



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, August 10, 2023 – 9:30 a.m.

<https://tinyurl.com/RedevelopmentCommission> or BPW Conference Room 13th Floor

1. Roll Call

2. Approval of Minutes

A. None

3. Approval of Claims

A. Claims Allowance 8.01.23

4. Old Business

A. None

5. New Business

A. River West Development Area

1. Budget Request (TRC Lease Agreement)
2. PNA Grocery Store Agreement
3. Accepting 532 Laporte

B. River West and West Washington Development Area

1. Budget Request (MLK Jr. Center RWDA)
2. Budget Request (MLK Jr. Center WWDA)

C. Redevelopment General Fund (Pokagon)

1. Budget Request (YSB)

D. South Side Development Area

1. Budget Request (Rebuilding Our Streets)
2. Budget Request (Fire Station No. 8)

6. Progress Reports

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

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7. Next Commission Meeting:
Thursday, August 24, 2023, 9:30 am



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

To: South Bend Redevelopment Commission
From: Kyle Willis, City Controller
Date: Tuesday, August 1, 2023

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-0060426	\$119,862.87
GBLN-0060913	\$112,432.13
GBLN-0061222	\$6,116,783.50
Total:	<u>\$6,349,078.50</u>

Kyle Willis

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

\$ 6,349,078.50

South Bend Redevelopment Commission

By: _____
Name:

Date:

Attest: _____

Name:

Expenditure approval

RDC Payments-7/25/23 Pymt Run

GBLN-0060426

Payment method: ACH-Total
Voucher: RDCP-00018615
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-0000019	ABONMARCHE CONSULTANTS OF IN	146862	Monroe Circle Demo PSA	7/29/2023	\$10,800.00	324-10-102-121-431000-- PROJ00000440	PO-0024349

Payment method: CHK-Total
Voucher: RDCP-00018616
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000191	BARNES & THORNBURG LLP	3113789	Legal Services Barnes & Thornburg - South Well Field	7/15/2023	\$6,063.00	430-10-102-121-431001-- PROJ00000082	PO-0015761

Payment method: CHK-Total
Voucher: RDCP-00018617
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000222	BLACK & VEATCH CORPORATION	1401205	Amendment #3	7/22/2023	\$5,082.62	324-10-102-121-431002-- PROJ00000056	PO-0005261

Payment method: CHK-Total
Voucher: RDCP-00018618
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00000618	FORUM ARCHITECTS LLC	2212807	MarMain Roof PSA	7/30/2023	\$2,392.50	324-10-102-121-443001-- PROJ00000372	PO-0020013
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Payment method: ACH-Total
Voucher: RDCP-00018619
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001496	SHIVE HATTERY INC	21722018707	Fire Station 8 Final Design	7/30/2023	\$83,429.75	430-10-102-121-431002-- PROJ00000355	PO-0021515

Payment method: ACH-Total
Voucher: RDCP-00018620
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001710	JACOB TITUS	1127	Trust Impact Video	6/1/2023	\$8,000.00	433-10-102-123-439300-- PROJ00000383	PO-0024842

Payment method: CHK-Total
Voucher: RDCP-00018621
Payment date: 7/25/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00011571	Paul R. McDowell, Jr.	3	Web Design Services	7/25/2023	\$4,095.00	433-10-102-123-439300-- PROJ00000383	PO-0024848

Expenditure approval

RDC Payments-8/1/23 Pymt Run

GBLN-0060913

Payment method: ACH-Total
Voucher: RDCP-00018623
Payment date: 8/1/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000243	BOWEN ENGINEERING CORP	APP #10	North WTP Imp	8/6/2023	\$13,665.75	324-10-102-121-443001-- PROJ00000056	PO-0016353

Payment method: ACH-Total
Voucher: RDCP-00018624
Payment date: 8/1/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #4 (Shelter Upgrade)	11/16/2022	\$911.68	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #6 (Pedestrian Counter)	11/16/2022	\$562.14	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #9 (Traffic Loops)	11/16/2022	\$481.37	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #5 (SWQCP Revision for Trail Realignment)	11/16/2022	\$1,712.00	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #7 (KC Tree Remobilization)	11/16/2022	\$4,066.00	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #10 (Addl Construction Engineering)	11/16/2022	\$6,577.83	324-10-102-121-444000-- PROJ00000018	PO-0017721

V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #11 (Woodward Inlet Castings)	11/16/2022	\$401.25	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #12 (Fence at Portage Plaza)	11/16/2022	\$2,835.60	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #13 (Stairway Infill)	11/16/2022	\$7,879.90	324-10-102-121-444000-- PROJ00000018	PO-0017721
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	73585	CO #14 (HMA Patching)	11/16/2022	\$4,494.00	324-10-102-121-444000-- PROJ00000018	PO-0017721

Payment method: ACH-Total
Voucher: RDCP-00018625
Payment date: 8/1/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001933	LYNN WETZEL	93	Commuter's Trust Prof Svs	8/4/2023	\$3,384.61	433-10-102-123-439300-- PROJ00000383	PO-0021586

Payment method: CHK-Total
Voucher: RDCP-00018626
Payment date: 8/1/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00010644	Indiana Dinosaur Museum Inc	7072023	SBCC Grant Indiana Dinosaur Museum	8/6/2023	\$65,460.00	324-10-102-121-441000-- PROJ00000403	PO-0022186

Expenditure approval

RDC Payments-July 2023 Wires

GBLN-0061222

Payment method: Wire-Total
Voucher: RDCP-00018815
Payment date: 7/31/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000187	BANK OF NEW YORK MELLON	8405638400	IBB Special Program Bonds, Series 2011A (TIF A)	7/31/2023	\$885,000.00	324-10-102-121-438100-DS0005-	
V-00000187	BANK OF NEW YORK MELLON	8405638400	IBB Special Program Bonds, Series 2011A (TIF A)	7/31/2023	\$70,449.00	324-10-102-121-438200-DS0005-	
V-00000187	BANK OF NEW YORK MELLON	8405638400	IBB Special Program Bonds, Series 2011A (TIF B)	7/31/2023	\$505,000.00	324-10-102-121-438100-DS0006-	
V-00000187	BANK OF NEW YORK MELLON	8405638400	IBB Special Program Bonds, Series 2011A (TIF B)	7/31/2023	\$40,127.00	324-10-102-121-438200-DS0006-	

Payment method: Wire-Total
Voucher: RDCP-00018816
Payment date: 7/31/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	29693	2015 Eddy St Commons Bonds Lease Rental Payment - Transfer to Fund 752	7/31/2023	\$1,237,000.00	436-10-102-121-452000-DS0054-	
V-00001743	US BANK	2344618	2017 Eddy St Commons Bonds - Transfer to Fund 760	7/31/2023	\$965,250.00	436-10-102-121-452000-DS0163-	
V-00001743	US BANK	2346260	2018 TIF Parks Bond	7/31/2023	\$365,000.00	324-10-102-121-438100-DS0169-	
V-00001743	US BANK	2346260	2018 TIF Parks Bond	7/31/2023	\$127,575.00	324-10-102-121-438200-DS0169-	
V-00001743	US BANK	2344619	2020 TIF Library Bonds	7/31/2023	\$163,882.50	324-00-000-000-102042-DS0210-	

Payment method: Wire-Total
Voucher: RDCP-00018817
Payment date: 7/14/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	29691	2015 Smart Streets Bonds - Transfer to Fund 756	7/14/2023	\$857,000.00	324-10-102-121-452000-DS0135-	

V-00001743	US BANK	29694	2019 South Shore Bonds Lease Rental Payment - Transfer to Fund 352	7/14/2023	\$519,000.00	324-10-102-121-452000-DS0200-
V-00001743	US BANK	29692	2022 Economic Develop Revenue Bonds (Zoo Project) - Transfer to Fund 755	7/14/2023	\$191,000.00	433-10-102-121-452000-DS0222-
V-00001743	US BANK	30452	2022 Morris Performing Arts Center Revenue Bonds - Transfer to Fund 752	7/14/2023	\$190,500.00	433-10-102-121-452000-DS0221-



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: August 10, 2023

FROM: Caleb Bauer, DCI Executive Director

Denise Linn Riedl, Chief Innovation Officer

SUBJECT: 3-year Lease Funding for Technology Resource Center

_____ 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.

Specific request: \$750,000 from River West Development Area

Purpose of Request: Request appropriation of funds to renew a 3-year lease for the Technology Resource Center, which provides space for public meetings and trainings specifically focused on technology-related fields. The space also houses some offices for the Department of Innovation & Technology.

The new lease would allow the City, through the Board of Public Works, to terminate with notice prior to its completion if space is no longer needed.

INTERNAL USE ONLY: Project ID: _____;

Total Amount – New Project Budget Appropriation \$ _____;

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 \$ _____

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CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 8/7/23
FROM: Joseph Molnar
SUBJECT: 2nd Amendment 2401 W Western

_____ 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: Second Amendment to 2401 W Western Purchase Agreement

Specifics: In July 2021, the RDC approved a purchase agreement with Panaderia Y Supermercado for the sale of 2401 W Western with the following terms: building a grocery store of at least 10,000 square feet, building at least two additional tenant spaces, commencing construction within 12 months, completing construction within 36 months, employing at least 25 employees, and using design elements consistent with the City's 2014 West Side Main Streets Plan.

The developer has consistently worked with the City over the past two years to refine the design for the grocery store and tenant spaces as well as being upfront with difficulties on securing a construction partner. Staff is requesting an amendment to the agreement to change the commencement of construction to be within 30 months of the Closing Date and complete construction within 42 months of the Closing Date. No other changes to the agreement are requested. Staff requests approvals of the Second Amendment.

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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

SECOND AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT

This Second Amendment to Real Estate Purchase Agreement (“Second Amendment”) is made effective as of August 10, 2023 (the “Effective Date”), by the City of South Bend, Indiana, Department of Redevelopment, acting by and through its governing body, the South Bend Redevelopment Commission (the “Seller”) and Panaderia y Supermercado San Miguel, Inc., an Indiana corporation with its registered office at 2712 W. Western Ave., South Bend, IN 46619 (“Buyer” and collectively with the Seller, the “Parties”). Each of the Parties may be referred to in this Amendment as a “Party.”

Recitals

- A. The Parties entered into a Real Estate Purchase Agreement, dated July 8, 2021, as amended by a First Amendment to Real Estate Purchase Agreement, dated July 28, 2022 (collectively, the “REPA”), in which the Seller agreed to sell and the Buyer agreed to purchase and develop certain real property located at 2401 W. Western Ave., South Bend, Indiana (the “Property”).

- B. The Parties desire to modify certain portions of the REPA.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and promises contained in this Second Amendment and the REPA and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

- 1. Section 11.B.i of the REPA shall be deleted in its entirety and replaced with the following:
 - (i) Commence construction of the project within 30 months of the Closing Date;

- 2. Section 11.B.ii of the REPA shall be deleted in its entirety and replaced with the following:
 - (ii) Complete construction of the project within 42 months of the Closing Date;

- 3. Unless expressly modified by this Second Amendment, the terms and provisions of the REPA remain in full force and effect.

- 4. Capitalized terms used in this Second Amendment will have the meanings set forth in the REPA unless otherwise stated herein.

IN WITNESS WHEREOF, the undersigned have executed this Second Amendment as of the date set forth after their signatures.

BUYER:

Panaderia Y Supermercado San Miguel, Inc.,
an Indiana corporation

By: _____

Printed: _____

Its: _____

Dated: _____

SELLER:

South Bend Redevelopment Commission

By: _____
Marcia I. Jones, President

ATTEST:

Vivian Sallie, Secretary

Date: August 10, 2023



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 8/4/23
FROM: Joseph Molnar
SUBJECT: Transfer of 534 LaPorte Ave.

_____ 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: Transfer of 534 LaPorte Ave. from BPW to RDC

Specifics: The City acquired 534 LaPorte Ave – a small former pumping station – in 2017 through the Board of Public Works. Since then, the City has removed all former gas tanks on the property.

There has been some minor interest in redeveloping the property from the public. Staff believes that the Redevelopment Commission is the better entity to guide the redevelopment of the site rather than the Board of Public Works. This resolution accepts the property from the BPW which has approved a resolution transferring the property.

Staff recommends approval.

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 \$ _____

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RESOLUTION NO. _____

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
ACCEPTING THE TRANSFER OF REAL PROPERTY FROM
THE SOUTH BEND BOARD OF PUBLIC WORKS**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) is the governing body of the City of South Bend, Indiana (the “City”), Department of Redevelopment and exists and operates pursuant to Indiana Code Section 36-7-14 (the “Act”); and

WHEREAS, the South Bend Board of Public Works (the “Board”) exists and operates pursuant to Indiana Code Section 36-4-9-5, holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3, and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the Board owns one parcel of real property in the River West Development Area of the City at 534 La Porte Ave., which is more particularly described on Exhibit A (the "Property"); and

WHEREAS, pursuant to declaratory resolutions previously adopted and amended from time to time, the Commission has declared a certain area of the City known as the “River West Development Area” as a redevelopment area and an allocation area under the Act and approved an economic development plan for the Area; and

WHEREAS, the Commission desires to obtain title to the Property to encourage the redevelopment of the property and for any other purpose authorized by the Act; and

WHEREAS, the Board approved the conveyance of the Property pursuant to its Resolution 36-2023 at its regular meeting held on July 25, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby accepts the conveyance of the Property from the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed substantially similar to the document attached hereto as Exhibit B, conveying all of the Board’s right, title, and interest in the Property to the Commission.

2. The Commission authorizes Joseph Molnar of the City’s Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission’s acceptance of the Property.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on August 10, 2023.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Vivian Sallie, Secretary

EXHIBIT A
Legal Description

Parcel No. 71-08-02-354-011.000-026

Tax ID: 018-1037-1644

Legal Description: 60 FT SWLY OF LOTS 32 & 33 ORCHARD HTS 1ST

Commonly Known As: 534 Laporte Ave.

EXHIBIT B

Form of Quit Claim Deed

HOLD FOR:
City of South Bend
227 W Jefferson Blvd., Ste 1400S
South Bend, IN 46601

AUDITOR'S RECORD:
TRANSFER NO. _____
TAXING UNIT: _____
DATE: _____
PARCEL NO. 018-1037-1644

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana:

Parcel No. 71-08-02-354-011.000-026

Tax ID: 018-1037-1644

Legal Description: 60 FT SWLY OF LOTS 32 & 33 ORCHARD HTS 1ST

Commonly Known As: 534 Laporte Ave.

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this ____ day of _____ 2023.

GRANTOR:

Civil City of South Bend, Indiana,
acting by and through its
Board of Public Works

By: _____
Elizabeth Maradik, President

ATTEST:

Theresa Heffner, Clerk

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public for and in said County and State this ____ day of _____, 2023, personally appeared Elizabeth Maradik and Theresa Heffner, known to me to be, respectively, as the President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor named herein, and acknowledged the execution of the foregoing Quit Claim Deed, being authorized by Resolution _____-2023 of the City of South Bend, Indiana, Board of Public Works so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

_____, Notary Public
Resident of St. Joseph County, Indiana
Commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: August 10, 2023

FROM: Caleb Bauer, DCI Executive Director
Jordan Gathers, Acting VPA Executive Director

SUBJECT: MLK Jr. Dream Center Funding (River West)

_____ 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.

Specific request: \$1,600,000 from River West Development Area

Purpose of Request: Appropriation requested to close funding gap for Martin Luther King Jr. Dream Center. Current estimate is \$24M and City staff are seeking funding to finalize guaranteed maximum price as part of the Construction Manager at Risk procurement for the construction of the center.

INTERNAL USE ONLY: Project ID: _____;

Total Amount – New Project Budget Appropriation \$ _____;

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 \$ _____

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CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: August 10, 2023

FROM: Caleb Bauer, DCI Executive Director
Jordan Gathers, Acting VPA Executive Director

SUBJECT: MLK Jr. Dream Center Funding (West Washington)

_____ 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.

Specific request: \$1,000,000 from West Washington Development Area

Purpose of Request: Appropriation requested to close funding gap for Martin Luther King Jr. Dream Center. Current estimate is \$24M and City staff are seeking funding to finalize guaranteed maximum price as part of the Construction Manager at Risk procurement for the construction of the center.

INTERNAL USE ONLY: Project ID: _____;

Total Amount – New Project Budget Appropriation \$ _____;

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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: August 10, 2023

FROM: Caleb Bauer, DCI Executive Director

SUBJECT: YSB Center for Youth Success

_____ 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.

Specific request: \$750,000 from Redevelopment Commission Controlled Pokagon Fund

Purpose of Request: Request approval of donation to support the construction of the new Youth Service Bureau of St. Joseph County Center for Youth Success.

The new 22,000 square foot center will consolidate and expand YSB's services in our community, including doubling the size of the Safe Station emergency shelter for teens aged 12 to 18, adding commercial kitchen space, recreation space, and more opportunities for youth educational activities.

INTERNAL USE ONLY: Project ID: _____;

Total Amount – New Project Budget Appropriation \$ _____;

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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 8/10/2023
FROM: Scott Kreeger, Project Engineer
SUBJECT: *Rebuilding Our Streets* Plan Funding Request

_____ 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:

The request is to provide funding to support the City's Rebuilding Our Streets Plan which is in its third year of implementation. Requested \$900k will be used for the paving of streets in the South Side TIF district. List of streets below:

Street Name	To	From
Donmoyer Ave	Main St	Michigan St
Fairview Ave	Main St	Michigan St
Jennings Ave	Dead End	Main St
Marietta St	Dayton St	Dubail St
Oakside St	Main St	Michigan St
York Rd	Dead End	Ireland Rd
Michigan St	Chippewa Ave	US 31

INTERNAL USE ONLY: Project Code: 123-multiple _____;

Total Amount new/change (\$900,000 **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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: August 8, 2023
FROM: Zach Hurst, PE
SUBJECT: Budget Request – Fire Station 8 Replacement

_____ 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:

This is a budget request for \$500,000 to allow the City to move forward with a new two-bay Fire Station #8, bringing the total allotment to \$4,000,000.

On January 6, 2023, the Commission approved the full \$3.5M budget request for the replacement of Fire Station 8 on Twyckenham Drive. Of the allotment, \$288,426 went towards schematic and final design, leaving \$3,211,574 available for construction.

On July 25, the Board of Public Works opened and read aloud bids for the project, with results as follows:

	1-bay Option [base bid]	2-bay Option [alternate bid]
R Yoder	\$3,363,200	\$3,703,850
Gibson Lewis	\$3,764,000	\$4,066,000
Larson Danielson	\$3,858,000	\$4,113,000
Brown & Brown	\$3,948,000	\$4,351,000

The final cost estimate for the 1-bay option was \$3.5M, and the 2-bay option was \$3.7M. This budget request would allow the Board of Public Works to enter into a contract with R Yoder construction for a new two-bay fire station, improving medical response time for the Station 8 service area.

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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CITY OF SOUTH BEND | REDEVELOPMENT COMMISSION

INTERNAL USE ONLY: Project ID: PROJ 355 _____;

Total Amount – New Project Budget Appropriation \$ _____;

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 \$ _____