



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 14th 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 2nd 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

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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.

Troy Warner, Secretary

Marcia Jones, President