



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

November 22, 2021
 9:30 a.m.
 Presiding: Marcia Jones, President

<https://tiny.cc/RDC112221>
 South Bend, Indiana

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

1. ROLL CALL

Members Present:	Marcia Jones, President Don Inks, Vice-President Troy Warner, Secretary Vivian Sallie, Commissioner Eli Wax, Commissioner Leslie Wesley, Commissioner	
Members Absent:		
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Tim Corcoran Angelina Billo Andrew Netter Amanda Pietsch Michael Divita Eric Horvath Kyle Silveus Charlotte Brach Ben Dougherty Daniel Parker Randy Rampola Josh Sisk, Executive Director Conrad Damian Greg Balsana	DCI DCI DCI DCI DCI Engineering Engineering Engineering Admin & Finance Admin & Finance Barnes & Thornburg Potawatomi Zoo Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Monday, November 8, 2021**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Monday, November 8, 2021.

3. Approval of Claims

- **Claims Submitted for November 9, and November 16, 2021**

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims for November 9, and November 16, 2021, submitted on Monday, November 22, 2021.

4. Old Business

A. Real Estate Purchase Agreement (5 Corners)

Mr. Netter Presented a Real Estate Purchase Agreement (5 Corners).

At the regular Commission meeting on October 14, 2021, the Commission opened bids for the sale of 1210, 1214, and 1220 South Bend Ave. We received one bid, from Five Corners, LLC., for the sale of the property. Upon review, by the Department of Community Investment, it was deemed to be compliant of all the requirements of the bid packet. The minimum bid of \$16,850 was offered.

The developer is working with the city to develop a block-wide, multi-story project that uses design elements consistent with creating active, walkable, urban development in a manner supporting the City's Northeast Neighborhood Plan; they have provided the design, plans, and specifications for property improvements consistent with City standards for the review and acceptance by the city's Planning and Community Resources Team, at its sole discretion; and the complete construction of the project within 60 months of the closing date. Commission approval is requested.

Commissioner Sallie asked if the plans are for residential or commercial purposes. Mr. Netter responded that it is a mixed-use plan with commercial and residential. President Jones states that she ran into Ms. Hayes and that was her understanding of this project as well.

Commissioner Sallie asked if parking was to be included in the development as it is a very congested area.

President Jones stated that was her understanding.

Mr. Netter stated that no definite site plan has been decided at this point. The planning team will work with the developer to be sure the plan is beneficial to the neighborhood.

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (5 Corners) submitted on Monday, November 22, 2021.

5. New Business

A. River West Development Area

1. Resolution No. 3540 (Approving Execution of Lease – Morris Civic 2021)

Mr. Rampola, Barnes, and Thornburg Presented Resolution No. 3540 (Approving Execution of Lease – Morris Civic 2021). Mr. Rampola states that the Commission took initial action on this item a couple weeks ago. A notice of public hearing was published for the Community. As mentioned, a couple weeks ago, the lease structure allows the city to utilize the ½ percent of the hotel/motel tax for improvements on the Morris. This allows the city to put up a tax back up as well. The annual lease structure of \$420k would be payable solely from the hotel/motel tax percentage and we do not anticipate having to use the back-up. The back-up will give more credit worthiness to the bond to be sold at a better rate. If you act to approve today, the documents will go before the Common Council in December. Sales of the bonds will then be conducted early 2022. Commission approval is requested.

Secretary Warner asked for the total bond amount.

Mr. Rampola states the total bond amount is just over \$7M and could be up to 25 years.

Upon a motion by Secretary Warner, seconded by President Jones, the motion carried unanimously, the Commission approved Resolution No. 3540 (Approving Execution of Lease – Morris Civic 2021) submitted on Monday, November 22, 2021.

2. Resolution No. 3541 (Approving Execution of Lease – Potawatomi Zoo Project 2022)

Mr. Rampola, Barnes and Thornburg, Presented Resolution No. 3541 (Approving Execution of Lease – Potawatomi Zoo Project 2022). Mr. Rampola states that the Commission took initial action on this item a couple weeks ago. A notice of public hearing was published for the Community. As mentioned, a couple weeks ago, the lease structure allows the city to utilize the ½ percent of the hotel/motel tax for improvements on the Potawatomi Zoo. The lease has a not to exceed \$420k with a term not to exceed 20 years. This will yield a bond issue of \$6.5M. Mentioned at the previous meeting the hotel/motel limits the Zoo to 20 years whereas the Morris can be up to 25. This lease is for the streets surrounding the zoo. This will let the Zoological Society to update habitats. With Commission's acceptance these will be sold at the beginning of 2022. Commission approval is requested.

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Resolution No. 3541 (Approving Execution of Lease – Potawatomi Zoo Project 2022) submitted on

Monday, November 22, 2021.

3. Budget Request (Western Ave Design)

Mr. Silveus Presented Budget Request (Mishawaka Ave Design).

The request for \$140k would provide funding for 10% design for Phase IV of the Western Avenue project. The current limits would extend from Walnut St. to Taylor Street. The project will consist of similar elements as previous designs. The project aims to continue the success of earlier phases and will consist of similar improvements focused on traffic calming, walkability, pedestrian safety, and overall beautification of the corridor. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Budget Request (Western Ave Design) submitted on Monday, November 22, 2021.

B. River East Development Area

1. Budget Request (Mishawaka Ave Design)

Mr. Silveus Presented Budget Request (Mishawaka Ave Design). This request for \$44k would provide funding for 10% design for Mishawaka Avenue from the Eddy St. ramps to Emerson Dr. to support upcoming proposed streetscape improvements. The overall project aims to calm traffic by road diet, beautify the corridor, support growth, and set up for future improvements to the roadway interaction between Mishawaka Ave./Sample/Eddy St./Northside Blvd Commission approval is requested.

Mr. Corcoran noted that his team has worked on a charrette with Notre Dame on the cloverleaf. It is a great project when envisioning what would the area look like with the cloverleaf and how much land would we get back for development along the riverfront. We are looking to work with the Federal Government on what we call freeways without a future. The cloverleaf was built to help workers facilitate their way to Studebaker plant but opened after the plant shut down. Its purpose was never realized so it cuts off better areas that need to be realized.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Budget Request (Mishawaka Ave Design) submitted on Monday, November 22, 2021.

6. Progress Reports

A. Tax Abatement

B. Common Council

C. Other

1. Secretary Warner asked for an update on the Notice of Default on the River Race Townhomes at Niles and Jefferson.

Council Kennedy states that she was not in the meeting with the Mayor, Mr. Garces, and the developer. She understands that they discussed the project.

Staff member Brazinsky states that she will ask Mr. Garces to provide an update at a future meeting.

7. Next Commission Meeting:

Thursday, December 9, 2021, 9:30 a.m.

8. Adjournment

Monday, November 22, 2021, 10:02 a.m.

Troy Warner, Secretary

Marcia Jones, President