



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
SCHEDULED REGULAR MEETING**

August 24, 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 – IP Eli Wax, Commissioner - IP David Relos, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Members Absent:	Vivian Sallie, Secretary	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Brazinsky Sears, Board Secretary Joseph Molnar, Staff	
Others Present:	Caleb Bauer Erik Glavich Zach Hurst Matt Barrett	DCI DCI Engineering Resident

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, July 27, 2023**

Upon a motion by Commissioner Wax, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, July 27, 2023

- **Approval of Minutes of the Regular Meeting of Thursday, August 10, 2023**

Upon a motion by Commissioner Wax, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, August 10, 2023

## 3. Approval of Claims

### A. Claims Allowance 8.15.23

Upon a motion by Vice-President Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the claims allowance for August 15, 2023.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. **Resolution No. 3578 (Property Transfer RDC to BPW Washington & Taylor)**

Joseph Molnar Presented Resolution No. 3578 (Property Transfer RDC to BPW Washington & Taylor). The two parcels are at the northwestern corner of Washington and Taylor Streets that the Redevelopment Commission owns with a request to transfer to the Board of Public Works. In 2022 the RDC issued a request for proposals for multiple lots and the two lots were included in the proposal. South Bend Heritage submitted a proposal for the property for a mixed market six apartment buildings of both affordable and market rate units. This resolution transfers the property to BPW for ease of transfer to South Bend Heritage. If the project does not come to fruition, the property would come back to the RDC. South Bend Heritage will take possession of the property Fall 2023 and start construction in 2024. The South Bend Heritage will be utilizing the site plan that staff has developed, as well as, catching some of the historic characters with a mansion style structure as opposed to traditional apartment looks. The city is excited about this project. Commission approval is requested.

Upon a motion by Vice-President Warner, and seconded by Commissioner Relos, the motion carried unanimously, the Commission approved Resolution No. 3578 (Property Transfer RDC to BPW Washington & Taylor) submitted on Thursday, August 24, 2023.

**2. Resolution No. 3579 (Authorizing Staff Tax Sale Bids)**

Joseph Molnar Presented Resolution No. 3579 (Authorizing Staff Tax Sale Bids). Next week the St. Joseph County Tax Sale begins. On the tax sale bill the city believes there are multiple properties that are of interest to the city for possible acquisition. The resolution before you allows staff to bid on behalf of the Redevelopment Commission. Properties staff would bid on are already stated on the acquisition list in the RWDA and the total of all the city bids would be a maximum of \$125k. This resolution grants Mr. Molnar and Mr. Bauer to bid on the properties with approval by a director for final submission. Staff will provide a status report at the next meeting. Commission approval is requested.

Ms. Campbell-Weiss states that if the city wins a bid, there is a long procedural checklist, and we would not own the property until a redemption period has passed, which is about one year.

Upon a motion by Commissioner Wax, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Resolution No. 3579 (Authorizing Staff Tax Sale Bids) submitted on Thursday, August 24, 2023.

**6. Progress Reports.**

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

**7. Next Commission Meeting:**

Thursday, September 14, 2023

**8. Adjournment**

Thursday, August 24, 2023, 9:44 a.m.

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Vice-President Warner

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Marcia Jones, President