



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

April 14, 2022 – 9:00 am

<https://tinyurl.com/RDC41422> or BPW Conference Room 13<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 – In Person Troy Warner, Secretary – In Person Vivian Sallie, Commissioner – In Person	
Members Absent:	Don Inks, Vice-President Eli Wax, Commissioner Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq. Jenna Throw	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Caleb Bauer Joseph Molnar Laura Althoff Chris Dressel Michael Davita Leslie Biek Charlotte Brach Gregg Clae y	DCI - IP DCI - IP DCI - V DCI - V DCI - V DCI - V DCI - V Engineering – V Engineering – V Claey’s Candy

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, March 24, 2022**

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, March 24, 2022.

## 3. Approval of Claims

Claims Allowance Request 03.22.22

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved the Claims Allowance Request 03.22.22 on Thursday, April 14, 2022.

## 4. Old Business

## 5. New Business

### A. River East Development Area

#### 1. Resolution No. 3548 (Expansion Declaratory)

Mr. Dressel presented Resolution No. 3548 (Expansion Declaratory). This Declaratory Resolution begins the process of amending the Development Plan for River East Development Area. Mr. Dressel gave a PowerPoint Presentation to the Commission. By amending this plan to realign the boundary, the Commission will be able to strategically focus its resources on current priorities. Key aspects of the expansion area include – current/future student housing areas east of University of Notre Dame campus and additional segments of the Edison Road and Ironwood Drive commercial corridors. Proposed Schedule dates on this project are: 4/14/22: Redevelopment Commission Declaratory Resolution: 4/18/22: South Bend Plan Commission Resolution to review for alignment with the City's development plan and adopt an approving order: 4/25/22: Common Council – Resolution approving Area Plan's Order and the Commission's Declaratory Resolution: 5/2/22: Upon approval by Area Plan Commission and Common Council, notices will be mailed and published for a public hearing at the Commission's 5/26/22 meeting: 5/17 and 5/19/22: Community meetings inviting property owners to learn about the process and upcoming hearing: 5/26/22: Redevelopment Commission – Confirming Resolution presented for consideration. We are taking a longer view of this area for businesses expanding. We will be adding eighty-eight parcels to this area. For the public hearing portion of RDC, we will have the meeting in Council Chambers in anticipation of a larger crowd.

Mr. Garces states that the main driver of this Resolution is to capture some of the increase of revenue of an additional TIF area. We hope with the funding we can capture more funding to help the future neighborhood plan.

Commissioner Sallie asked where the hearing will be held/open to the public to attend.

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Mr. Dressel states that the location has not been chosen yet.

Secretary Warner asked if we have done an analysis on how much revenue will be captured.

Mr. Garces asked if we had the Umbaugh results of analysis of the fiscal impact.

Mr. Dressel states they are still working on it and will forward the results when they are available.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Resolution No. 3548 (Expansion Declaratory) submitted on Thursday, April 14, 2022.

### **B. River West Development Area**

#### **1. Development Agreement (Claey's Candy)**

Caleb Bauer Presented Development Agreement (Claey's Candy). Today we are presenting to you three agreements for Claey's Candy including a development agreement, memorandum of option and an option to purchase agreement. As you know Claey's has been a staple to the community for many years and has been operating off Taylor Street for decades. They are close to completing their expansion on Nimtz parkway. This new development involves an \$8.1M expansion for the company. To support their move in this development agreement, we are requesting \$93,824 from TIF to assist in the gas utility line. This also includes the memorandum of option and option to purchase agreement and parking lot to the east (attached). This would be less \$550K less the \$93k option price. The parking lot is currently being utilized for SB Cubs games. This will help with future expansion of the stadium. The Department of Community Investment does not have a future use of the building in mind.

Gregg Claey appreciates the city's help especially on Nimtz Parkway which is almost complete. We do not have Nipsco gas yet. When the building is up and running, we look forward to inviting all the Commission out for a tour.

Secretary Warner asked if the 12 month is the time of the agreement with an option to purchase.

Mr. Bauer answered yes.

Mr. Garces states that construction time is a bit messed up, but we are invested to helping the business grow and stay in South Bend.

Secretary Warner asked if anyone is looking at the building.

Mr. Garces states not currently. The parking lot is essential to the stadium. The building is a beautiful historic spot, but we will keep that under RDC control until future notice.

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Commissioner Sallie asked if the city would oversee maintaining the building.

Mr. Garces states that yes. It is a good building. Claeys will be covering remediation.

Mr. Bauer states that Claeys will continue some operation there while transitioning to their new location.

Mr. Claeys states that their new equipment has been delayed a few months, but it may take longer getting to South Bend. He does not see the building being vacated until sometime next year.

Secretary Warner states that Claeys is one of the over 100-year-old businesses in South Bend.

Mr. Claeys responded that it started in 1941 but it all started in his grandfather's garage. They have moved many times to improved locations.

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Development Agreement (Claeys Candy) submitted on Thursday, April 14, 2022.

### 2. **Memorandum of Option (Claeys Candy).**

Caleb Bauer presented Memorandum of Option (Claeys Candy). This item was captured in the above text.

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Memorandum of Option (Claeys Candy). submitted on Thursday, April 14, 2022.

### 3. **Option to Purchase Agreement (Claeys Candy)**

Caleb Bauer Presented Option to Purchase Agreement (Claeys Candy). This item was captured in the above text.

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Option to Purchase Agreement (Claeys Candy) submitted on Thursday, April 14, 2022.

## 6. **Progress Reports**

A. Tax Abatement

B. Common Council

C. Other

1. Caleb Bauer noted that he looks forward to working with the Commission as Santi Garces moves on.
2. Santi Garces states it has been a difficult year, but he believes the future is bright for the city.

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**7. Next Commission Meeting:**

Thursday, April 28, 2022

**8. Adjournment**

Thursday, April 14, 2022, 9:58 a.m.

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Troy Warner, Secretary

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Marcia I Jones, President