



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

August 10, 2023 – 9:30 am

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

Presiding: Marcia Jones, President

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

1. ROLL CALL

Members Present:	Marcia Jones, President – IP Troy Warner, Vice-President – V Vivian Sallie, Secretary - IP David Relos, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Members Absent:	Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Corporation Counsel Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Brazinsky, Board Secretary Joseph Molnar, RDC Staff	
Others Present:	Caleb Bauer Erik Glavich Tim Corcoran Rosa Tomas Michael Divita Denise Reidl Zach Hurst Leslie Biek Jordan Gathers Jordan Smith Matt Barrett	DCI DCI DCI DCI DCI IT Engineering Engineering VPA SB Tribune Resident

2. Approval of Minutes

None

3. Approval of Claims

A. Claims Allowance 8.1.23

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved the claims allowance of August 1, 2023.

4. Old Business

5. New Business

A. River West Development Area

1. Budget Request (Technology Resource Center Lease Agreement)

Caleb Bauer Presented a Budget Request (Technology Resource Center Lease Agreement). This budget request is to re-new a three-year lease from River West TIF funds for the Technology Resource Center space at Ignition Park. The city has been leasing that space for a number of years and we are requesting your consideration of a renewal. The space is utilized as a very flexible location for city staff as well as numerous public facing events including training. The backside does serve as offices for the Department of Innovation and Technology, Sustainability and Commuters Trust Team. If approved this will also go before the Board of Public Works at their next meeting. If the funds are appropriated, the only change in the lease is that we negotiated to terminate prior to the end of the three-year lease with the city hall move. Commission approval is requested.

Denise Reidl states that when we originally leased the space at the TRC the vision was to foster collaboration and be a space for technology, training, and equity. We really hoped that it would be a platform for new programming around co-working, things like data boot camps, training, and partnerships. The TRC has been a space that has attracted regional and new programs and new events that would not have existed otherwise. We have been able to do a few PC digital equity refurbishing events with partnerships with the school systems.

Ms. Reidl stated that at any given time residents and partners can get monthly updates that are ran out of the IT Department and events are posted online as well as the Facebook page. Space can be booked through Event Brite to host their own forums. The city hosts their own training academy for programs such as Excel. We have community partners that provide training such as people who aid those that overdose. We have public events such as self-made and self-taught educational pathways. There are lunch and learning.

Mr. Bauer noted that the city is able to host larger events for the Department of Community Investment such as the Neighborhood Consortium which is a quarterly meeting of all the neighborhood associations in South Bend. We host our Pathways Workforce Development training program at the TRC since it is large enough to host events for over 50 people.

Ms. Reidl noted that there were hybrid meetings during COVID from the TRC. We had self-paced learning out of the TRC. During COVID the space was only open to certain events that were social distance under very specific circumstances. The SOPs were lifted at the end of 2021. In 2022 we went back to normal programming at the TRC. We tackled issues with solving SBIdeathon. Bigger partnerships were highlighted such as Google Cloud. We partner with all types of institutions including Notre Dame, the library, ND Turbo, and the Lucy institute.

Upon a motion by Secretary Sallie, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved Budget Request (Technology Resource Center Lease Agreement) submitted on Thursday, August 10, 2023.

2. Second Amendment to Real Estate Purchase Agreement (PNA)

Joseph Molnar stated the staff is asking to table this item. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission agreed to table the Second Amendment to Real Estate Purchase Agreement (PNA) submitted on Thursday, August 10, 2023.

3. Resolution No. 3577 (Accepting Transfer of Property from BPW to RDC: 534 Laporte)

Joseph Molnar Presented Resolution No. 3577 (Accepting Transfer of Property BPW to RDC: 534 Laporte). Last week the Board of Public Works approved a resolution transferring this property to the Redevelopment Commission. This resolution would be for the Redevelopment Commission to accept said property. The city acquired the property in 2017. The city has done some work on the property through a partnership with the state removing all the former underground storage tanks on the property. It is a former pumping station. The staff believes the RDC is a more appropriate owner. We do have some interest in the property. Staff does intend to put this property through the disposition process. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Resolution No. 3577 (Accepting Transfer of Property BPW to RDC: 534 Laporte) submitted on Thursday, August 10, 2023.

B. River West and West Washington Development Area

1. Budget Request (RWDA MLK)

Caleb Bauer Presented a Budget Request (RWDA MLK). The budget request(s) before you would help to complete the funding stack for the Martin Luther King Jr. Dream Center. This has been an important project with a lot of community engagement. The total estimated construction cost is \$24M. If you choose to appropriate these funds, we will reach our goal and be in the position to move forward with solidifying a guaranteed maximum price. By doing this the city would know that the maximum price we would pay is \$24M. This is the first project in which we used a construction manager at risk. We believe this to prevent significant cost overruns or bids that are not comparable to market pricing. Should the commission approve this budget, we would not return to the commission for funding this project again. Commission approval is requested.

Jordan Gathers, Acting Executive Director, VPA states this has been an exciting time with extensive collaboration and engagement with the community concerning the MLK Jr. Dream Center. This is going to be an advanced facility spanning over 40,000 feet and bringing hope to our community. The architect in charge out of Indianapolis has worked meticulously with our city leaders and our stakeholders to design a world class center that will be culturally vibrant. The center will be exceptional, offering fitness, recreation, wellness, educational opportunities, and playgrounds all paying tribute to Dr. Martin Luther King Jr.'s legacy. The location will house two full basketball courts, an indoor track, yoga, and a dance studio. There will also be a broadcasting lab and a financial learning center. We are very excited about this project for our community. We plan to release the bids next week and then award the project in mid-September. We understand this pushes the timeline back a bit, but we are still hoping to stay on target by the end of 2024.

Mr. Bauer stated that this project does lie within the West Washington Development area, however, we believe that the center will also benefit residents that live in the River West Development Area.

Commissioner Relos asked if that takes up the budget for WWDA TIF.

Mr. Bauer stated yes but our recent mid-year revenue has been higher than projected so there may be some funds.

Commissioner Relos asked Mr. Bauer to explain what construction manager at risk is.

Mr. Bauer states it is a form of procurement whereby a city can enter into an agreement through an RFP process with a firm that would act as the construction manager for a project. That construction manager then bids out all the different pieces of the project publicly. They would be opened through BPW, but BPW does not have to take official business. The construction manager can bid on some elements of the project but cannot bid on more than 10% of the project. Primarily they are there to manage.

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The construction manager becomes involved with the project prior to us taking it out for bid, which is earlier than we normally do. So essentially, we could still be in design phase and the construction manager could give input on engineering. The CM would enter into a contract that sets a guaranteed maximum price and would set a timeline. If the project is over the guaranteed maximum price that cost is incurred by the CM. Garmong is the CM that was selected by the Board of Public Works located in Indianapolis.

Mr. Gathers stated that Garmong actually has four offices throughout the state of Indiana. Bringing Garmong on board who has 100 years of experience within the construction landscape has been amazing to work with as far as receiving accurate cost opinions and project timelines based on the current market conditions. We also have DLZ on board and VS Engineering.

Secretary Sallie asked how the effort for fundraising is going.

Mr. Gathers states that our Chief Development Officer, Emily Sims, is dedicated to raising funds for those development efforts. We will continue to fundraise throughout the project and maybe even afterwards.

Mr. Barrett, resident asked if there would be damages if the project was not completed on time.

Mr. Bauer states yes. The estimated costs could go up, however, they could go down, but staff does not anticipate returning to the Redevelopment Commission for funding. We do not anticipate much change in costs.

Mr. Barrett asked if we are considering cost of additional maintenance.

Mr. Gathers noted that the city will continue with the staff in place and will be looking to hire additional staffing with the 2024 budget process for the facility. We do understand the building has grown significantly. He adds that with Garmong any contingency not used will be returned to the city.

Mr. Barrett asked what bucket those funds would go to.

Mr. Bauer stated they would most likely be put into the general fund.

Mr. Barrett noted the completion date for Seitz Park was August 9th and it is not completed do we have a date set.

Mr. Gathers noted there is not an update at this time. There have been some setbacks and he will give an update when he has a new timeline.

Commissioner Relos asked if the city engineering team is working on this project.

Zach Hurst noted that Kara Boyles and Becca are on the project along with other city engineers.

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Vice-President Warner asked if there was an expected start date.

Mr. Gathers noted we will have a date once bids are awarded in September.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (RWDA MLK) submitted on Thursday, August 10, 2023.

2. Budget Request (WWDA MLK)

Caleb Bauer Presented a Budget Request (WWDA MLK). See above budget request information. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (WWDA MLK) submitted on Thursday, August 10, 2023.

C. Redevelopment General Fund (Pokagon)

1. Budget Request (YSB)

Caleb Bauer Presented a Budget Request (YSB). This budget request is part of a donation agreement to support the Youth Service Bureau's new Center for Youth Success which is being constructed off of McKinley just east near the town and country development. If you recall the self-storage facility (a former Target) there is a 15-acre parcel to the west of the facility. That is where this project will be co-located with an exciting affordable housing development for South Bend Heritage Foundation called South Bend Thrive. The budget request is from the Pokagon fund and is part of a donation to the YSB.

The center will consolidate all of the Youth Service operations in St. Joseph County in one facility. Right now, there are several facilities scattered around. It would double the size of the safe station shelter which is part of the emergency shelter for young people aged 13 to 18, which can include runaways. Primarily it's used for teens that have maybe escaped a bad situation from home and need a safe place to go. YSB works with other service providers to move them into a safer living environment with family members or working with the state to find them places.

YSB has been a great partner in our community for a number of decades and we are requesting \$750k to support this project. The total investment from YSB is \$9M. They are in the midst of their capital campaign and are more than 75% to their goal. This request matches separate contributions made by St. Joseph County and the City of Mishawka. We are grateful for their partnerships of \$375k each. Commission approval is requested.

Upon a motion by Commission Relos, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Budget Request (YSB) submitted on Thursday, August 10, 2023.

D. South Side Development Area

1. Budget Request (Rebuilding Our Streets)

Leslie Biek Presented a Budget Request (Rebuilding Our Streets). The budget request is for the South Side Development area. We are in our third year of rebuilding our streets. A list of streets was provided in the agreement with one exception that the main one is Michigan Streets from Chippewa to Ireland which we are trying to get into the INDOT project that is currently happening. Commission approval is requested.

Commissioner Relos asked about a dip in the road at Donmoyer between Michigan and Main. Will that get leveled out.

Ms. Biek noted that will be fixed with the new paving.

Mr. Bauer noted that this list will round out the last of the first three years of rebuilding our streets. The Department of Public Works did publish a list of all the streets that would be paved with the plan. Part of this was made by some higher-than-expected revenues in the South Side Development Area and he will share a presentation of overall TIF revenues in the future.

Upon a motion by Secretary Sallie, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Budget Request (Rebuilding Our Streets) submitted on Thursday, August 10, 2023.

2. Budget Request (Fire Station No. 8)

Zach Hurst Presented a Budget Request (Fire Station No. 8). This budget request in the amount of \$500k from the South Side TIF would bring the total allotment for Fire Station No. 8 replacement to \$4M in January of this year. The commission approved \$3.5M of that allotment. Approximately \$288k went toward schematic compound design leaving a little over \$3.2M available for construction. Bids were recently opened for the project. We solicited bids based on a one Bay option that would house a single fire engine and an alternate bid for a two bay option which would include a stand-alone medic unit. We received a low bid of \$3.36M and a few higher bids. The additional budget would allow us to move forward with a contract for the two bay option which would include a medic unit.

President Jones asked if all fire stations have a medic unit.

Mr. Hurst noted this is the only site that does not have one. All fire fighters are cross trained as medics.

Upon a motion by Vice-President Warner, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (Fire Station No. 8) submitted on Thursday, August 10, 2023.

6. Progress Reports

A. Tax Abatement

1. Erik Glavich stated that there were no tax abatements to report at this time.

B. Common Council

C. Other

1. Mr. Molnar stated that in July the city closed on the former Salvation Army building with the Momentum Group that was approved in June. They have taken possession of the building. The city still owns the parking lots for the next year, but they have an access agreement. Construction on the building will start October 2023.
2. Mr. Molnar state Cultivate Culinary broke ground on their new cold storage facility.

7. Next Commission Meeting:

Thursday, August 24, 2023

8. Adjournment

Thursday, August 10, 2023, 10:21 a.m.

Troy Warner, Vice-President

Marcia Jones, President