



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:	Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Joseph Molnar, Property Manager Sarah Schaefer, Deputy Director, DCI Elizabeth Mayorga, Board Secretary Backup	
Others Present:	Tim Corcoran Zach Hurst Gemma Stanton Charlotte Brach Jennifer Huddleston Alyssa Alstott Elizabeth Maradik Matt Barrett	DCI Engineering Engineering Engineering Neighborhoods Neighborhoods Neighborhoods Resident

2. Approval of Claims

A. Claims Allowance May 7, 2024

B. Claims Allowance May 14, 2024

Upon a motion by Secretary Sallie to approve jointly 2A and 2B, seconded by Commissioner Jones, the motion carried unanimously via voice vote, the Commission approved the claims allowances of May 7, 2024, and May 14, 2024.

3. Old Business

A. Opening Bids (Claeys Candy)

Joseph Molnar, Property Manager Department of Community Investment, presented item 3A to the commission. We received 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 an incomplete narrative description, no site plan, and the affidavit of non-collusion was not complete. Staff recommended 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, there is potential recourse for the Commission.

Upon a motion by Vice President Relos to reject the bid by Stoic, seconded by Commissioner Wax, the motion carried unanimously via voice vote; the Commission rejected the bid for Claeys Candy

4. New Business

B. River West Development Area

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

Joseph Molnar presented his role as the property development manager. Office on the 14th floor of the County City Building. For discussion is 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, with the intent to not own the property for long. So, the first part of that process is, per state law, to open it up through the disposition process with bids due June 20th. The average of the two appraisals was \$3,690,000.

Upon a motion by Commissioner Jones to adopt Resolution No. 3601, seconded by Secretary Sallie, the motion carried unanimously via voice vote; 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)

South Bend Redevelopment Commission Regular Meeting – May 23, 2024

Upon a motion by Commissioner Wax to approve the bid specifications, seconded by Commissioner Jones, the motion carried unanimously via voice vote, 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 to approve the request to advertise, 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. Before the Commission, similar items have been discussed a few times before. The property 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 is requesting the Commission to approve the mortgage release.

Upon a motion by Vice President Relos to approve the mortgage release, 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. 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 and leave the asphalt parking in place. The building is not currently occupiable.

Mr. Molnar stated there was a mass shooting at the site in 2019, where eleven people were injured and one person lost their life. The location has a memorial bench to the individual who lost their life. Staff has 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. The bench will be put into storage in the meantime, and then, once the streetscapes are finished, it will be one of the benches that goes in. It has a plaque with his name.

Upon a motion by Secretary Sallie, seconded by Commissioner Jones, the motion carried unanimously, the Commission approved the River East Development Area

South Bend Redevelopment Commission Regular Meeting – May 23, 2024

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)

Danielle Campbell Weiss, Senior Justice City Attorney, presented the Administrative Item C1 Resolution No. 3600 (Determining Tax Increment to be Collected in Year 2025) to the Commission. This is just one of those things the Commission has to do every year, and by law, this comes every May or June. The resolution is authorizing that a letter can be sent. The letter will say that the Commission has determined there is no excess assessed value that may be allocated to the respective taxing units. One error was noted. The date needs to be corrected to today instead of the last meeting date. It says it should say May 23rd, so it should be corrected for the signed version.

Upon a motion by Commissioner Wax to adopt the resolution, seconded by Vice President Relos, the motion carried unanimously via voice vote; 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

- President Warner gave a tax abatement update. Council approved for Cross Community a tax abatement for a lot on Harrison St next to a couple other homes that they've already done. The declaratory resolution was reviewed in the last meeting. The council meeting addressing the confirming resolution will be Tuesday instead of Monday due to Memorial Day.

B. Common Council

- None

C. Other

- Mr. Molnar noted that on the Diamond View project there is some construction fencing going up. Construction is expected to start within the next few weeks. They had to redesign the building slightly at the last minute to address utilities. They have got the permit for their foundations. Caleb met Real America last week. It is understood that they have to be open by the end of 2025, at least for the LIHTC portion of the agreement with them. The time limit was within 36 months of closing, and it was closed in February.

6. Next Commission Meeting:

Thursday, June 13, 2024

South Bend Redevelopment Commission Regular Meeting – May 23, 2024

7. Adjournments

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



Vivian G. Sallie, Secretary



Troy Warner, President