



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

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

Vivian Sallie, Secretary

Marcia Jones, President