



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, July 11, 2024, 2024 – 9:30 a.m.

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

1. **Roll Call**
2. **Approval of Minutes**
 - A. Minutes of the Regular Meeting of 5/9/2024
 - B. Minutes of the Regular Meeting of 5/23/2024
3. **Approval of Claims**
 - A. Claims Allowance 7/2/2024
4. **Old Business**
 - A. None
5. **New Business**
 - A. RDC Pokagon Fund
 1. Ready to Grow St. Joe
6. **Progress Reports**
 - A. Tax Abatement
 - B. Common Council
 - C. Other
7. **Next Commission Meeting:**

Thursday, July 25, 2024, 9:30 am



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

**SOUTH BEND REDEVELOPMENT COMMISSION
SCHEDULED REGULAR MEETING**

May 9, 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:	Troy Warner, President Dave Relos, Vice President Marcia Jones, Commissioner – IP Eli Wax, Commissioner - IP Vivian Sallie, Secretary – IP Leslie Wesley, Commissioner-V	IP = In Person V = Virtual
Members Absent:	None	
Legal Counsel:	Danielle Campbell Weiss, Senior Assistant City Attorney	
Redevelopment Staff:	Caleb Bauer, Executive Director Sarah Schaefer, Deputy Director Joseph Molnar, Property Manager	

Others Present:	Alyssa Alstott Charlotte Brach Kara Boyles Jennifer Huddleston Leslie Biek Sue Smith Linda Martin	DCI DPW DPW DCI DPW
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2. Election of Officers

President Jones expressed she did not wish to serve in the role of President any longer, but instead would like to serve as a regular Commissioner. President Jones asked for motions to change the officers for the Commission.\

Secretary Sallie expressed interest in continuing to serve as Secretary. Secretary Sallie nominated Vice-President Troy Warner to serve as president. President Jones seconded the motion. Motion passed unanimously.

President Troy Warner nominated Commissioner Dave Relos to serve as Vice President. Dave Relos seconded the motion. Motion passed unanimously.

3. Approval of Minutes

A. Minutes of the Regular Meeting of Thursday, April 25, 2024

President Warner then began presiding over the meeting agenda. President Warner moved to table the minutes of April 25, 2024 because they were not prepared in time to be included in the meeting packet.

Upon a motion by President Warner, seconded by all commissioners, the motion carried unanimously to table the minutes of the regular meeting of Thursday, April 25, 2024.

4. Approval of Claims

A. Claims Allowance 04.30.24

Upon a motion by Commissioner Wax, seconded by President Warner, the motion carried unanimously for approval of the claims allowance of April 30, 2024.

5. Old Business

A. Receipt of Bids: 525 S. Taylor Street, South Bend, IN 46601

President Warner introduced the item of receipt of bids for 525 S. Taylor St.

Joseph Molnar, Property Manager reported there was quite a bit of interest in the Claeys building, and he took a couple of groups on tours. This morning right before

the deadline, at 8:55am, we received 1 bid. Mr. Molnar read the name into the record as well as the bid price. The bidder is Stoic Beverage Company LLC who would like to utilize the former Clay's Candy Factory for a distilled spirits plant, including production of vodka, rum, gin, whiskey and a variety of ready to drink cocktails. The minimum bid was \$382,000 and that was the bid submitted by the entity. Staff requested to review the bid and come back with a recommendation at the next meeting.

Commissioner Relos asked whether the performance guarantee was submitted. Mr. Molnar answered that there was not, but when submitting they stated they would provide that later today. Mr. Molnar noted that consideration of the bid would be contingent upon receipt of the performance guarantee.

President Warner made a motion for staff to review the bid and provide a recommendation at the next meeting. Commissioner Wax seconded, and the motion passed unanimously.

6. New Business

A. River West Development Area

1. Agency Agreement Regarding Park Board for Garage Management

Joe Molnar, Property Manager, explained this agenda item is in relation to part of the larger Beacon-GLC-RDC Agreements that were approved in March involving RDC taking ownership of the Leighton Garage, which had been under the Board of Public Works ownership, so that RDC could then lease the space to Beacon and then eventually, the YMCA. Those Agreements also involved RDC acquiring the garage at Main and Wayne St.

Mr. Molnar explained all of the City's other parking garages are either owned by the Board of Public Works, or in one case, Transpo, and they've given authority to manage those garages to the Parks Board, who then negotiated the contract with LAZ, who manages the garages.

Mr. Molnar explained all this agreement does is mirror the agreement that BPW has with the Parks Board, and will allow the Parks Board to negotiate on behalf of RDC so that they can negotiate one contract for all City-owned garages, presumably with LAZ. Mr. Molar noted the Parks Board would have to approve this as well, and that this agreement would not allow the Parks Board to manage any retail space that would be included.

President Warner asked whether there would be any changes in two-hour free parking.

Mr. Molnar answered such a change would have to go through Council. This agreement would just be for the management of the actual garage.

President Warner asked whether the agreement regarding use of the garage that

Beacon had in place will be the same with the YMCA as future tenants.

Caleb Bauer, Executive Director of DCI answered that there is a condition to allow for parking for YMCA employees in that garage as part of the original ground lease with Beacon. Beacon had the ability to reserve other spaces for fitness center users at an agreed-upon price. That's not part of the YMCA lease as it currently stands but that's something we're in discussions about.

Commissioner Jones asked whether the garage will take the old cards or if new cards will be necessary.

Mr. Bauer answered the Beacon Health and Fitness cards would not work going forward once Beacon vacates.

Mr. Molnar added that this agreement does not preclude RDC from making agreements with the Y as to the Y's use of the garage. This agreement just speaks to the actual management, such as making sure the lights are on, if there's a light broken who gets the lightbulb fixed, etc.

Vice President Relos asked what department will take on cost for these garages.

Mr. Bauer responded that's a conversation happening internally.

Mr. Molnar added that the current LAZ agreement with the Parks Board includes cost sharing, so they would get some of the revenue from the individuals who pay.

President Warner made a motion to approve the Agency Agreement Regarding Park Board for Garage Management. Commissioner Jones seconded the motion, and it carried unanimously.

2. Development Agreement (Aunalytics)

Mr. Bauer presented the Development Agreement with Aunalytics and explained representatives from the company were present to give a short presentation as well. Mr. Bauer explained that Aunalytics was the first tenant in Ignition Park. They are located off Ignition Drive and have office spaces in Catalyst One. This agreement would help to assist in the expansion of Aunalytics' data infrastructure as they make the shift to providing data services that incorporate artificial intelligence. The development agreement is for the phase one of this expansion. Overall it's a total project of \$30-\$36 million. Phase I, which is a ten million dollar phase would involve the acquisition of a graphics processing unit which is part of the server farm that would be part of the expansion. It would create 25 new jobs as part of phase one and Aunalytics as part of the development agreement is offering to provide discounted AI services for businesses in South Bend and the surrounding areas, so our regional employers have an opportunity to take advantage of the AI services.

Mr. Bauer further explained that the development agreement is specifically focused on Phase I, a \$10 million project. It would provide \$1.5 million in Redevelopment

Commission funding to purchase equipment and materials. Those would have to be procured through the public procurement process. The private investment commitment would be \$8.5 million with 25 new full time jobs and a discounted regional resources rate.

Mr. Bauer then introduced the representative present from Aanalytics, Rich Carlton.

Mr. Carlton explained Aanalytics' goals in providing technology infrastructure locally. He explained the company has historically focused on managing, storing, and protecting data, but began focusing on the future with new technological advancements, particularly Artificial Intelligence, or AI.

Mr. Carlton noted that when Aanalytics came before the Commission over ten years ago, their hope was to create 15 technology jobs as part of a redevelopment agreement. Today, they are at 240 employees, 135 of which are based in South Bend. The average wage of Aanalytics employees are above 150% of the County average wage. Mr. Carlton shared that Aanalytics also now has over 400 customers. He further explained that one of the goals of this project is to advance the infrastructure, which will not only add competitiveness to our region, but it also will add jobs for Aanalytics and the other employers in the region as well.

Mr. Carlton also shared that the larger \$30 million project will be to continue to build out within their current building. He noted Aanalytics bought all the land next door to it as well for future development.

Mr. Bauer shared that this project already came before the Common Council to reconfirm the personal property tax exemption, which is a unique tool the State put in place that allows a longer term standard personal property tax exemption.

President Warner made a motion to approve the Development Agreement with Aanalytics. Secretary Sallie seconded the motion, and the motion passed unanimously.

3. Second Amendment (Lafayette Building)

Mr. Molnar reminded the Commissioners of the Real Estate Purchase Agreement approved in 2023 for the Lafayette Building. Mr. Molnar stated that since then, the organization that entered into that agreement, Lafayette Opco, has been working towards designing of the redevelopment project as an apartment building with ground floor retail. Mr. Molnar explained this work has led to a lot of testing of the building, which is almost a 130 year old at this point. Having apartments would be much heavier than the original office use, so the developers are continuing to do their due diligence on structural aspects of the building.

Mr. Molnar explained that this Second Amendment simply extends the due diligence period to July 24, 2024. Mr. Molnar note that this work of determining the weight that the building can hold would have needed to have been done no matter who ended up with the building, so staff believes it's valuable to get these

assessments done and make sure they are done right. Mr. Molnar stated there are no other changes that would be made to the original items in the purchase agreement.

Vice President Relos asked whether there have there been any environmental or structural engineering reports done on the building.

Mr. Molnar answered yes, there were slight environmental concerns but staff believes those are pretty manageable. Mr. Molnar explained right now it's just a question of whether the structure can hold the load that they want to put on it, especially the lateral forces that will happen when you add that much weight, especially to the top two floors. So they're working with local architects or firms to figure that out.

Councilman Wax asked whether all the other deadlines tied to the due diligence.

Mr. Molnar answered yes and explained that after due diligence, they would proceed to closing, then the closing date would dictate other deadlines for completion.

Secretary Sallie pointed out a typo in the memo for this agenda item, specifically, a period in where it says "other changes" to the original purchase agreement. She also stated she has an affinity for this building because of its historic association with the City, and expressed she is hoping by this time next year the developers are able to be up and running with the project.

Secretary Sallie made a motion to approve the Second Amendment. Commissioner Wax seconded, and the motion passed unanimously.

B. River East Development Area

1. Budget Request (Coal Mine Trail Phase II)

Leslie Biek, Assistant City Engineer, explained they are working to finalize Coal Line Trail Phase II. Construction has been completed and they are working on final items. Ms. Biek explained this request is for a budget increase for the inspection of the trail portion for additional services that were added to the project, specifically a guard rail that was in need of repair. She noted they are excited to have this project closed out.

Commissioner Wax made a motion to approve the budget request. Vice President Relos seconded, and the motion passed unanimously.

7. Progress Reports

A. Tax Abatement

Mr. Bauer reported that as mentioned during the Aanalytics item, there was a reconfirming resolution for the personal property tax exemption for Aanalytics for

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their project. This was approved by Council at the last meeting, and now coming up at the next meeting is a single family residential tax abatement for Cross Community as they work to build two more houses for two additional properties they are building in the near northwest.

B. Common Council

Nothing to report.

C. Other

Nothing to report.

8. Next Commission Meeting:

Thursday, May 23, 2024

9. Adjournment

The meeting was adjourned at 10:17am.

Vivian G. Sallie, Secretary

Troy Warner, President



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

May 23, 2024 – 9:30 am

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

Presiding: Troy Warner, President

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

1. ROLL CALL

Members Present:	Troy Warner, President – IP David Relos, Vice-President - IP Vivian Sallie, Secretary – IP Eli Wax, Commissioner - IP Marica Jones, Commissioner – IP	IP = In Person V = Virtual A = Absent
Members Absent:	Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Sears, Board Secretary Joseph Molnar, Property Manager Elizabeth Mayorga, Board Secretary Backup	
Others Present:	Sarah Schaefer Tim Corcoran Zach Hurst Gemma Stanton Charlotte Brach Jennifer Huddleston Alyssa Alstott Elizabeth Maradik Matt Barrett	DCI DCI Engineering Engineering Engineering Neighborhoods Neighborhoods Neighborhoods Resident

2. Approval of Claims

A. Claims Allowance May 7, 2024

Upon a motion by Secretary Sallie, seconded by Commissioner Jones, the motion carried unanimously, the Commission approved the claims allowances of May 7, 2024.

B. Claims Allowance May 14, 2024

Upon a motion by Secretary Sallie, seconded by Commissioner Jones, the motion carried unanimously, the Commission approved the claims allowances of May 14, 2024.

3. Old Business

A. Opening Bids (Claeys Candy)

Troy Warner, President, presented item 3A to the commission. This is a related item that we had discussed at the last meeting which is we received the bids from Claeys Candy's RFP.

Joseph Molnar, Property Manager Department of Community Investment, presented, we did receive one bid from Stoic Distillery Company for the minimum bid of \$382,000. It was not a complete bid, however, after review from staff, it did not include some of the required items that were laid out in the disposition packet, including incomplete narrative description, no site plan, and the affidavit of non-collusion was not complete. Staff would recommend rejecting the bid as being incomplete and not meeting standards. We would like to continue working with Stoic. One other reason we would not want to accept the bid is that this time there would be no ability to put any restrictions on the sale of the building. We want to make sure that if the building is sold and the obligations are not met, they can come back to us..

Commissioner Relos asked if they ever put the 10% down?

Mr. Molnar stated they did that evening, which was another thing that was supposed to be paid for by 9:00am and they brought it in the afternoon. So that was another thing, it did not mark against them but didn't meet the letter of the disposition packet.

Vice President Warner asked did they meet the bidding requirements?

Mr. Molnar stated I would not have called it a completed bid.

Commissioner Wax asked in the RFP is it clear that incomplete bids are rejected.

Mr. Molnar stated yes, the RDC has the authority to reject it and that's laid out in the packet but certainly if we were going to accept a bid. I want to make sure it meets what we specifically said had to be in the bid packet.

Council Campbell stated that it's explicit in there as well.

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President Warner asked, if there are any other questions.

Commissioner Wax asked if this should be rejected. Can the RDC continue to engage with them?

Mr. Molnar stated yes, there is a 30-day time frame where we can't make an agreement. We must wait 30 days after the rejection of bids to enter into an agreement. We would certainly reach out to them and have further discussions.

Commissioner Relos asked, do they know we're doing this and why?

Mr. Molnar stated yes. They knew it was going to be rejected.

Commissioner Jones asked, so that is the process, and it's okay with them too.

Secretary Sallie asked at the same time, then reopen it so that others that might be interested could also bid?

Mr. Molnar stated yes, we walked about five other entities through the building who might still be interested. I will reach out to them and notify that the bids were rejected as well just so they are aware. If RDC chooses to reject the bid, it would go open again. Or we could talk to individuals as well. There's certainly interest in the building, and we want to make sure we get it right.

Upon a motion by commissioner Relos, seconded by commissioner Wax, the motion carried unanimously, the Commission rejected the bid for Claeys Candy

4. New Business

A. River West Development Area

1. Resolution No. 3601 (Disposition Offering Price River Glen)

President Troy Presented Resolution No. 3601 (Disposition Offering Price River Glen) to the Commission. Looks like we got three items here. We will hear the three items together unless there is any objection to that. So, we will hear items A1, A2, and A3 collectively.

Mr. Molnar started his role as the property development manager. Office on the 14th floor of the County City Building.

Today we're discussing opening in the beginning of the disposition process for the former River Glen Office Park, which is made up of the five parcels that you see here just to the South and East of downtown, along the river. It includes about 5.25 acres. The RDC officially closed on the parcel in early May of this year for 3.25 million, which was the purchase price. The staff and the RDC desire a quick turnaround, we don't want to own this for long. We want to make sure we're starting bids. So, the first part of that process is per state law, to open it up through the disposition process for the average of the two appraisals which was \$3,690,000 bids are due June 20th.

It was pointed out it says June 27th on a few of the documents when you make your vote on that, please correct it to June 20th and we will make sure it gets corrected online. That is, two meetings from now.

If no quality bids are accepted or received, staff will request an issuance of an RFP for the property, which has a little more flexibility in it than this first go around through this position process like we just saw with Claeys, especially with the price being even higher than what we paid.

If we've received quality bids, that'll be wonderful, but we are planning if we don't receive any bids to then issue an RFP for this property and then for a few of the other ones that have been in the pipeline for a while, happy to answer any questions that you might have on items A1, A2 or A3.

Upon a motion by Commissioner Jones, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved River West Development Area – Item A1. Resolution No. 3601 (Disposition Offering Price River Glen) submitted on Thursday, May 23, 2024.

2. Bid Specifications (River Glen)

Upon a motion by Commissioner Wax, seconded by Commissioner Jones, the motion carried unanimously, the Commission approved River West Development Area – Item A2. Bid Specifications (River Glen) submitted on Thursday, May 23, 2024.

3. Request to Advertise (River Glen)

Upon a motion by Commissioner Wax, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved River West Development Area – Item A3. Request to Advertise (River Glen) submitted on Thursday, May 23, 2024.

4. Mortgage Release (931 W LaSalle)

Liz Maradik presented a Mortgage Release (931 W LaSalle) to the Commission. I am Liz Maradik, Chief Neighborhoods Officer with the City of South Bend. Department of Community Investment offices on the 13th floor of this building.

The item I have before you is a mortgage release. I brought similar items a few times before. This is related to the City's Home Repair Program. In the past it was offered with a loan and grant combination, and this is one of those loans that has been paid in full and still requesting the Commission to approve the mortgage release.

Commissioner Wax asked, how many of these do we still have in the pipeline? They said they were winding down.

Ms. Maradik answered, that is a good question. I would have to go and pull, check

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to see how many there are, but they're generally do upon sale. Some people do make payments, but it is due upon sale. So sometimes it just takes how long for somebody to decide to sell their home.

Vice President Relos asked, if it usually comes up with the title work.

Ms. Maradik stated yes or Estates sales.

Upon a motion by Vice President Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved the Mortgage Release (931 W LaSalle) submitted on Thursday, May 23, 2024.

B. River East Development Area

1. Budget Request (Demolition of Kelly's Pub)

Zach Hurst presented a River East Development Area item B1 Budget Request for (Demolition of Kelly's Pub) to the Commission.

I am Zach Hurst, the Senior Project Engineer with the Department of Public Works Office here on the 13th floor of the County City Building. The budget request for \$125,000 out of River East development area. This would cover expenses related to the demolition of the former Kelly's Pub at 1150 E Mishawaka Ave.

The intent of this summer would be to demolish the building, remove foundations, backfill the basement, and then seed the disturbed area. The intent for now would be to leave the asphalt parking in place. There is currently a City project for a Mishawaka Ave streetscape there in the area. We would like to maintain this parcel as a staging or lay down area after the streetscape is done. We could come back and remove the asphalt if needed. I think a lot depends on what the eventual use of the parcel would be. If a developer is interested in rebuilding on the seeded area, keeping the asphalt, we have that option.

The intent right now would be just to demolish the building, get that out of there. I don't really think there's a good reuse for the building. It is in a bit of disrepair on the inside, a lot of the fixtures have been stripped, the copper piping, all that kind of thing. I think the building is at a point where it needs to be demolished. So that's why I'm here this morning. Happy to answer any questions.

Commissioner Jones asked, what is the approximate size of that site.

Mr. Molnar stated maybe 0.3 for the whole all three parcels is about 0.3 acres as that makes each one was 0.1.

Mr. Hurst stated yeah, 0.3, the building itself is, I mean it's closer to like a residential structure. It's less than 2000 square feet have to be my guess, only part has a basement.

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Commissioner Jones asked is it occupiable?

Mr. Hurst stated not right now. No, it's locked up. It is not really in an occupiable state.

Mr. Molnar stated I would say there is the intention to do some sidewalk improvements there as well, and the building currently is right up against the sidewalk. So, taking the building down allows us to make that intersection a little bit nicer.

Mr. Hurst stated I'd like to mention there is a memorial bench right out front of the building that is going to be savaged in stored in a secure location until we can find a spot for that bench to go back there.

Vice President Relos asked access to the parking lots are going to take out curb cuts or just?

Mr. Hurst stated I think, for right now, the curb cut the same place we have got the orange barricades across it right now. I mean a lot depends on what the future use is going to be. I think you know it would serve a good purpose as a staging laydown area for the streetscape, but as soon as that is done, I think we're open to doing whatever at that point. We could rip out the curb cut if needed. This \$125,000 should give us enough money to do the demo and any future ripping out for cuts, ripping out asphalt, all that stuff. So, this would cover us.

Mr. Molnar stated I believe, in this streetscape plan so far, one of the curb cuts going.

Mr. Corcoran stated yeah, I have to look at the scope of work is more or less right at the intersection.

Commissioner Wax asked, I know it's early, very early, but has there been some kind of thinking or planning on what that could be part of in the future?

Mr. Molnar stated I think right now the thinking was to hold on until the streetscape improvements are done. Obviously, we've had some interest. People have reached out. It's in a very attractive intersection.

Obviously with the farmers market there Bangers across the street, there's some other small local business popped up and then you'll have a new streetscape that's very attractive compared to now.

Commissioner Wax stated Ok.

Mr. Molnar stated so the hope of it was to wait till it's all put in place, complete the street, and then seek a buyer for the property.

Commissioner Wax asked the value and type of interest then?

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Mr. Molnar stated the interest might be better.

Commissioner Wax stated sounds like you're saying this budget request should give you enough for the demolition plus room.

Mr. Hurst stated to remove the asphalt if needed, remove the current. Yep, the idea is not to come back a second time.

Secretary Sallie stated I have never looked at the memorial. I don't know about the memorial, but I noticed it in our note. Who is it memorial to?

Mr. Molnar stated there was a mass shooting at the site in 2019, where eleven people were injured and one person lost their life. It's a memorial to that individual. We have been in contact with the family, specifically the mother. She wants the bench to remain, she understands, though, that it will be removed for the construction. We'll put it into storage in the meantime, and then, once the streetscapes are finished, it will be one of the benches that goes in. And honestly, it'll be a much better situated bench going forward. Right now, it's just up against the building, but the family is well aware of it. It has a plaque with his name.

Secretary Sallie stated thank you.

Upon a motion by Secretary Sallie, seconded by Commissioner Jones, the motion carried unanimously, the Commission approved the River East Development Area item A4 Budget Request (Demolition of Kelly's Pub) submitted on Thursday, May 23, 2024.

C. Administrative

1. Resolution No. 3600 (Determining Tax Increment to be Collected in Year 2025)

President Warner presented the Administrative item C1 Resolution No. 3600 (Detering Tax Increment to be Collected in Year 2025) to the Commission.

Danielle Campbell, Senior Justice City Attorney. This is just one of those things we have to do every year, and by law, this comes every May or June to the Commission. So you've seen this before. This is authorizing that a letter can go out. The letter will say that the Commission has determined there is no excess assessed value that may be allocated to the respective taxing units.

So this is just one of those things we do every year. There is one error that states this was from the last meeting. The date just needs to be corrected to today instead of the last meeting date. It says it should say May 23rd, so we will have that corrected for the signed version.

Vice President Relos asked it's River West.

Ms. Campbell stated yes, it's got River West, Washington River, River East, #1

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and #2 and South Side and should be all six of them.

President Warner asked I see on the resolution page 2.

Ms. Campbell stated it is an exhibit, yeah, just the adopted and improved paragraph and then the letter.

Commissioner Wax asked the letter itself.

Ms. Campbell stated Yes, that's correct.

President Troy asked is there any other questions. Any questions from the public?

Commissioner Wax stated moved to approve Resolution No. 3600 with the changes that need to be made in the resolution and exhibit.

Upon a motion by Commissioner Wax, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved the Administrative item C1 Resolution No. 3600 (Determining Tax Increment to be Collected in Year 2025) submitted on Thursday, May 23, 2024.

5. Progress Reports

A. Tax Abatement

- Vice President Troy stated I can give a tax abatement update. There was Cross Community. We approved a tax abatement for a lot on Harrison St next to a couple other homes that they've already done that declaratory resolution was it the last meeting Tuesday. The council meeting will be Tuesday because Memorial Day is the confirming resolution for that.

B. Common Council

- None

C. Other

- Mr. Molnar noted that on the Diamond View project, there is some construction fencing going up in case you guys didn't see. We expect construction to start on that within the next week or two. They had to do a redesign of the building slightly at the last minute to do some utilities, but they've got that handled. They have got the permit for their foundations. Caleb met with Real America last week. And they're full steam ahead.. They have to be open, I believe, by the end of 2025, at least for the LIHTC portion for our agreement with them, they would have to be open. It was within 36 months of closing, and we closed in February.
- Vice President Relos noted so everything got cleared up on the northwest corner.
- Mr. Molnar noted Yes, we're working on that. The RDC still owns the Western half of the parcels where the market rate housing will go. We're working with IDEM. Who found State Grant money to do the limited environmental cleanup that's needed there. So that'll be happening this summer. While Real America is constructing the LIHTC building, and then once that limited cleanup is completed,

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- the parcel will be transferred to Real America, and they'll start on the market side.
- Commissioner Wax noted so we haven't closed on that portion.
- Mr. Molnar noted we have not closed on that portion of it. It's much easier for us to get these grants for federal dollars to clean up. Then from a private entity.
- Commissioner Wax noted, Okay, so then that one has the same 36 month clock starting every week.
- Mr. Molnar noted yeah, when we did the 5th Amendment, we separated out the clock. So it's based on closing time for each separate parcel.
- Vice President Relos asked any updates on the Monroe project?
- Mr. Molnar noted we met with the developer a few weeks ago. She was working through financing. We're hopeful she'll take possession by the end of the year,
- Commissioner Wax asked when does she have to be?
- Mr. Molnar noted she has an extra year compared to Real America.
- Mr. Molnar noted she must close by the end of this calendar year. She's on track for that.
- Commissioner Wax asked about the the timeline for Salvation Army.
- Mr. Molnar noted, they started construction. We closed just about a year ago. I think it was summer of 2023. They did start demolition and construction. They've started work on the SOMA apartments as well. If you've seen, they've got the windows out and, I believe they were fine finalizing their contractors and I think they had 24 months to finish.
We've been in contact with the Momentum Group quite frequently.
- Commissioner Wax asked then Vickie's is going to remain in between the two.
- Mr. Molnar noted we have no agreement with Vickie's pub.
- Commissioner Wax stated Ok.
- Secretary Sallie asked, any update on the Lafayette building? Are they moving ahead?
- Mr. Molnar stated the agreement was amended at the last meeting to extend the timeline and their working through the due diligence. We're working with them and American Structure Point on analyzing the building. Zach Hurst is the point contact on this.
- Mr. Hurst stated there's some very in-depth structural engineering that's being thought through at the building right now due to the age and what we know about the elements of the building.
- Secretary Sallie stated Ok.
- Mr. Molnar we've been in regular contact with the two women who are heading up the partnership, though. And it's not just nothing's happening, but just all behind the scenes. It's a 125-year-old building or so.
- Commissioner Wax stated wanted to make sure it holds up.
- Mr. Molnar asked anything else?
- Vice President Relos asked about the South Bend Heritage project at W. Washington and Taylor.
- Mr. Molnar stated yes, we met with Marco from South Bend Heritage last month on that one. I think a lot of their energy got sucked up in the South Bend Thrive project and getting that finished. So I think they're coming around back to it now that they've gotten that mostly underway.
- Mr. Corcoran stated they've partnered with the architect to help them develop the

South Bend Redevelopment Commission Regular Meeting – May 23, 2024

RFP for that site. I spoke with him recently and he said they've been engaging with them. So he didn't get to where they're at, but it was positive steps forward.

- Mr. Molnar stated Allen Edwin was the other one from that batch. We should have an agreement for you very soon on that. Advantix was looking to close in the fall on the lots for their LIHTC project.

6. Next Commission Meeting:

Thursday, June 13, 2024

7. Adjournments

Thursday, May 25, 2024, 9:55 a.m.

Vivian Sallie, Secretary

Troy Warner, President



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

To: South Bend Redevelopment Commission
From: Kyle Willis, City Controller
Date: Tuesday, July 2, 2024

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-0082673	\$424,078.59
GBLN-0082966	\$2,038,071.37
GBLN-0000000	\$0.00
Total:	<u>\$2,462,149.96</u>

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:

Expenditure approval

RDC Payments-6/25/24 Pymt Run

GBLN-0082673

Payment method: ACH-Total
Voucher: RDCP-00028215
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-0000019	ABONMARCHE CONSULTANTS OF IN	152299	Monroe Circle Demo - Construction Inspection Change Order	6/30/2024	\$700.00	324-10-102-121-444000-- PROJ00000440	PO-0024349

Payment method: CHK-Total
Voucher: RDCP-00028216
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000280	C&E EXCAVATING INC	APP #5	Greenleaf Holding - Pure Green Farms Site Improvements	7/3/2024	\$6,960.65	324-10-102-121-444000-- PROJ00000211	PO-0025184

Payment method: ACH-Total
Voucher: RDCP-00028217
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000305	CATALYST LLC	t0061228	Technology Resource Cen - Year 2 Lease Agreement for TRC	7/1/2024	\$250,000.00	324-10-102-121-437004-- PROJ00000086	PO-0026764

Payment method: CHK-Total
Voucher: RDCP-00028218
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000476	DONOHUE & ASSOCIATES	1329837	South Well Field Improvement - Amendment #3- Cost Analysis, Geotechnical Engineering Services	5/18/2024	\$4,672.50	430-10-102-121-431002-- PROJ00000082	PO-0000038

V-00000476	DONOHUE & ASSOCIATES	1398524	Fellows Reservoir & Booster-Amendment #1 -Prof Services	5/18/2024	\$16,923.20	430-10-102-121-431002-- PROJ00000032	PO-0012147
V-00000476	DONOHUE & ASSOCIATES	1398525	Fellows Reservoir & Booster-Amendment #1-Prof Services	6/15/2024	\$10,486.00	430-10-102-121-431002-- PROJ00000032	PO-0012147

Payment method: ACH-Total
Voucher: RDCP-00028219
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001496	SHIVE HATTERY INC	217220187017	Fire Station 8 Final Design - Engineering Services	6/30/2024	\$2,260.85	430-10-102-121-431002-- PROJ00000355	PO-0021515

Payment method: ACH-Total
Voucher: RDCP-00028220
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001685	TORTI GALLAS AND PARTNERS INC	73868	SB Downtown Plan- PSA Downtown Planning Charrette	6/30/2024	\$16,775.00	324-10-102-121-431000-- PROJ00000440	PO-0030569

Payment method: CHK-Total
Voucher: RDCP-00028221
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	7340131	Paying Agent Fees-2018 TIF Park Bond	6/23/2024	\$600.00	324-10-102-121-438300- DS0169-	

Payment method: CHK-Total
Voucher: RDCP-00028222
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00012266	Human Delta Inc.	1006	Digital Storefront - PSA Human Delta	5/28/2024	\$50,000.00	433-10-102-121-439300--	PO-0026286

Payment method: CHK-Total
Voucher: RDCP-00028223
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00012943	Heron Environmental, LLC	2405062	Phase II Environmental Site Assessment - 321 W. Wayne St.	5/29/2024	\$7,950.00	324-10-102-121-431000--	PO-0030536

Payment method: CHK-Total
Voucher: RDCP-00028224
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00013544	RCLCO	9043180	Downtown Master Plan - Comprehensive Market Analysis for Downtown SB	6/30/2024	\$17,999.94	324-10-102-121-431000-- PROJ00000531	PO-0030571

Payment method: CHK-Total
Voucher: RDCP-00028225
Payment date: 6/25/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00013835	Walker Consultants, Inc.	130042370001	HUD Choice Neighborhood Initiative Plan - Downtown Parking Study / Reimbursable Expenses	6/29/2024	\$38,750.45	324-10-102-121-431000-- PROJ00000440	PO-0031405

Expenditure approval

RDC Payments-7/2/24 Pymt Run

GBLN-0082966

Payment method: ACH-Total
Voucher: RDCP-00028415
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000526	ENFOCUS INC	1201804775	High Skill Immigration Project - Immigration/employment services	7/6/2024	\$4,166.67	433-10-102-123-439300-- PROJ00000417	PO-0024644

Payment method: CHK-Total
Voucher: RDCP-00028416
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001368	R YODER CONSTRUCTIO N INC	APP #8	Fire Station 8 Construction	7/2/2024	\$246,266.60	430-10-102-121-443001-- PROJ00000355	PO-0026318
V-00001368	R YODER CONSTRUCTIO N INC	APP #7	Fire Station 8 Construction	6/23/2024	\$742,895.24	430-10-102-121-443001-- PROJ00000355	PO-0026318

Payment method: CHK-Total
Voucher: RDCP-00028417
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001789	Milestone Contractors North, Inc	APP #1	122-059 Angela Blvd Improvements Division 2	7/10/2024	\$158,310.97	429-10-102-121-444000-- PROJ00000444	PO-0027696
V-00001789	Milestone Contractors North, Inc	APP #1	122-059 Angela Blvd Improvements Division 1	7/10/2024	\$524,419.48	436-10-102-121-444000-- PROJ00000444	PO-0027696
V-00001789	Milestone Contractors North, Inc	APP #2	Ameritech & Cleveland Intersection -Roadway Reconstruction	7/2/2024	\$275,812.53	324-10-102-121-442001-- PROJ00000461	PO-0026602

Payment method: ACH-Total
Voucher: RDCP-00028418
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00012256	Urban Design Associates, Ltd	52442	Downtown Master Plan - Economic development consultant	7/9/2024	\$174.00	324-10-102-121-431000-- PROJ00000531	PO-0030142
V-00012256	Urban Design Associates, Ltd	52441	Downtown Master Plan - Economic development consultant	7/9/2024	\$45,264.90	324-10-102-121-431000-- PROJ00000531	PO-0030142

Payment method: CHK-Total
Voucher: RDCP-00028419
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00012969	Ice Miller LLP	12254450	SB Monreaux Forgivable Loan - Inv 01-2254450	4/3/2024	\$16,996.00	324-10-102-121-431001--	PO-0028056

Payment method: CHK-Total
Voucher: RDCP-00028420
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00013560	CVR Associates, Inc	SB02	PSA Asset Repositioning Services - HUD Choice Neighborhood	7/11/2024	\$19,584.98	324-10-102-121-431000-- PROJ00000440	PO-0030570

Payment method: CHK-Total
Voucher: RDCP-00028421
Payment date: 7/2/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00013716	Richard Custom Concrete LLC	262	614 Sherman TIF - Foundation - Property Bros Development	7/7/2024	\$4,180.00	324-10-102-121-431000-- PROJ00000491	PO-0030822



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 7/8/2024

FROM: Sarah Schaefer, Deputy Director, DCI

SUBJECT: Ready to Grow St. Joe Quality Improvement grant

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

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

PURPOSE OF REQUEST:

Requesting funding in the amount of \$200,000 for the 2023 and 2024 Quality Improvement grants for Ready to Grow St. Joe.

Specifics:

RTG is a collective of early childhood stakeholders committed to ensuring that all children in St. Joseph County, from birth to eight years old, have the foundation to thrive in school and life. RTG works through a coalition of members to engage the community, build systems, and empower families, focusing our efforts on Quality Early Learning, Health & Wellness, and Family Support. The Quality Improvement Grant supports early childhood and child care programs by providing quality learning materials for those enrolled in the Indiana Paths to Quality program, Indiana's Quality Rating System for Child Care Programs.

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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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