented Receipt of Bids (1210, 1214 and 1220 South Bend Avenue). Receipt of Bids were due on Thursday, October 14, 2021, at 9:00 am and one bid was received. The bid was compliant. Staff request time to review the bid to make sure it is in alignment with the vision of the city. Staff will bring the information back to the Commission once reviewed. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Staff Review of Receipt of Bids (1210, 1214 and 1220 South Bend Avenue) submitted on Thursday, October 14, 2021.

5. New Business

A. River West Development Area

1. First Amendment to Development Agreement (Greenleaf Holdco)

Mr. Garces presented First Amendment to Development Agreement (Greenleaf Holdco). This agreement extends the development agreement for one year to pave the parking lot and address a few other updates to Greenleaf Holdco to make everything compliant with the zoning ordinance. The petitioners completed their portion of the agreement. Evelyn Baumann and I visited the site yesterday and it is amazing to see how it is helping South Bend and area communities sustain their produce. We are in discussions regarding the 2nd phase which will come.

Joe McGuire, Greenleaf Holdco. States that they are looking to extend their business to the Midwest with product that would normally come from Arizona and California. The lettuce is beautiful and has been harvested for approximately 6 months. We are expanding our distribution into a lot of stores including in Chicago. It's at the Martin's deli department and hopefully you can all enjoy it. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (Greenleaf Holdco) submitted on Thursday, October 14, 2021.

6. Progress Reports

A. Tax Abatement

B. Common Council

1. The Council passed the budget. Having \$60M extra dollars to distribute was a blessing and a curse due to more meetings and where the money will go. There will be a lot more opportunities for the city with \$8M in affordable housing, \$4M in demolition projects and there will be many opportunities for the RDC to coordinate with the TIF projects.

C. Other

1. Santi Garces noted that the Ready Grant was sent into the IEDC, and we feel we have a very competitive application. We are one of 17 applications received. There are over a billion dollars in request for only \$500,000. We should hear back before the end of the year. There is a mandate to match every Ready dollar. Every Ready dollar and city dollar should be bringing \$3. This is a unique opportunity to bring a cascading effect to the community. We are making sure there are TIF dollars for these amazing projects.

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7. Next Commission Meeting:

Thursday, October 28, 2021, 9:30 a.m.

8. Adjournment

Thursday, October 14, 2021, 10:14 a.m.

Troy Warner, Secretary

Donald E. Inks, Vice-President