



South Bend

# Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

## Agenda

Regular Meeting, March 10, 2022 – 9:30 a.m.

<https://tinyurl.com/RDC31022>

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### 1. Roll Call

### 2. Approval of Minutes

- A. Minutes of the Regular Meeting of Thursday, February 10, 2022

### 3. Approval of Claims

- A. Claims Allowance Request 02.16.22
- B. Claims Allowance Request 02.22.22
- C. Claims Allowance Request 02.28.22
- D. Claims Allowance Request 03.04.22

### 4. Old Business

### 5. New Business

#### A. Redevelopment Fund

- 1. MOU (Unity Gardens)

#### B. South Side Development Area

- 1. Budget Request (Fire Station 8)

#### C. River East Development Area

- 1. Professional Service Agreement TIF Legal Description (Danch Harner)

#### D. Administrative

- 1. Professional Service Agreement TIF Financial Analysis (Baker Tilly)

### 6. Progress Reports

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

### 7. Next Commission Meeting:

Thursday, March 24, 2022, 9:30 am

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | [www.southbendin.gov](http://www.southbendin.gov)



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

February 10, 2022 – 9:30 am  
<https://tinyurl.com/RDC021022>

Presiding: Marcia Jones, President

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

**1. ROLL CALL**

Members Present:	Marcia Jones, President Troy Warner, Secretary Eli Wax, Commissioner Vivian Sallie, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Don Inks, Vice-President	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq. Jenna Throw, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Angelina Billo Elizabeth Maradik Amanda Pietsch Laura Althoff Daniel Parker Benjamin Dougherty Kara Boyles Zach Hurst Leslie Biek Charlotte Brach Caleb Bauer Conrad Damian Ed Semmler Mark Petersen Dave Banik Greg Jones Tyler Woods	DCI DCI DCI DCI DCI Admin & Finance Admin & Finance Engineering Engineering Engineering Engineering Mayor's Office Resident South Bend Tribune WNDU Miami Hills

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, January 27, 2022**

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, February 10, 2022.

## 3. Approval of Claims

- **Claims Submitted for February 1, 2022**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims for February 1, 2022, submitted on Thursday, January 27, 2022.

## 4. Old Business

## 5. New Business

### A. Administrative

#### 1. **Resolution No. 3546 (Amending Special Tax SB Morris Project)**

Ms. Throw Presented Resolution No. 3546 (Amending Special Tax SB Morris Project). This resolution specifies from the previous special tax resolution that only cash amounts in the reserve fund would be considered whether to levy that set out in that resolution. This change comes from our tax surety. Commission approval is requested.

Secretary Wax noted that at the last meeting a decision on surety had not been made. Does this mean that the surety decision is made to get a bond set?

Ms. Throw noted that is correct; we aren't counting the police just the cash.

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Resolution No. 3546 (Amending Special Tax SB Morris Project) submitted on Thursday, February 10, 2022.

#### 2. **Resolution No. 3547 (Amending Special Tax Potawatomi Zoo Project)**

Ms. Throw Presented Resolution No. 3547 (Amending Special Tax Potawatomi Zoo Project). This resolution specifies from the previous special tax resolution that only cash amounts in the reserve fund would be considered whether to levy that set out in that resolution. This change comes from our tax surety. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by President Jones, the motion carried unanimously, the Commission approved Resolution No. 3547

(Amending Special Tax Potawatomi Zoo Project) submitted on Thursday, February 10, 2022.

## **B. South Side Development Area**

### **1. Development Agreement (Miami Hills Project)**

Ms. Maradik Presented Development Agreement (Miami Hills Project). This Development Agreement is for the Miami Hills Apartments. The property is a HUD subsidized affordable housing property with 150 units housing some of the most vulnerable of our community's population that has significant tenancy and property issues for over 30 years. HUD has helped facilitate an owner that can handle the complex and its challenges. By late 2020 Infinity RE II took ownership. They have been diligent and responsive to the city as well as the tenancy issues and repairs. They have been building a more communitive and responsive relationship with the tenants. Support to this is critical to the residents as well as the broader surrounding community because affordable housing in good repair that has consistent maintenance is important to the vitality of communities.

Commissioner Wax asked about the city's commitment to the property.

Ms. Maradik responded the city will commit to replacing exterior vinyl siding as well as fascia and soffit with the replacement of windows to the property with estimated cost of \$1M.

Commissioner Wax asked what the new owners are investing into the property.

Ms. Maradik states that they have already made quite a bit of improvement with additional on the way.

Greg Jones, IREII owners stated that they appreciate the opportunity to help this section 8 community. So far, they have spent \$2.6M. That does not include what they have done in operation cost which is approximately \$1.3 and did not take a single dollar in profit in 2021. All cash flow was put back into the property. They have done 100% interior rehab. They have cleaned up over 400 code violations and handled exterior improvements that were necessary for health and safety. Crime is the biggest hurdle they are dealing with. The 1<sup>st</sup> time they arrived on the property they were met by SWAT Team. They now have license plate readers.

Dave Banik, IREII continued the conversation with an explanation of Watch Tower. They are working with a 3<sup>rd</sup> party group called Watch Tower Security that owns the camera system installed. They strategically placed cameras throughout the property which they can pull footage from at any time. The company permanently stores the footage. They can request as many views as they want which helps get them ahead of lease violations, code violations and crime on site. The license plate reader helped them provide assigned parking as well as assigned guest spots. This way they know who has entered the property and who is leaving the property of ensuring the property.

Commissioner Wax asked if there have been positive results from the security upgrades.

Mr. Banik states that yes, the assigned parking has been good, and the security has helped with the leases. The police department has access to the camera system and can pinpoint activity prior to walking onto the property so they are not walking in blind.

Mr. Jones, states both HUD and the local police department have seen significant improvement and they have not had a material event since they've owned it. The partner is expensive but worth it even in things that the sidewalks are clear and salted for resident safety.

Santiago Garces states that this has been a collaborative effort with work across multiple administrations with members across the councils responding to the situations. The owners have made the improvements and public safety as promised. We feel comfortable enough to partner with IREll in providing funds to make further improvements to the property.

Commissioner Wax thanks everyone for answering his questions. He knows this property has been a struggle in the past and appreciates the efforts to bring the property into a safer and more livable environment.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Development Agreement (Miami Hills Project) submitted on Thursday, February 10, 2022.

## **C. Multiple Development Areas**

### **1. Budget Request (2022 Annual Paving)**

Ms. Boyles Presented Budget Request (2022 Annual Paving). The mayor allocated funds in the budget for implementation of the 2022 Annual Paving Program, which is part of our three (3) year strategic plan, also known as "Rebuilding Our Streets". We are doing over \$9M in investments this year into our streets. This piece of TIF will help to make this happen. We will have contractor as well as internal projects paving and crack sealing. The TIF dollars will be all throughout the city.

The overall request is for \$2.5M in River West, \$55,000 in River East, \$1.13M in South Side and \$118,000 in West Washington totaling \$3.803,000.

This request will help fund the paving and reconstruction of streets in all four (4) TIF districts as identified above. These funds will contribute to every aspect of this year's plan (i.e., contractor bids for paving, community crossings, etc.).

Commissioner Wax asked if the amount allocated are prorated based on the amount of work being done in each district.

Ms. Boyles replied that is correct. They are prorated across every project.

Upon a motion by Commissioner Sallie, seconded by President Jones, the motion carried unanimously, the Commission approved Budget Request (2022 Annual Paving) submitted on Thursday, February 10, 2022.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, February 24, 2022, 9:30 a.m.

**8. Adjournment**

Thursday, February 10, 2021, 9:52 a.m.

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Troy Warner, Secretary

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Marcia Jones, President



**City of South Bend**  
**Department of Administration & Finance**  
**Claims Allowance Request**

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Wednesday, February 16, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0031806	\$10,495.54
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$10,495.54</u>

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 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 10,495.54

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

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Name:



**Expenditure approval**RDC Payments-2/15/22 Pymt Run  
GBLN-0031806**Payment method:** ACH-Total  
**Voucher:** RDCP-00003415  
**Payment date:** 2/15/2022

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Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001722	UNITED CONSULTING	1640745	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	1/14/2022	\$2,250.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640746	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	2/11/2022	\$1,455.86	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640661	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	2/11/2022	\$2,158.85	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640660	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	1/14/2022	\$3,860.20	324-10-102-121-443001-- PROJ00000018	PO-0000011

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00003614  
**Payment date:** 2/15/2022

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Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001074	MENARDS	48108	Laminate	11/20/2021	\$680.73	430-10-102-121-443001-- PROJ00000057	PO-0012603

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00003615  
**Payment date:** 2/15/2022

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Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001074	MENARDS	48393	Counter Laminate sheet	11/26/2021	\$89.90	430-10-102-121-443001-- PROJ00000057	PO-0012603

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**City of South Bend**  
**Department of Administration & Finance**  
**Claims Allowance Request**

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, February 22, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0032173	\$26,727.17
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$26,727.17</u>

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 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 26,727.17

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
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Date:

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**Expenditure approval**

RDC Payments-2/22/22 Pymt Run

GBLN-0032173

**Payment method:** ACH-Total  
**Voucher:** RDCP-00003815  
**Payment date:** 2/22/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	139022	Design Services	3/2/2022	\$2,000.00	429-10-102-121-431002-- PROJ00000167	PO-0005886

**Payment method:** ACH-Total  
**Voucher:** RDCP-00003816  
**Payment date:** 2/22/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000222	BLACK & VEATCH CORPORATION	1362116	NAICS	2/25/2022	\$89.25	430-10-102-121-431002--	

**Payment method:** ACH-Total  
**Voucher:** RDCP-00003817  
**Payment date:** 2/22/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001061	MCCORMICK ENGINEERING LLC	220102	Blackthorn Drainage Study	3/3/2022	\$11,340.00	324-10-102-121-431002-- PROJ00000291	PO-0011661

**Payment method:** CHK-Total  
**Voucher:** RDCP-00003818  
**Payment date:** 2/22/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00001074	MENARDS	48155	Cabinets	11/21/2021	\$722.92	430-10-102-121-443001-- PROJ00000057	PO-0012603
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**Payment method:** ACH-Total  
**Voucher:** RDCP-00003819  
**Payment date:** 2/22/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00005109	Electric Housing LLC	1026	Training / Small Business Dev Pokagon	3/2/2022	\$1,575.00	433-10-102-123-439300--	PO-0011034

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**Payment method:** ACH-Total  
**Voucher:** RDCP-00003820  
**Payment date:** 2/22/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00006617	RATIO Architects, LLC	2106200032157	Design Study	3/2/2022	\$11,000.00	324-10-102-121-431002-- PROJ00000303	PO-0011922

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**City of South Bend  
Department of Administration & Finance  
Claims Allowance Request**

To: South Bend Redevelopment Commission  
From: Daniel Parker, City Controller  
Date: Monday, February 28, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0031213	\$53,086.00
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$53,086.00</u>

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Daniel Parker, City Controller

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The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 53,086.00

By: \_\_\_\_\_  
South Bend Redevelopment Commission  
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**Expenditure approval**

RDC Payments-2/8/22 Pymt Run

GBLN-0031213

**Payment method:** CHK-Total  
**Voucher:** RDCP-00003215  
**Payment date:** 2/8/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000044	AECOM TECHNICAL SERVICES	2000581993	Final South Shore Study Billing	2/17/2022	\$187.90	324-10-102-121-431002-- PROJ00000125	PO-0014670

**Payment method:** CHK-Total  
**Voucher:** RDCP-00003216  
**Payment date:** 2/8/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000476	DONOHUE & ASSOCIATES	1398503	Water Booster Pump Station Design	2/18/2022	\$5,080.00	430-10-102-121-431002-- PROJ00000032	PO-0012147

**Payment method:** CHK-Total  
**Voucher:** RDCP-00003217  
**Payment date:** 2/8/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000947	KIL ARCHITECTUR E PLANNING	3	PSA for Sibley Center	2/18/2022	\$2,491.39	324-10-102-121-443001-- PROJ00000252	PO-0009095

**Payment method:** CHK-Total  
**Voucher:** RDCP-00003218  
**Payment date:** 2/8/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00001471	SELGE CONSTRUCTIO N CO INC	APP #5	Colfax Lift Station Improvements	2/13/2022	\$22,453.22	429-10-102-121-444000-- PROJ00000117	PO-0003119
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**Payment method:** ACH-Total  
**Voucher:** RDCP-00003219  
**Payment date:** 2/8/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001518	SMITHGROUP INC	159477	Final Design for Seitz Park Trails to Howard Park	1/21/2022	\$14,553.49	324-10-102-121-444000-- PROJ00000079	PO-0006606
V-00001518	SMITHGROUP INC	159555	Final Design for Seitz Park Trails to Howard Park	1/26/2022	\$5,530.00	324-10-102-121-444000-- PROJ00000079	PO-0006606
V-00001518	SMITHGROUP INC	157309	Final Design for Seitz Park Trails to Howard Park	10/23/2021	\$690.00	324-10-102-121-444000-- PROJ00000079	PO-0006606

**Payment method:** ACH-Total  
**Voucher:** RDCP-00003220  
**Payment date:** 2/8/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00005109	Electric Housing LLC	1022	Training / Small Business Dev Pokagon	1/30/2022	\$2,100.00	433-10-102-123-439300--	PO-0011034



**City of South Bend  
Department of Administration & Finance  
Claims Allowance Request**

To: South Bend Redevelopment Commission  
From: Daniel Parker, City Controller  
Date: Friday, March 4, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0032435	\$177,786.83
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$177,786.83</u>

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Daniel Parker, City Controller

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The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 177,786.83

By: \_\_\_\_\_  
South Bend Redevelopment Commission  
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Date:

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**Expenditure approval**RDC Payments  
GBLN-0032435**Payment method:** CHK-Total  
**Voucher:** RDCP-00004015  
**Payment date:** 3/1/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000982	LAWSON-FISHER ASSOCIATES	202135102220169	PSA for 10% Design Services	3/2/2022	\$20,095.00	429-10-102-121-431002-- PROJ00000308	PO-0013618
V-00000982	LAWSON-FISHER ASSOCIATES	202018202220145	Olive Street Reconstruction Phase 2	3/2/2022	\$986.70	324-10-102-121-431002-- PROJ00000059	PO-0006602
V-00000982	LAWSON-FISHER ASSOCIATES	202135102211276	PSA for 10% Design Services	1/30/2022	\$49,685.00	429-10-102-121-431002-- PROJ00000308	PO-0013618

**Payment method:** CHK-Total  
**Voucher:** RDCP-00004016  
**Payment date:** 3/1/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001212	NORFOLK SOUTHERN RAILWAY COMPANY	92416124	RR Review	2/6/2022	\$5,819.29	324-10-102-121-442001-- PROJ00000059	PO-0004360

**Payment method:** CHK-Total  
**Voucher:** RDCP-00004017  
**Payment date:** 3/1/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001422	ROBERT HENRY CORP	APP #1	100 S Michigan Tree Grate Project	2/25/2022	\$74,028.02	324-10-102-121-442001-- PROJ00000288	PO-0013007

**Payment method:** ACH-Total

**Voucher:** RDCP-00004018  
**Payment date:** 3/1/2022

<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00001518	SMITHGROUP INC	160176	Final Design for Seitz Park Trails to Howard Park	2/25/2022	\$7,830.87	324-10-102-121-444000-- PROJ00000079	PO-0006606
V-00001518	SMITHGROUP INC	156606	Final Design for Seitz Park Trails to Howard Park	9/24/2021	\$13,685.00	324-10-102-121-444000-- PROJ00000079	PO-0006606
V-00001518	SMITHGROUP INC	157308	Final Design for Seitz Park Trails to Howard Park	10/23/2021	\$4,312.65	324-10-102-121-444000-- PROJ00000079	PO-0006606
V-00001518	SMITHGROUP INC	157763	Final Design for Seitz Park Trails to Howard Park	11/13/2021	\$1,344.30	324-10-102-121-444000-- PROJ00000079	PO-0006606

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# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: 3/10/2022

FROM: Santiago Garces

SUBJECT: Donation to Unity Gardens

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

APPROVED       Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington **Pokagon**

PURPOSE OF REQUEST: Support Unity Gardens on their Accessibility and Inclusion Project

### Specifics:

Unity Gardens plans on improvements to their garden in the west part of the City. This non-profit grows free vegetables and fruits that can be picked by those in need. The \$80,000 from the Pokagon fund would receive a \$160,000 match from St. Joseph County, enhancing access to this critical asset in our community.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\_\_\_\_; Break down:

Costs: Engineering Amt: \_\_\_\_\_; Other Prof Serv Amt \_\_\_\_\_;

Acquisition of Land/Bldg (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\_\_\_;

Building Imp Amt \_\_\_\_\_; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_

\_\_\_\_\_. Going to BPW for Contracting? Y/N

Is this item ready to encumber now? \_\_\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: March 10, 2022  
FROM: Kara Boyles, City Engineer  
SUBJECT: Budget Request (Fire Station 8)

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

APPROVED       Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle one) River West; River East; South Side; West Washington; Douglas Road; RDC General

\*Funds are subject to the City Controller's determination of availability, if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

#### Purpose of Request:

This request will provide funding for the replacement of the existing Fire Station 8. Like many older stations, Fire Station 8 was designed for only male occupants. This project will provide a safe and equitable living facility for all members while on the job, living and working in the station.

This request, in the amount of \$3M from the South Side TIF, will fund the design and construction of a new Station 8. The construction timeline anticipates occupancy of the new station in late 2023/early 2024. The initial phase of the project will include neighborhood engagement.

INTERNAL USE ONLY: Project ID: PROJ \_\_\_\_\_ 122- \_\_\_\_\_ ;

Total Amount – New Project Budget Appropriation \$3,000,000 \_\_\_\_\_ ;

Total Amount – Existing Project Budget Change (increase or decrease) \$ \_\_\_\_\_ ;

Funding Limits: Engineering: \$ \_\_\_\_\_ ; Other Prof Serv Amt \$ \_\_\_\_\_ ;

Acquisition of Land/Bldg (circle one) Amt: \$ \_\_\_\_\_ ; Street Const Amt \$ \_\_\_\_\_ ;

Building Imp Amt \$ \_\_\_\_\_ ; Sewers Amt \$ \_\_\_\_\_ ; Other (specify) Amt \$ \_\_\_\_\_



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 10, 2022  
FROM: Tim Corcoran  
SUBJECT: TIF Legal Description Professional Services

\_\_\_\_\_ Pres/V-Pres  
 ATTEST: \_\_\_\_\_ Secretary  
 Date: \_\_\_\_\_  
 APPROVED       Not Approved  
 SOUTH BEND REDEVELOPMENT COMMISSION

Which TIF? (circle one) River West; **River East**; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: TIF Legal Description- Professional Services Agreement

Danch Harner and Associates has submitted a professional services agreement to prepare a legal description for the proposed expansion of the River East TIF.

Staff requests approval of this professional services agreement in a not to exceed amount of \$1,500.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;  
 Total Amount **new**/change (inc/dec) in budget: 1500 \_\_\_\_\_; Break down:  
 Costs: Engineering Amt: \_\_\_\_\_; Other Prof Serv Amt \_\_\_\_\_;  
 Acquisition of Land/Bldg (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\_\_\_;  
 Building Imp Amt \_\_\_\_\_; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_  
 \_\_\_\_\_ . Going to BPW for Contracting? Y/N  
 Is this item ready to encumber now? \_\_\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_





# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: March 10, 2022  
FROM: Tim Corcoran  
SUBJECT: Professional Services Agreement  
(TIF Financial Analysis Baker Tilly)

\_\_\_\_\_ Pres/V-Pres  
 ATTEST: \_\_\_\_\_ Secretary  
 Date: \_\_\_\_\_  
 APPROVED       Not Approved  
 SOUTH BEND REDEVELOPMENT COMMISSION

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: TIF Expansion Professional Service Contract

Specifics: The professional services proposal from Baker Tilly is to provide analytical services for the proposed TIF realignment. These services include:

- Analyzing the boundaries of the existing and amended TIF Area and potential assessed value impacts of proposed new construction/demolition projects within the amended TIF Area.
- Providing information required by the Client’s attorney for preparing resolutions and other legal documents required to amend or expand the TIF Area, if needed.
- Preparing an analysis and a statement disclosing the impact of the amended TIF Area upon the overlapping taxing units (the “Impact Statement”) and facilitate the delivery of the Impact Statement to the overlapping taxing units.
- As requested, meeting with representatives of the overlapping taxing units to discuss questions, comments or concerns and attend meetings and/or required public hearings to explain the impact of the amendment or expansion of the TIF Area and to address any questions.
- Providing periodic Services (Municipal Advisory and Consulting) on an “As Requested” Basis

Staff requests approval of this professional services agreement in a not to exceed amount of \$10,000.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;  
 Total Amount new/change (inc/dec) in budget: \_\_\_\_\_; Break down:  
 Costs: Engineering Amt: \_\_\_\_\_; Other Prof Serv Amt \_\_\_\_\_;  
 Acquisition of Land/Bldg (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\_\_\_;  
 Building Imp Amt \_\_\_\_\_; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_  
 \_\_\_\_\_ . Going to BPW for Contracting? Y/N  
 Is this item ready to encumber now? \_\_\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_