



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

April 11, 2024 – 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 Vivian Sallie, Secretary – Absent Eli Wax, Commissioner - IP David Relos, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Sears, Board Secretary - Absent Joseph Molnar, Property Manager	
Others Present:	Caleb Bauer Erik Glavich Sarah Schaefer Chana Roschyk Chris Dressel	DCI DCI DCI Engineering DCI

2. Approval of Minutes

A. Approval of Minutes of the Regular Meeting of Thursday, March 28, 2024

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, March 28, 2024.

B. Executive Session Minutes of the RDC March 27, 2024

Upon a motion by Commissioner Wax, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved the minutes of the Executive Session on March 27, 2024.

3. Approval of Claims

A. Claims Allowance 03.26.24

Upon a motion by Commissioner Relos, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved the claims allowance of March 26, 2024.

4. Old Business

1. Opening Bids (Twenty-Seven Vacant Lots NNW)
No Bids Received

5. New Business

A. River West Development Area

1. Resolution No. 3599 (Disposition Offering Price Claeys)

Joseph Molnar Presented Resolution No. 3599 (Disposition Offering Price Claeys). This Resolution sets the disposition offering price for the Claeys property. The minimum offering price of \$382k is the average price of two appraisals by qualified, independent, professional real estate appraisers. Commission approval is requested.

Upon a motion by Vice-President Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Resolution No. 3599 (Disposition Offering Price Claeys) submitted on Thursday, April 11, 2024.

2. Approval of Bid Specifications (Claeys)

Joseph Molnar Presented Approval of Bid Specifications (Claeys). Staff is requesting approval of the bid specifications as presented. Commission approval is requested.

Upon a motion by Vice-President Warner, seconded by Commissioner Wax, the Commission approved Approval of Bid Specifications (Claeys) submitted on Thursday, April 11, 2024.

3. Request to Advertise (Claeys)

Joseph Molnar Presented the Request to Advertise (Claeys). Staff is requesting approval to Advertise the disposition posting in the South Bend Tribune on Friday, April 19, 2024, and Friday, April 26, 2024. Commission approval is requested.

Upon a motion by Vice-President Warner, seconded by Commissioner Wax, the Commission approved Request to Advertise (Claeys) submitted on Thursday, April 11, 2024.

4. Resolution No. 3598 (Transfer of Property Leighton from BPW)

Joseph Molnar Presented Resolution No. 3598 (Transfer of Property Leighton from BPW). As part of the larger Beacon/ GLC/City of South Bend project to construct the Madison Lifestyle District and new Memorial Patient Tower, it is beneficial if the Redevelopment Commission has full possession of the land on which the Leighton Public Parking Garage and Memorial Leighton Health plex building stands. The Board of Public Works currently owns the land and approved a resolution transferring the land to Redevelopment Commission on April 9, 2024. This resolution accepts the land from the Board of Public Works. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Vice-President Warner, the Commission approved Resolution No. 3598 (Transfer of Property Leighton from BPW) submitted on Thursday, April 11, 2024.

5. Resolution No. 3596 (Regarding Special Tax – South Bend Four Winds Field Stadium Project)

Randy Rampola Presented Resolution No. 3596 (Regarding Special Tax – South Bend Four Winds Field Stadium Project). This resolution of the Redevelopment Commission is determining to provide for a special tax if necessary to pay the lease rentals in connection with the lease as of April 1, 2024, between the South Bend Redevelopment Commission and the South Bend Redevelopment Authority relating to the Four Winds Field Project. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Commissioner Wax, the Commission approved Resolution No. 3596 (Regarding Special Tax – South Bend Four Winds Field Stadium Project) submitted on Thursday, April 11, 2024.

B. South Side Development Area

1. Budget Request (High Street Improvements)

Chana Roschyk, Project Engineer Presented a Budget Request (High Street Improvements). Staff is asking approval of \$125k from the South Side Redevelopment Area TIF to be budgeted for improvements to the west side of High Street from Donmoyer Avenue to Ridgedale Road in the form of new curbs and sidewalks. Project construction should be completed in 2024.

The request for funds is consistent with the Miami Hills Neighborhood Plan (2020) that identified upgrading infrastructure conditions and improving connections for non-motorized travel within the neighborhood and to surroundings. The project

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area is of the highest priority as it currently has no proper sidewalks. This request amends the earlier budget request of \$200k approved in 2023. Commission approval is requested.

Upon a motion by Vice-President Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Budget Request (High Street Improvements) submitted on Thursday, April 11, 2024.

C. River East Development Area

1. Budget Request (Leeper Bridge)

Chana Roschyk, Project Engineer Presented a Budget Request (Leeper Bridge). The portion of the East Bank Trail that goes over the Leeper St. Bridge is currently closed due to safety concerns for the bridge decking. This bridge is a critical part of the East Bank Trail, which will remain impacted until the work is complete.

The initial request of \$300k November 2023 was to design and replace in kind materials. In lieu of replacing in kind timber decking, concrete decking was chosen for longevity. As such, the concrete decking will require additional design and construction funds totaling \$120k. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Budget Request (Leeper Bridge) submitted on Thursday, April 11, 2024.

6. Progress Reports

A. Tax Abatement

- Erik Glavich stated that at the Common Council meeting the Council approved the following:
 - Declaratory resolution on a personal property tax abatement for Steel Warehouse, LLC. at 2803 Tucker Drive and 2920 Tucker Drive.
 - Declaratory resolution on a real property tax abatement for Steel Warehouse, LLC. at 2803 Tucker Drive and 2920 Tucker Drive.

B. Common Council

C. Other

7. Next Commission Meeting:

Thursday, April 25, 2024

8. Adjournment

Thursday, April 11, 2024, 10:15a.m.

Virvian D. Gallie

Marcia Jones

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Vivian Sallie, Secretary

Marcia Jones, President