



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

January 13, 2022 – 9:30 am
<https://tinyurl.com/RDC11322>

Presiding: Marcia Jones, President

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 Eli Wax, Commissioner Vivian Sallie, Commissioner Leslie Wesley, Commissioner	
Members Absent:		
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Tim Corcoran Amanda Pietsch Angelina Billo Zach Hurst Kyle Silveus Brian Donoghue Laura Althoff Mark Petersen Ed Semmler	DCI DCI DCI Engineering Engineering IT Building WNDU South Bend Tribune

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, December 9, 2021**

Upon a motion by Commissioner Sallie, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, December 9, 2021.

3. Approval of Claims

- **Claims Submitted for December 9th, December 16th, December 22nd, and December 30th, 2021**

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims for December 9th, December 16th, December 22nd, and December 30th, 2021, submitted on Thursday, January 13, 2022.

4. Old Business

5. New Business

A. Administrative

1. **Resolution No. 3542 (2022 Meeting Schedule RDC)**

Ms. Brazinsky presented Resolution No. 3542 which sets the Redevelopment Commission dates and times for 2022. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Resolution No. 3542 (2022 Meeting Schedule RDC) submitted on Thursday, January 13, 2022.

B. River West Development Area

1. **Resolution No. 3543 (Conveying Palais Morris PAC to RDA)**

Ms. Kennedy Presented Resolution No. 3543 (Conveying Palais Morris PAC to RDA). This is a resolution that is ancillary to the bond resolution you have seen the last few months regarding the Morris Performing Arts Center. The Redevelopment Commission will need to transfer the property to the Redevelopment Authority. The Redevelopment Authority will be leasing the property back to the Redevelopment Commission and paying on the bond. The property needed to be transferred prior to the bond execution that is expected in March 2022. Commission approval is requested.

Upon a motion by Commissioner Sallie, seconded by Vice-President Inks, the motion carried unanimously, the Commission Resolution No. 3543 (Conveying Palais Morris PAC to RDA) submitted on Thursday, January 13, 2022.

C. Douglas Road Development Area.

1. Douglas Road Request

Ms. Pietsch Presented a Douglas Road Request. This is a budget request regarding Resolution No. 3530 that was passed last year reimbursing the sewer rehab capital fund for the Douglas Road lift station replacing or moving it. We received in December property tax collection. We are requesting budget of \$178,553 to re-pay a portion of that obligation. That will leave \$30,594.13 of the obligation. If collections stay consistent, we assume we can fulfill the obligation with the June collection of property tax and we will report back at that time. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Douglas Road Request submitted on Thursday, January 13, 2022.

D. Pokagon Fund

1. Pokagon Fund Report

Mr. Donoghue Presented a Pokagon Fund Report. At the end of 2021, the city received payment In Lieu of Taxes to the City and to the South Bend Redevelopment Commission by bank wire transfer. This is part of the interlocal agreement put in place prior to the casino being built. Due to accommodations made for the health and economic crises, the 2020 payment was \$949,511. For the 2021 fiscal period, the Payment in Lieu of Taxes is \$1,411,877.32, in accordance with the calculations specified in the Local Agreement.

Early 2022 programming planned for this funding includes initiatives to support workforce/job-training transportation, affordable-quality childcare, and immigration support. Additional initiatives aimed at contributing to the improvement of educational opportunities or addressing poverty and unemployment in the city will be brought for consideration by RDC throughout 2022.

Secretary Warner asked what 2019 number was as he wants to know if 2020 was far off the 2019 numbers.

Mr. Donoghue states he will get the number and send it to the commissioners, but he believes it was \$1M.

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, January 27, 2022, 9:30 a.m.

8. Adjournment

Thursday, January 13, 2021, 9:46 a.m.

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Troy Warner, Secretary

Marcia Jones, President