



South Bend

# Redevelopment Commission

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

## Agenda

Regular Meeting, November 9, 2023 – 9:30 a.m.

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

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1. **Roll Call**
  2. **Approval of Minutes**
    - A. Minutes of the Regular Meeting of Thursday, October 12, 2023
  3. **Approval of Claims**
    - A. Claims Allowance 10.10.23
    - B. Claims Allowance 10.17.23
    - C. Claims Allowance 10.24.23
    - D. Claims Allowance 10.31.23
  4. **Old Business**
    - A. None
  5. **New Business**
    - A. River West Development Area
      1. Budget Request (Coal Line Multiuse Trail Phase III Design)
    - B. River East Development Area
      1. Budget Request (Angela Boulevard Improvements)
    - C. River West, River East, and South Side Development Areas
      1. Budget Request (TIF Projections and Bond Capacity Analysis Baker Tilly)
  6. **Progress Reports**
    - A. Tax Abatement
    - B. Common Council
    - C. Other
  7. **Next Commission Meeting:**

Monday, November 20, 2023, 9:30 am



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 SCHEDULED REGULAR MEETING**

October 12, 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 Vivian Sallie, Secretary - IP David Relos, Commissioner – IP	IP = In Person V = Virtual
Members Absent:	Troy Warner, Vice-President Eli Wax, Commissioner Leslie Wesley, Commissioner Joseph Molnar, RDC Staff	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Brazinsky Sears, Board Secretary	
Others Present:	Caleb Bauer Erik Glavich Tim Corcoran Charlotte Brach Katrina Marquardt Matt Barrett David Buggs Jordan Smith	DCI DCI DCI Engineering Resident Resident Nexus Center South Bend Tribune

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, September 28, 2023**

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, September 28, 2023.

## 3. Approval of Claims

### A. Claims Allowance 10.3.23

Upon a motion by Vice-President Warner, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved the claims allowances of October 3, 2023.

## 4. Old Business

## 5. New Business

### A. River West Development Area

#### 1. **Second Amendment (Nexus Center)**

Erik Glavich Presented a Second Amendment (Nexus Center). The original agreement was in 2021 providing funding up to \$300k. The funding increased to \$525k. The private investment is \$1.6M and they have exceeded their financial requirements. The building is beautiful. The building has community space, a clinic, and many other amenities. The reason for the second amendment is due to an overage of \$36,705.03. We have agreed to increase funding to cover that cost, but the Nexus Center will reimburse the overage. This work will be completed within the month.

Commissioner Wesley commended the Buggs family in their effort to bring changes to South Bend and stick to their work. They have delivered on their commitment, and they are helping families here in South Bend thrive. Thank you.

Mr. Barrett, resident, asked if the reporting had been satisfied. He urged that those become part of the public record.

Mr. Glavich noted that the reporting obligations have been met for this project.

Upon a motion by Secretary Sallie, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved the Second Amendment (Nexus Center) submitted on Thursday, October 12, 2023.

**2. Cultivate Property Transfer**

Joseph Molnar Presented Cultivate Property Transfer. This is a first amendment to the development agreement for Cultivate. In July 2022 the RDC and Cultivate entered into a real estate agreement for property located along the 1500 block of Prairie Avenue to build a new full storage that includes office space. Construction has begun on that project. Cultivate has established a supporting organization called CFR, Inc. under the Indiana nonprofit act of 1991 and applied for recognition for taxation.

This first amendment adds in the supporting organization to the larger purchase agreement. Staff believes the supporting organization will eventually be the owners of the land for tax purposes. There are no changes to the terms of the agreement.

Secretary Sallie asked for the completion date of the projection.

Mr. Molnar stated he believes that it will be completed next year, however the agreement gave them until 2027. Cultivate was being cautious and wanted to be sure they had funding lined up; funding came in quicker than anticipated.

President Jones asked what the footprint of the building would be upon completion.

Mr. Molnar stated it is a minimum of 12,000 square feet but they could go larger than that. They have pulled the required permits with approval of plans.

Upon a motion by Commissioner Relos, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Cultivate Property Transfer submitted on Thursday, October 12, 2023.

**6. Progress Reports**

**A. Tax Abatement**

1. Erik Glavich stated that at the Common Council meeting the Council approved the following:
  - Confirming Resolution on a vacant building tax abatement for Property Bros., LLC
  - Confirming Resolution for an 8-year Real Property Tax Abatement for 542 N Scott Street and 530 Cottage Grove Avenue, both for Property Bros., LLC.

**B. Common Council**

1. 2024 Budget passed Council

South Bend Redevelopment Commission Regular Meeting – October 12, 2023

7. **Next Commission Meeting:**  
Thursday, October 26, 2023
8. **Adjournment**  
Thursday, October 12, 2023, 9:52 a.m.

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Vivian Sallie, Secretary

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Marcia Jones, President



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

To: South Bend Redevelopment Commission  
From: Kyle Willis, City Controller  
Date: Tuesday, October 10, 2023

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims. I hereby submit them for allowance in the following amounts:

GBLN-0064754	\$100,000.00
GBLN-0065079	\$206,044.77
GBLN-0000000	\$0.00
Total:	<u>\$306,044.77</u>

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Kyle Willis

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

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Name:

Date:

Attest: \_\_\_\_\_

Name:

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\$ 306,044.77

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**Expenditure approval**

RDC Payments-Wires-Sep 2023  
GBLN-0064754

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**Payment method:** Wire-Total  
**Voucher:** RDCP-00020415  
**Payment date:** 9/14/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001550	SOUTH BEND PUBLIC TRANSPORTATI ON	25664	NAICS	9/14/2023	\$88,385.00	324-10-102-121-438100- DS0013-	
V-00001550	SOUTH BEND PUBLIC TRANSPORTATI ON	25664	NAICS	9/14/2023	\$11,615.00	324-10-102-121-438200- DS0013-	

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**Expenditure approval**

RDC Payments-10/10/23 Pymt Run

GBLN-0065079

**Payment method:** CHK-Total  
**Voucher:** RDCP-00020615  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000191	BARNES & THORNBURG LLP	3149479	Legal Services Barnes & Thornburg - South Well Field	10/15/2023	\$1,191.00	430-10-102-121-431001-- PROJ00000082	PO-0015761

**Payment method:** CHK-Total  
**Voucher:** RDCP-00020616  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001038	MAJORITY BUILDERS INC	Appl 2	The Hill TIF Project	9/27/2023	\$113,365.87	429-10-102-121-444000-- PROJ00000412	PO-0024347

**Payment method:** CHK-Total  
**Voucher:** RDCP-00020617  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001513	SLATILE ROOFING & SHEET METAL	APP #3	Nexus Center Roof	10/15/2023	\$36,374.55	430-10-102-121-443001-- PROJ00000292	PO-0021162

**Payment method:** ACH-Total  
**Voucher:** RDCP-00020618  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001518	SMITHGROUP INC	173514	Amendment #6	10/14/2023	\$5,452.00	436-10-102-121-444000-- PROJ00000079	PO-0006606

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**Payment method:** ACH-Total  
**Voucher:** RDCP-00020619  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001710	JACOB TITUS	1131	Trust Impact Video	10/20/2023	\$8,000.00	433-10-102-123-439300-- PROJ00000383	PO-0024842

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00020620  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	7037705	NAICS	9/24/2023	\$1,500.00	436-10-102-121-438300- DS0163-	

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**Payment method:** ACH-Total  
**Voucher:** RDCP-00020621  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001933	LYNN WETZEL	98	Commuter's Trust Prof Svs	10/13/2023	\$3,403.92	433-10-102-123-439300-- PROJ00000383	PO-0021586

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00020622  
**Payment date:** 10/10/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00008672	USI Consultants, Inc	19112	Inspection Svcs for Coal Line Phase IIB	10/15/2023	\$36,757.43	324-10-102-121-444000-- PROJ00000018	PO-0019649

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

To: South Bend Redevelopment Commission  
From: Kyle Willis, City Controller  
Date: Tuesday, October 17, 2023

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims. I hereby submit them for allowance in the following amounts:

GBLN-0065437	\$225,000.00
GBLN-0065524	\$1,129,789.60
GBLN-0000000	\$0.00
Total:	<u>\$1,354,789.60</u>

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Kyle Willis

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

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Name:

Date:

Attest: \_\_\_\_\_

Name:

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\$ 1,354,789.60

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**Expenditure approval**

BPW Payments-TRC Rent 10/12/23  
GBLN-0065437

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**Payment method:** ACH-Total  
**Voucher:** BPWP-00077389  
**Payment date:** 10/12/2023

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Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000305	CATALYST LLC	t0061228	Year 1 Lease Agreement for TRC	7/31/2023	\$225,000.00	324-10-102-121-437004-- PROJ00000086	PO-0026764

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**Expenditure approval**

RDC Payments-10/17/23 Pymt Run

GBLN-0065524

**Payment method:** ACH-Total  
**Voucher:** RDCP-00020815  
**Payment date:** 10/17/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	147876	Amendment 8-9-22	9/24/2023	\$8,822.50	429-10-102-121-431002-- PROJ00000167	PO-0005886
V-00000019	ABONMARCHE CONSULTANTS OF IN	147876	Change Order	9/24/2023	\$21,732.05	456-10-101-121-444000-- PROJ00000167	PO-0005886
V-00000019	ABONMARCHE CONSULTANTS OF IN	148353	Monroe Circle Demo PSA	10/25/2023	\$14,500.00	324-10-102-121-431000-- PROJ00000440	PO-0024349
V-00000019	ABONMARCHE CONSULTANTS OF IN	147876	NAICS	9/24/2023	(\$21,732.05)	456-10-101-121-444000--	

**Payment method:** CHK-Total  
**Voucher:** RDCP-00020816  
**Payment date:** 10/17/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000476	DONOHUE & ASSOCIATES	1398513	Water Booster Pump Station Design	6/17/2023	\$2,312.50	430-10-102-121-431002-- PROJ00000032	PO-0012147
V-00000476	DONOHUE & ASSOCIATES	1398514	Water Booster Pump Station Design	7/22/2023	\$10,975.00	430-10-102-121-431002-- PROJ00000032	PO-0012147
V-00000476	DONOHUE & ASSOCIATES	1398515	Water Booster Pump Station Design	8/19/2023	\$12,987.50	430-10-102-121-431002-- PROJ00000032	PO-0012147

**Payment method:** ACH-Total  
**Voucher:** RDCP-00020817  
**Payment date:** 10/17/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000526	ENFOCUS INC	1201804006	Immigration/employment services	10/1/2023	\$4,166.67	433-10-102-123-439300-- PROJ00000417	PO-0024644



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**Payment method:** ACH-Total  
**Voucher:** RDCP-00020818  
**Payment date:** 10/17/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	79112	Concrete - CO #1	10/27/2023	\$49,794.86	324-10-102-121-444000-- PROJ00000018	PO-0025244
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	79112	Concrete - CO #1	10/27/2023	\$23,778.34	324-10-102-121-443001-- PROJ00000018	PO-0025244
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	79229	Mill & Overlay	10/17/2023	\$978,930.17	430-10-102-121-442001-- PROJ00000420	PO-0026258

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00020819  
**Payment date:** 10/17/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00010644	Indiana Dinosaur Museum Inc	9262023	SBCC Grant Indiana Dinosaur Museum	10/26/2023	\$8,522.06	324-10-102-121-441000-- PROJ00000403	PO-0022186

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00020820  
**Payment date:** 10/17/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00012266	Human Delta Inc.	1004	Digital Storefront	9/11/2023	\$15,000.00	433-10-102-121-439300--	PO-0026286

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

To: South Bend Redevelopment Commission  
From: Kyle Willis, City Controller  
Date: Tuesday, October 24, 2023

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims. I hereby submit them for allowance in the following amounts:

GBLN-0065864	\$2,130,811.14
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$2,130,811.14</u>

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Kyle Willis

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

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Name:

Date:

Attest: \_\_\_\_\_

Name:

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\$ 2,130,811.14

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**Expenditure approval**

RDC Payments-10/24/23 Pymt Run

GBLN-0065864

**Payment method:** ACH-Total  
**Voucher:** RDCP-00021015  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000526	ENFOCUS INC	1201804082	Immigration/employment services	11/3/2023	\$4,166.67	433-10-102-123-439300-- PROJ00000417	PO-0024644

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021016  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000698	GREEN DEMOLITION CONTRACTORS INC	APP #3	Monroe Circle Demo	10/28/2023	\$126,465.00	324-10-102-121-444000-- PROJ00000440	PO-0024348
V-00000698	GREEN DEMOLITION CONTRACTORS INC	APP #3	Change Order	10/28/2023	\$357,465.00	324-10-102-121-444000-- PROJ00000440	PO-0024348

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021017  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001012	LOCHMUELLER GROUP INC	514559	Change Order #1	10/29/2023	\$46,036.55	436-10-102-121-444000-- PROJ00000079	PO-0007779

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021018  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001038	MAJORITY BUILDERS INC	APP #3	The Hill TIF Project	10/28/2023	\$35,094.52	429-10-102-121-444000-- PROJ00000412	PO-0024347

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021019  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001368	R YODER CONSTRUCTIO N INC	Appl 3	Nexus Center Site and Bldg	11/2/2023	\$14,915.00	430-10-102-121-443001-- PROJ00000292	PO-0022093

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021020  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #2	121-073 Campeau Street	10/28/2023	\$1,170,942.89	429-10-102-121-442001-- PROJ00000167	PO-0020079

**Payment method:** ACH-Total  
**Voucher:** RDCP-00021021  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001496	SHIVE HATTERY INC	21722018709	Fire Station 8 Final Design	10/28/2023	\$2,323.86	430-10-102-121-431002-- PROJ00000355	PO-0021515

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021022  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00001513	SLATILE ROOFING & SHEET METAL	APP #4	MarMain Roof Replacement	10/9/2023	\$98,144.50	324-10-102-121-443001-- PROJ00000372	PO-0021898
V-00001513	SLATILE ROOFING & SHEET METAL	APP #3	MarMain Roof Replacement	9/1/2023	\$33,175.00	324-10-102-121-443001-- PROJ00000372	PO-0021898
V-00001513	SLATILE ROOFING & SHEET METAL	APP #3	Change Order	9/1/2023	\$48,050.00	324-10-102-121-443001-- PROJ00000372	PO-0021898

**Payment method:** ACH-Total  
**Voucher:** RDCP-00021023  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001933	LYNN WETZEL	99	Commuter's Trust Prof Svs	10/27/2023	\$3,384.61	433-10-102-123-439300-- PROJ00000383	PO-0021586

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021024  
**Payment date:** 10/24/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00010644	Indiana Dinosaur Museum Inc	92823	SBCC Grant Indiana Dinosaur Museum	10/28/2023	\$32,000.00	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	92523	SBCC Grant Indiana Dinosaur Museum	10/25/2023	\$10,613.50	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	9212023	SBCC Grant Indiana Dinosaur Museum	10/21/2023	\$29,488.00	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	92923	SBCC Grant Indiana Dinosaur Museum	10/29/2023	\$11,703.42	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	9142023	SBCC Grant Indiana Dinosaur Museum	10/14/2023	\$1,680.50	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	9072023	SBCC Grant Indiana Dinosaur Museum	10/7/2023	\$105,162.12	324-10-102-121-441000-- PROJ00000403	PO-0022186



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

To: South Bend Redevelopment Commission  
From: Kyle Willis, City Controller  
Date: Tuesday, October 31, 2023

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims. I hereby submit them for allowance in the following amounts:

GBLN-0066295	\$346,028.81
GBLN-0066648	\$197,000.00

Total:	<u>\$543,028.81</u>
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Kyle Willis

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

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Name:

Date:



Attest: \_\_\_\_\_

Name:

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\$ 543,028.81

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**Expenditure approval**

RDC Payments-10/31/23 Pymt Run

GBLN-0066295

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021026  
**Payment date:** 10/31/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000280	C&E EXCAVATING INC	Application 1	Pure Green Farms Site Improvements	11/9/2023	\$23,566.41	324-10-102-121-444000-- PROJ00000211	PO-0025184

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021027  
**Payment date:** 10/31/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000331	CHOICELIGHT	1308	Splicing - New connection at LaCasa	11/8/2023	\$1,500.00	433-10-102-121-431000-- PROJ00000474	PO-0026280

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021028  
**Payment date:** 10/31/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #4	Mill & Overlay	11/2/2023	\$84,228.93	430-10-102-121-442001-- PROJ00000352	PO-0020444
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #4	Addition of four message boards for the duration of the paving projects	11/2/2023	\$20,826.00	324-10-102-121-442001-- PROJ00000352	PO-0020444
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #4	Change Order #2	11/2/2023	\$10,179.41	324-10-102-121-442001-- PROJ00000352	PO-0020444

**Payment method:** ACH-Total  
**Voucher:** RDCP-00021029

**Payment date:** 10/31/2023

<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00001722	UNITED CONSULTING	1640749	16J008 ENGINEERING SERVICE PH II FOR	7/14/2023	\$40,000.00	324-10-102-121-443001-- PROJ00000018	PO-0000011

**Payment method:** CHK-Total  
**Voucher:** RDCP-00021030  
**Payment date:** 10/31/2023

<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00010644	Indiana Dinosaur Museum Inc	2311	SBCC Grant Indiana Dinosaur Museum	10/18/2023	\$921.75	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	10052023	SBCC Grant Indiana Dinosaur Museum	11/4/2023	\$18,958.20	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	9142023	SBCC Grant Indiana Dinosaur Museum	10/14/2023	\$22,000.00	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	10022023	SBCC Grant Indiana Dinosaur Museum	11/1/2023	\$31,018.70	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	10022023	SBCC Grant Indiana Dinosaur Museum	11/1/2023	\$9,153.25	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	6779	SBCC Grant Indiana Dinosaur Museum	10/15/2023	\$19,074.48	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	8152023	SBCC Grant Indiana Dinosaur Museum	9/14/2023	\$10,041.74	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	9072023	SBCC Grant Indiana Dinosaur Museum	10/7/2023	\$54,559.94	324-10-102-121-441000-- PROJ00000403	PO-0022186

**Expenditure approval**

RDC Payments-Oct 2023 Wires  
GBLN-0066648

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**Payment method:** Wire-Total  
**Voucher:** RDCP-00021215  
**Payment date:** 10/17/2023

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<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00001743	US BANK	33091	2013 Century Center Special Tax Bonds - Transfer to Fund 752	10/17/2023	\$197,000.00	324-10-102-121-452000- DS0062-	

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# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: November 7, 2023

FROM: Chris Dressel

SUBJECT: Budget Request (Coal Line Multiuse Trail Phase III Design)

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

### PURPOSE OF REQUEST:

Staff requests the Redevelopment Commission's approval of \$100,000 for the design of Coal Line Trail Phase III (between Lincoln Way West and Linden Avenue).

Continuing the trail was identified as a priority within the Kennedy Park Neighborhood Plan as a and a connection to the future Martin Luther King Dream Center at Linden Avenue and College Street. Construction of Phase III could begin as early as 2025.

If you should have any questions or need more information, please feel free to contact me at either [cdressel@southbendin.gov](mailto:cdressel@southbendin.gov) or 235-5847.

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 \$ \_\_\_\_\_



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: 11/9/2023

FROM: Leslie Biek, PE, Assistant City Engineer

SUBJECT: Budget Request – Angela Blvd Improvements (122-059R)

\_\_\_\_\_ 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:

**Budget request for \$375,300 out of River East Development Area TIF for the award of the Angela Blvd Improvements Project.**

The bids for the project came in over budget, and additional funding is needed to award the project. \$263,000 of this request is in the portion that Notre Dame is paying for, so it will be reimbursed by them. The project includes mill and overlay, new pavement markings, and ADA improvements along Angela Blvd, and a new signal at the intersection of Angela Blvd and Joyce Drive. This will include reducing the travel lanes to one in each direction. The portion between SR 933 and Notre Dame Avenue will have a center left turn lane for traffic turning onto the side streets south of Angela. The portion between Notre Dame Avenue and Twyckenham will have additional on street parking with a buffer between the parking lanes and driving lanes.

INTERNAL USE ONLY: Project ID: PROJ 444; PN 122-059R ;

Total Amount – New Project Budget Appropriation \$ \_\_\_\_\_ ;

Total Amount – Existing Project Budget Change (increase or decrease) \$ 375,300 ;

Funding Limits: Engineering: \$ \_\_\_\_\_ ; Other Prof Serv Amt \$ \_\_\_\_\_ ;

Acquisition of Land/Bldg (circle one) Amt: \$ \_\_\_\_\_ ; Street Const Amt \$ 375,300 ;

Building Imp Amt \$ \_\_\_\_\_ ; Sewers Amt \$ \_\_\_\_\_ ; Other (specify) Amt \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: 11/9/2023

FROM: Caleb Bauer, DCI Exec. Director

SUBJECT: TIF Projections and Bond Capacity Analysis

\_\_\_\_\_ 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:**

RDC staff requests approval of funding to support TIF revenue projections and bond capacity analysis for four of the economic development areas; River West Development Area, River East Development Area, River East Residential Development Area, and South Side Development Area.

These projections will allow staff to plan for the growth of revenue in the districts and also assess the viability of bond issuances to support future projects.

The proposal from Baker Tilly Municipal Advisors sets a not-to-exceed \$15,000 amount per development area.

Staff requests approval of the following budget requests:

- \$15,000 from RWDA
- \$15,000 from REDA
- \$15,000 from RE Residential DA
- \$15,000 from SSDA



**SCOPE APPENDIX to  
Engagement Letter dated: June 15, 2022  
Between City of South Bend Redevelopment Commission and  
Baker Tilly US, LLP**

**RE: Municipal Advisory Services – Allocation Area TIF Updates**

**DATE: October 27, 2023**

This Scope Appendix is attached by reference to the above-named engagement letter (the “Engagement Letter”) between City of South Bend Redevelopment Commission (the “Client”) and Baker Tilly US, LLP and relates to services to be provided by Baker Tilly Municipal Advisors, LLC.

**SCOPE OF WORK**

Baker Tilly Municipal Advisors, LLC (“BTMA”) will perform the following services:

**A. Preparation of a TIF Update (Consulting and Municipal Advisory Services)**

1. For the City’s Tax Increment Allocation Areas (“TIF Areas”), prepare tax increment (“TIF”) revenue estimates based upon current law and property tax data, including the impact of known new developments (as provided by City officials), estimated tax abatement reductions, and estimated changes in tax rates (if applicable).
2. Prepare a schedule demonstrating the extent to which estimated TIF revenue is expected to be sufficient to pay actual debt service or lease rentals on outstanding bonds and other planned projects (as provided by City officials) for the TIF Areas.
3. If requested, prepare illustrative schedules of amortization for bonds, leases, or other obligations payable from TIF revenue generated in the applicable TIF Area(s). *Any illustrative amortizations prepared under this section will be for informational purposes only, and may not be utilized in conjunction with the issuance of debt obligations.*
4. Provide a summary report and additional written materials as appropriate, reporting findings to the Commission.
5. If requested, present the Report at a meeting of the Commission. Such Report is limited to the purposes set forth herein, and may not be used in conjunction with the issuance of additional debt obligations. TIF revenue estimates in support of the issuance of debt will be accomplished pursuant to the parameters of separate agreements.

**SCOPE APPENDIX to  
Engagement Letter dated: June 15, 2022  
Between City of South Bend Redevelopment Commission and  
Baker Tilly US, LLP**

Compensation and Invoicing

Fees for services set forth in the Scope Appendix will be billed at BTMA's standard billing rates based upon the actual time and expenses incurred and will not exceed Fifteen Thousand Dollars (\$15,000) per allocation area.

Standard Hourly Rates by Job Classification  
1/1/2023

Partners / Principals / Directors	\$295.00	to	\$525.00
Manager	\$235.00	to	\$340.00
Consultants / Analysts	\$160.00	to	\$235.00
Support / Paraprofessional	\$115.00	to	\$175.00
Interns	\$110.00	to	\$145.00

- *Billing rates are subject to change periodically due to changing requirements and economic conditions. Baker Tilly will notify Client thirty (30) days in advance of any change to fees. If Client does not dispute such change in fees within that thirty (30) day period, Client will be deemed to have accepted such change. The fees billed will be the fees in place at the time services are provided. Actual fees will be based upon experience of the staff assigned and the complexity of the engagement.*

The above fees shall include all expenses incurred by BTMA with the exception of expenses incurred for mileage which will be billed on a separate line item. No such expenses will be incurred without the prior authorization of the Client. The fees do not include the charges of other entities such as rating agencies, bond and official statement printers, couriers, newspapers, bond insurance companies, bond counsel and local counsel, and electronic bidding services, including Parity<sup>®</sup>. Coordination of the printing and distribution of Official Statements or any other Offering Document are to be reimbursed by the Client based upon the time and expense for such services.

Billing Procedures

Normally, you will receive a monthly statement showing fees and costs incurred in the prior month. Occasionally, we may bill on a less frequent basis if the time involved in the prior month was minimal or if arrangements are made for the payment of fees from bond proceeds. The account balance is due and payable on receipt of the statement.

Nonattest Services

As part of this engagement, we will perform certain nonattest services. For purposes of the Engagement Letter and this Scope Appendix, nonattest services include services that the *Government Auditing Standards* refers to as nonaudit services.

We will not perform any management functions or make management decisions on your behalf with respect to any nonattest services we provide.

**SCOPE APPENDIX to  
Engagement Letter dated: June 15, 2022  
Between City of South Bend Redevelopment Commission and  
Baker Tilly US, LLP**

In connection with our performance of any nonattest services, you agree that you will:

- > Continue to make all management decisions and perform all management functions, including approving all journal entries and general ledger classifications when they are submitted to you.
- > Designate an employee with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services we perform.
- > Evaluate the adequacy and results of the nonattest services we perform.
- > Accept responsibility for the results of our nonattest services.
- > Establish and maintain internal controls, including monitoring ongoing activities related to the nonattest function.

Conflicts of Interest

Attachment A to the Engagement Letter contains important disclosure information that is applicable to this Scope Appendix.

We are unaware of any additional conflicts of interest related to this Scope Appendix that exist at this time.

Termination

This Scope Appendix will terminate according to the terms of the Engagement Letter.

If this Scope Appendix is acceptable, please sign below and return one copy to us for our files. We look forward to working with you on this important project.

Sincerely,



Matthew R. Eckerle, Principal

**Signature Section:**

The services and terms as set forth in this Scope Appendix are agreed to on behalf of the Client by:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_