



South Bend

# Redevelopment Commission

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

## Agenda

Regular Meeting, March 24, 2022 – 9:30 a.m.

<https://tinyurl.com/RDC32422> or County-City Building 13th Floor BPW Conference Room

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- 1. Roll Call**
- 2. Approval of Minutes**
  - A. Minutes of the Regular Meeting of Thursday, March 17, 2022
- 3. Approval of Claims**
  - A. None
- 4. Old Business**
- 5. New Business**
  - A. Redevelopment Fund
    1. Budget Request (United Way)
  - B. River West Development Area
    1. Assignment and Assumption (1400-1408 Main Street)
- 6. Progress Reports**
  - A. Tax Abatement
  - B. Common Council
  - C. Other
- 7. Next Commission Meeting:**

Thursday, April 14, 2022, 9:30 am



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 RE-SCHEDULED REGULAR MEETING**

March 17, 2022 – 9:00 am

<https://tinyurl.com/RDC31722> or DCI Conference Room 14<sup>th</sup> Floor

Presiding: Marcia Jones, President

The meeting was called to order at 9:30 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President - Virtual Don Inks, Vice-President – In Person Troy Warner, Secretary – In Person	
Members Absent:	Eli Wax, Commissioner Vivian Sallie, Commissioner Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Tim Corcoran Kara Boyles Zach Hurst Sara Stewart	DCI DCI Engineering Engineering Unity Gardens

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, February 10, 2022**

Secretary Warner noted a change in the minutes of 2/10/22; under new business in the 2<sup>nd</sup> paragraph, it should read Secretary Warner.

Upon a motion by Vice-President Inks, seconded by Secretary Warner, 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 16, February 22, February 28, and March 4, 2022**

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims February 16, February 22, February 28, and March 4, 2022, submitted on Thursday, March 17, 2022.

## 4. Old Business

## 5. New Business

### A. Redevelopment Fund

#### 1. MOU (Unity Gardens)

Mr. Garces Presented an MOU (Unity Gardens). We are excited to present to you a grant fund request from the Redevelopment Fund with one of the requirements being to elevate poverty within the city. We have been working with Sara Stewart, Executive Director, and Founder of Unity Gardens to improve the access to make it easier for those with disabilities or need an easier way to go into the gardens and pick. Staff is recommending approval of \$80k TIF Redevelopment Fund. This will help secure a match in funds from the County. Commission approval is requested.

Sara Stewart, Unity Gardens spoke to a PowerPoint presentation. Ms. Stewart explained how Unity Gardens came to fruition stemming from her nursing knowledge and the health/wellness of her patients. It started with 5 people and the collaboration grew. The vision has always been to grow a lot of fresh food. There are between 20 and 60 gardens throughout the area. It is a place where diverse people can come together. The mission is to promote wellness through connecting our community to healthy food, nature, and one another. Unity Gardens handout food to the hungry but also provides a hand-up opportunity in education. We teach people to garden, cook and plant with approximately 100 classes per year.

In 2020 Unity Gardens grew over 180,000 lbs. of produce. The South Bend Farmer's Market helps to support 1/3 of the revenue. The gardens exist on grants

and donations. The Welcome Center will include restrooms, smooth level pathways, custom raised beds, and a parking lot. The new pathways and parking will let people with disabilities from every level access even the chickens and goats. This will help us grow future generations and we are very excited to the trajectory that everyone has helped us to achieve. Sara let the Commissioner's know how they can help in supporting Unity Gardens.

Vice-President Inks noted that he sits on the board for Unity Gardens but does not receive any monetary value.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved MOU (Unity Gardens) submitted on Thursday, March 17, 2022.

## **B. River East Development Area**

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

Mr. Corcoran Presented Professional Services Agreement TIF Legal Description (Danch Harner). This request is in the amount of \$15k to amend the River East TIF area. The city is looking to capture some of the new developments along US23 north of Edison Road. This will include areas near the new Drive and Shine and Mango Café. The boundary has not been determined at this time; there are 50 to 100 parcels being investigated. The findings will help provide the legal description needed. Commission Approval is requested.

Secretary Warner asked what the process is for changing a TIF District.

Mr. Corcoran replied staff will present at RDC in the future with a Resolution to begin the process. We will then go through two public meetings near the proposed TIF boundary change areas, onto planning commission, council and then back to RDC for final approval.

Mr. Garces noted that the studies will give us information on the impact of the proposed change areas.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Professional Services Agreement TIF Legal Description (Danch Harner) submitted on Thursday, March 17, 2022.

### **2. Professional Service Agreement TIF Financial Analysis (Baker Tilly)**

Mr. Corcoran Presented Professional Services Agreement TIF Financial Analysis (Baker Tilly). This request will be to analyze the boundaries of the amending TIF area and potential financial impacts. Preparing an analysis and a statement disclosing the impact of the amended TIF Area upon the overlapping taxing units and facilitate the delivery of the impact. Public hearings/meetings will take place and help us understand the taxing unit. The request is for a not to exceed amount of \$10k. Commission Approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Professional Services Agreement TIF Financial Analysis (Baker Tilly) submitted on Thursday, March 17, 2022.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, March 24, 2022

**8. Adjournment**

Thursday, March 17, 2022, 9:37 a.m.

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Troy Warner, Secretary

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Marcia Jones, President



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: March 24, 2022  
FROM: Santiago Garces  
SUBJECT: Funding Request: United Way Programs

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

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

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

APPROVED       Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle one) River West; River East; South Side; Douglas Road; West Washington; 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:** Disbursement of funds for programmatic collaboration between City of South Bend and United Way of St Joseph County

Specifics: Requesting \$200K from Redevelopment Commission-controlled Pokagon fund

Request for funding is related to the continued strategic partnership between the City of South Bend and the United Way of St. Joseph County that aspires to make affordable, high-quality 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.

The UW Quality Improvement Grants program was designed to increase the number of designated "high-quality" early childhood education providers within the City of South Bend, and by so doing also increase the number of State-funded early childhood education scholarships available to children in the City of South Bend. Program goals are to:

- (a) provide financial and technical support for eligible providers to implement service improvements that will positively impact quality ratings on the Indiana "Paths to Quality" rating system. Service improvements can include physical space improvements, tuition funding for teachers, materials, and other expenditures deemed appropriate by the Organization in coordination with the city.
- (b) prioritize providers in areas of South Bend with limited access to high-quality early childhood education.
- (c) monitor Program impact on providers and South Bend early childhood landscape.

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

Total Amount – New Project Budget Appropriation \$200,000 \_\_\_\_\_;

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

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### Redevelopment Commission Agenda Item

DATE: March 23, 2022

FROM: Andrew Netter, Senior Planner

SUBJECT: Consent of Assignment and Assumption of Contract for Sale of Land for Private Development

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

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#### PURPOSE OF REQUEST:

On June 15, 2001 the Redevelopment Commission entered into a contract for the sale of four City owned parcels in the 1400 Block of S. Main St. (018-8005-0237, 018-8005-023702, 018-8005-023701, 018-8005-0238) to the T. George Podell Company.

As part of the contract the George Podell Co. agreed to certain post-closing property improvements. The George Podell Co. did not complete the agreed upon property improvements and now wishes to assign certain improvement obligations to 1400 – 1408 Main St., LLC. as part of the sale of 1400 – 1408 S. Main St.

The City in cooperation with the new purchasing party, 1400 – 1408 S. Main St. wishes to consent to the assignment and assumption of the contract from George Podell Co. to 1400 – 1408 S. Main St., LLC.

As part of the assignment and assumption agreement, 1400 – 1408 S. Main St., LLC. (the assignee) will be responsible for the following: removing the northernmost curb cut of the property facing onto Main St., installing landscaping and restoring the tree lawn area where the curb-but and drive were previously located, and working with Burkhart Advertising for the removal of the two-tiered billboard on the property. Additionally, the assignee agrees to the following additional responsibilities: installing new curb and sidewalk where the curb and drive

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were previously located, the assignee will not enter into any negotiations with Burkhart Advertising or any other company that would, in any way, allow for the continuation of the two-tiered billboard on the property past the existing agreement expiration date in 2031, and the assignee will bring the fencing on the south side of the building into compliance with City ordinances. The assignee has committed to completing these obligations within twelve months of closing on the property, with the exception of the removal of the billboard which will occur in 2031.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;  
Total Amount new/change (inc/dec) in budget: \_\_\_-0-\_\_\_\_\_; Breakdown:  
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? \_\_N/A\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_