



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

April 25, 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 – IP David Relos, Commissioner – IP Leslie Wesley, Commissioner - IP	IP = In Person V = Virtual
Members Absent:	Eli Wax, Commissioner	
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 Rosa Tomas Tim Corcoran Charlotte Brach Zach Hurst Gemma Stanton Leslie Biek Matt Barrett KM Mark Weber	DCI DCI DCI DCI DCI Engineering Engineering Engineering Resident Resident YMCA

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, April 11, 2024**

Upon a motion by Vice-President Warner, seconded by Commissioner Relos, the motion carried, with Vivian Sallie abstaining, and the Commission approved the minutes of the regular meeting of Thursday, April 11, 2024.

3. Approval of Claims

A. Claims Allowance 4.9.24

Upon a motion by Commissioner Relos, seconded by Vice-President Warner, the motion carried unanimously, and the Commission approved the claims allowances of April 9, 2024.

B. Claims Allowance 4.23.24

Upon a motion by Commissioner Relos, seconded by Vice-President Warner, the motion carried unanimously, and the Commission approved the claims allowances of April 23, 2024.

4. Old Business

President Jones noted there was no old business.

5. New Business

A. River West Development Area

1. Lease Agreement (YMCA Leighton Plaza)

Joseph Molnar Presented a Donation Agreement (YMCA Northside Site). The RDC approved a buyout of former ground lease associated with Leighton Healthplex Building where this new gym for YMCA would be located. At that time, RDC established a new lease with Beacon for the space. Beacon later alerted RDC staff that they would be vacating the health and fitness portion, which are floors 3-5 currently of that building, pretty quickly after the lease went into effect. Also, concurrently with that, the YMCA and the City had been in discussions over expanding the Y's presence in South Bend beyond the O'Brien Center. Mr. Molar reported the City has a good partnership with the Y there and the Y has been looking to have a larger presence in South Bend. So, after hearing from Beacon and learning about their plans to vacate the space, the City began negotiations with the Y on leasing that current space on floors 3-5. Just for reference, this is the building in question and the current lease would allow the Y to occupy floors 3, 4 and 5 as well as 2,000 sq foot of the second floor for a proposed child watch section that that is currently not provided onsite.

Mr. Molar explained there are two primary agreements for consideration. The first is a donation agreement. The YMCA would be donating the former Northside Y

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

property to the Redevelopment Commission and then RDC staff believe this would be a prime property for redevelopment. The assessed value of the eight parcels in total is \$718,500 and it's approximately 7.3 acres.

The lease agreement extends through December 31, 2032, and that is rent free, however the Y does agree to pay 1/3 of the utilities in the building through that portion through 2032, so while it is officially rent free they would be helping to contribute to the utilities and they would pay annually to the City 1/3 of the utilities that were accumulated in the building. They would also occupy a portion of the second floor for the child watch program where they would watch parents' children while they were allowed to go work out. The City staff would operate under the current MOU with the YMCA for O'Brien which allows for discounted membership for City employees. The YMCA would receive fifteen to twenty-five spaces in the garage for employee parking to make sure that their employees can get there on time. Mr. Molar stated City staff is excited about this because it keeps a quality downtown fitness option open. We know that's very important to the quality of life, not just people who live downtown, but also to people who work downtown, and the surrounding neighborhoods having a good fitness option downtown is very important.

Mr. Molar explained some transition items. Beacon will currently occupy the space until May 31, 2024, which is when they notified the City that they would be ending their lease. Current Beacon members who wish to maintain access to the facility will receive invitations to join the YMCA. The YMCA aims for operations to begin in June 2024. Mr. Molar noted members from the YMCA are here to speak as well.

Mark Weber, CEO of the YMCA of Greater Michiana began to present thanking the Commission for having him to present. Mr. Weber also thanked Caleb, Joe and this committee for considering this. Mr. Weber said he thought Caleb and him met about a year and a half ago when the Y realized it needed to shut down the old Northside facility due to age and condition. Mr. Weber explained the Y started a partnership with the City through Aaron Perri and the VPA and were operating out of the O'Brien Center. Mr. Weber said that was a good transitional period but the YMCA knew it needed to grow. In its initial conversations with Caleb the YMCA was really talking about what do we do with this property because the Y board made it very clear it needed to take care of the Y but it also need to take care of community, so that's where the discussions came. From the Y's perspective, Mr. Weber explained having a facility downtown is very critically strategic for the YMCA. Mr. Weber explained it is a community association, and not just a membership-faced organization, and to be in the heart of the community really allows it to expand its impact. Mr. Weber stated working with VPA has been wonderful because now YMCA has access to programming in the various parks and facilities run by the City, which gives YMCA another occasion to feed out into the community. A lot of our work is done in buildings, but probably more is being done in the community with youth programs, out of school activities, health and fitness, and sports activities with the kids so this really opens the doors for the YMCA. Mr. Weber stated what's really interesting is the YMCA has been in the community for 142 years. In 1906, so it was 26 years after YMCA started, YMCA

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

finally got its first building in South Bend. Ironically, it was literally one street away at the corner of Wayne and Main Streets. Mr. Weber stated coming back downtown is kind of like coming home again, so the YMCA appreciates the opportunity and the Commission's consideration.

Vice-President Warner: I have a question about the Y property. If I'm remembering right, the property to the north of that on Mishawaka Avenue is also a property that's kind of in flux. Is there a plan there? Or potentially for both of those properties for development?

Caleb Bauer, Executive Director of Community Investment: I think anytime we see properties that are in disrepair, that is something that's on our radar and our staff is aware of the Qualex facility. It was recently purchased through a tax sale by a private buyer. We have not been in communication with that individual. I know some of the members of the community have so yes, it's on our radar.

Vice-President Warner: And I know this is something that is fairly recent, but now that the City would be taking control of the Northside Boulevard property, what's the timeline and the plan there?

Caleb Bauer, Executive Director of Community Investment: We'll make sure the property remains secured for the short term. We will look to issue an RFP through the Commission later this Summer and that would seek redevelopment proposals for the site. We do anticipate a future purchase agreement may involve some City participation in the demolition of the building but we want to see proposals before we move forward. That still would be here in the next few months so neighbors can expect there will be activity there this calendar year, but it may be later Summer or Fall.

Vice-President Warner: And then the question is, when would the building be coming down? I think that makes sense to kind of explore interest in the property before we take the step of declaring it a problem. Thank you.

Secretary Sallie: I did a little research on the history of the Y here in this area and it was full circle because it's coming back downtown which will make you accessible to a lot more people as well. I'm not sure how many will initially be comfortable going to the upper levels of the building but once they get used to it, at least at one time, it was a very nice facility and I'm sure the Y would make it so again. So it's a good thing, and you'd be in the right place at the right time with all the development downtown.

Caleb Bauer, Executive Director of Community Investment: And just a note, the Y will continue their presence at the O'Brien community center as well so it's not moving the Y services in the community, but adding to them.

President Jones: Questions?

Vice-President Warner: I have a comment but it can wait until after the public.

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

President Jones opened the floor up to the public. There were no comments or questions from the public.

Vice-President Warner: I want to give kudos to Caleb and the staff and the team. Monday night's council got a presentation of projects just under \$1 billion. There's a whole lot growing in the City and to be able to pick it up and work with our partners is really exciting. The City can't be doing those types of things but we can support our partners who are doing those types of things. I am a member of Beacon but am excited to sign up and join the Y and return the Y to our downtown South Bend community.

Caleb Bauer also expressed thanks to Mark Weber.

Upon a motion by Secretary Sallie, seconded by Vice-President Waner, the motion carried unanimously, and the Commission approved Lease Agreement (YMCA Leighton Plaza) presented on Thursday, April 25, 2024.

6. Progress Reports

A. Tax Abatement

Erik Glavich, Director of Growth and Opportunity, Community Investment: At the most recent Common Council meeting the Common Council approved confirming a resolution for Steel Warehouse. Steel Warehouse is investing \$14 million to install a new production line and build a new building to house that line, so they've been granted those personal property and real property tax abatements. The Common Council also passed a reconfirming resolution for Aunalytics. Aunalytics is an internet service company that has a data server complex in Ignition Park. Back in 2012 and 2013, Common Council approved a provision of Indiana Code providing a tax exemption for the data server equipment. Indiana Code is structured in such a way that for any equipment that is considered additional or replacement of that type of equipment, a tax exemption would apply. So, the Common Council passed a resolution that reconfirmed that finding and through that process Aunalytics confirmed that they continue to be an eligible business under state code and that the equipment they purchased would be considered qualified property for which that tax exemption would apply. That's the single action that Council needed to take place to ensure that they were going to be receiving the exemption. Part of that project is \$30-36 million for the purpose of providing AI services to their customers. Aunalytics, at the time known as Data Realty, was the first company to embrace the idea of Ignition Park. Ignition Park is a Certified Technology Park. If the President Rich Carlson were here, he'd talk about how it was 10-15 people and now they're at 240 based out of the South Bend location. Very exciting project coming forward.

Caleb Bauer, Executive Director of Community Investment: There will be an forthcoming development commission likely related to the development of Aunalytics.

Erik Glavich, Director of Growth and Opportunity, Community Investment: Of the

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

roughly 300 employees of the company, more than 2/3 of them do live here in South Bend.

Caleb Bauer, Executive Director of Community Investment: So the 25, that's a conservative estimate.

Commissioner Relos: asked whether the warehouse expansion is on Walnut St.

Erik Glavich, Director of Growth and Opportunity, Community Investment: So it's on Olive, so if you go South on Sample, Tucker Dr is the side street that you pull into and there is the warehouse.

No other questions.

Erik Glavich, Director of Growth and Opportunity, Community Investment: One other item before I start, not City jurisdiction, but you might have seen an announcement from our partners in St. Joseph County, the announcement of multiple AWS facilities at \$11 billion.

B. TIF Management Report

Caleb Bauer, Executive Director of Community Investment: I will run through briefly our TIF Management report. This is an annual report prepared and submitted to Indiana Gateway, Department of Local Government Finance, just an overview of each of the Economic Development Areas, then I will briefly run you through the project update I gave to council on Monday night. I think it's good to take stock of all the good projects moving forward or coming in the near future that are secured.

You're familiar with the Redevelopment Commission as you're members of it, but generally duties include investigating unit areas, the unit being the City of South Bend, studying areas that need redevelopment, and selecting and acquiring areas to be redeveloped.

Tax Increment Financing, you're also familiar with this, but this is the tool we use to capture tax increments in the economic development areas. The establishment of a TIF area and an economic development area sets a base value, and from the date of that base value, any new assessed value growth is adjusted for inflation. It's then utilized by Indiana Code for improvements in that area for additional economic growth. [Shows and explains graph] The base tax revenue actually does increase on an annual basis. That incremental tax revenue is what's being captured in the district and then reinvested into that geography.

You're familiar with these districts, but I'll run through them here. There are 6 economic development areas in South Bend, River West development area is the largest, Douglas Rd is very small, the West Washington Development area which is the oldest development area in the City, and is nearing its sunset age, is shown here in the areas around MLK Jr Center, River East and River East Residential development area, and then the Southside Development Area. In total there are

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

13,502 parcels in these areas. In the five areas other than the River East Residential areas are what we call commercial TIF, kind of your traditional types of development, financing area, and those are capturing all commercial increment, so they do not capture increment from homeowner occupied property. They do capture increment from a larger commercial apartment complex. In the residential area, that's where you do see a capture from residential as well as commercial. The State of Indiana has established new provisions for other types of areas that do capture that residential growth, something we may explore later this year.

Mr. Bauer then showed the Douglas Road Development area where Holiday properties is currently located and a healthcare office space.

Mr. Bauer then went through fund balances at the year end of 2023.

Caleb Bauer, Director of Community Investment: You can see that River West Development has the largest fund balance, it is the largest development area, River East and Southside making up the remaining majority of those fund balances. Then River East Residential, West Washington and Douglas are smaller. You can see over time we have built up some reserves in the districts, so generally we are shooting to spend the revenue that's brought in on an annual basis, making sure that's out in the community.

Let's look at revenues and expenses. All districts' revenues end of 2023 were \$40 million, expenses were 37.9 so we did bring in a little more. You can see here in River West, we actually spent down some reserves, as well as the Southside.

Expenditures in all Districts primarily go to capital outlay, which is project funding. That could be street paving, that could be local improvements that are part of a development agreement. The other primary use of these funds is services and charges, so that engineering design, any consulting work, and then debt service is obviously a very important part of the process, funding bond issuances.

Assessed Values. Looking at the 5-year cumulative growth in all the districts. At the bottom you're seeing the base assessed values. As I mentioned, this does go up after time, accounting for inflation and market assessed value growth. The incremental assessed value increases at a much higher rate, showing the assessments being made in the economic development areas are working.

Secretary Sallie asks the reason for the notable increase in 2023.

Caleb Bauer: We've had a number of large projects come online, but I don't believe that was attributed to one project specifically.

You can see River West was relatively stable through the Covid era, then 2023 was when it really picked back up. Southside Development Area we've seen very good growth and I expect that we will continue to see that. River East Development Area, no surprise, real estate values have significantly increased in the Economic Development Area. Looking at a 75 million dollar increase in

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

assessed value. I expect you'll see a very significant jump this year from the Toll Brothers project new investment in that project. River East Residential has seen significant growth, as you know, TIF does encompass the Eddy St Commons area, so that base assessed value being so low, we're really capturing everything that's happened around Eddy St. West Washington Development has also seen good growth.

No comments or questions.

- C. Major Projects Updates. Caleb Bauer states that this was presented to Common Council along with Jordan Gathers, Director of Venues, Parks and Arts, however Jordan is not present for this meeting so Mr. Bauer will not be presenting on VPA projects. However many of the parks projects have been part of the neighborhood improvements bond. Mr. Bauer noted that those aren't included in his presentation, not because they're not important projects, but because that was Jordan's presentation.

Advantix Development. 50-unit affordable housing development that was awarded low-income tax credit from the State of Indiana. Expect to see ground breaking this year with units completed by the end of next year. The City's role in supporting this project includes the provision of land and tax abatement. Total investment of \$13 million with the vast majority of that being private investment.

Angela Blvd Improvements. This is a project that's actually already started, with improvements from Michigan to Leahy St. It will include restriping, bringing it down the three lanes, improving the dead-end sidewalk to connect all the way down to Lincolnway West. This project is underway, completion anticipated later this Summer, with total investment of \$3.3 million with \$2.3 million of that coming from Notre Dame. So, City investment in this project is really in that multi-use path program, and that's about a million dollars.

Cultivate Culinary. This is an agreement that came before you a couple of years ago, but here is how the facility looks today [shows image]. Construction is underway, and they are nearing completion. It should be done later this Summer. Total investment here is \$10 million.

Drewry's Cleanup. EPA was mobilized on this site last year, as of November 2023 they have completed remediation of asbestos and other known contaminants. This is how the site generally looks today [shows image]. It is environmentally cleaned up, but it does have a lot of debris remaining including existing foundation and collapsed outbuildings, so that's what left of the remaining cleanup. This is managed by the City team, and that will move forward this Summer, cleaning up remaining debris and outbuildings. Total investment so far has been \$3 million dollars from the EPA as part of their cleanup.

Secretary Sallie: How long will it take before we can start using that property?

Caleb Bauer, Executive Director of Community Investment: This is a big property, there is a lot of significant basement foundation to remove here so I'd expect we'd

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

be cleaning up through this year and likely next year. In the next two years we'd hope to see this in a place where it's ready to go.

Vice-President Warner: Do you have an idea what the cost would be to get to green field?

Caleb Bauer, Executive Director of Community Investment: We do have some estimates, but I don't feel well equipped to give an accurate number today. I would guess multiple millions, but we are exploring grant opportunities out there. We hope to make use of the City's partnership with the EPA to continue to help.

A question was asked whether EPA tested the soil?

Caleb Bauer, Executive Director of Community Investment: Both the City and EPA tested the soil, and will continue to monitor as we continue to remove foundation.

Joe Molnar, Property Development Manager: The EPA was actually impressed how little soil contamination there was. It was collapsed rubble.

Diamond View and Stadium Flats. We expect ground to be broken on the 60-unit Diamond View building, which was a low-income housing unit awarded this summer. That's the building you see here [shows image]. Separately there are the two 45-unit market rate buildings. I don't have a ground breaking date on the market rate buildings, but it could push out into next construction season. City support here was through the provision of the land and a development agreement and tax abatement as approved by the Common Council. Total investment here is \$37.3 million.

Downtown Notre Dame Trail. This is a new multi-use path that will link downtown to the University. Construction is planned to be completed this year, and total investment is \$11.5 million. That's shared between the City, Notre Dame and the Hotel Motel Tax Board. You can see here, a lot of exciting projects with significant contribution from the University. It's always exciting when we can allocate other sources for funding public infrastructure projects. This trail will connect to the South Street scape, so we've got a direct connection on LaSalle to Hill St, Hill St north, then Notre Dame Ave to campus.

Five Corners. This project just broke ground last week. It's a 108-unit apartment building with completion planned for 2026. The City provided limited support here in the form of a tax abatement, and then total investment on this project is \$31.5 million.

Four Winds Field Expansion. This has come before you multiple times in the form of addition of a second deck, new seating, and new clubhouse. The design is being finalized and we expect construction to begin this fall of 2024. Total investment is \$45 million, all of that coming from the professional sports development area. The foresight shown in preparing our stadium for building a second deck, building it with the original intention to add a second deck, if we

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

didn't have that this would be north of \$150 million project.

Indiana Dinosaur Museum. Construction is wrapping up on the site on the shared site between the Dinosaur Museum and the Chocolate Company, expected to open this summer. The City provided tax abatement and direct funding support. Total investment here is \$14 million.

LaSalle Avenue Streetscape. Hopefully you've had an opportunity to drive down here, this has been completed. There are a couple pieces left to finalize expected to happen this month then the project will be fully completed. Total investment here \$7 million, thank you to the Commission for your support.

Liberty Tower Phase IV. If you recall, this came before you in 2022. 90 new apartments being constructed on floors 18-26, a new rooftop lounge and bar planned for the 7th floor, that will be able to be patronized by the public, so you don't have to be a resident or hotel guest to go to that bar. Construction is expected to be completed this year. The City provided direct funding support and tax abatement and this \$14.7 million investment.

Linden Ave Streetscape. This is paired with the MLK Dream Center, which was presented to the Common Council by VPA. But an important streetscape that supports the MLK Dream Center is the Linden Avenue Streetscape. It's underway and June completion is the goal on Linden Ave, obviously the King Center will take longer.

Mishawaka Avenue Streetscape. This is one that you might recall from the neighborhood improvement bond that we have not yet begun but we're still working through improvement designs along Mishawaka Ave. This shows the traffic calming and pedestrian and street parking improvements. I just want to note that it's subject to change as we work through improvements and design. Total investment on this is \$3 million from the neighborhood.

MarMain Renovations. Renovations are substantially completed, I think there are a handful of units left to remodel but the vast majority of the 120 units in the building have been renovated with 48 set aside for voucher holders per an MOU with the South Bend Housing Authority. This was part of a development agreement that came before you all, total investment \$4.95 million.

Secretary Salle: When do we expect to see some occupancy?

Caleb Bauer, Executive Director of Community Investment: There is active occupancy now, they've been remodeling the units on a rolling basis. If they have vacant units they'll remodel them, then move existing occupants into the renovated units, then remodel their units.

Secretary Sallie: Then they mentioned that they were going to have an open house and we were going to be invited.

Madison Lifestyle District and Beacon Patient Tower. We had this project in front

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

of you last month. Beacon's patient tower is under construction as we speak, the largest project in the history of the hospital, growing the number of acute care beds and replacing all of the acute care beds as well, and then the Madison Lifestyle District. Between both projects we're looking at more than \$330 million in investment.

Mayor Stephen J. Luecke Coal Line Phases 2&3. We just completed Phase 2 of the Coal Line trail, we're now looking at designs for Phase 3 of the Coal Line Trail which would connect the trail from College St. all the way down Lincolnway W to Orange past the MLK Center. Construction right now planned for kicking off in 2026.

Momentum. This is an entrepreneurial hub and commissary kitchen as well as renovation of the SoMa Apartments. Multi-year construction timeline here, but the total investment would amount to more than \$6 million, City provided the land and building abatement. We may look at some development agreements on this.

Commissioner Relos: Where is this located?

Caleb Bauer, Executive Director of Community Investment: This is in the old Salvation Army.

Monreaux. You're familiar with this project, construction expected to begin this year with 46 affordable housing units and 14 market rate units, total investment of \$16.9 million.

Olive & Western Redevelopment. This is the former PNA site. Ground broke earlier this month on a new grocery store, restaurant and two tenant spaces on the northwest corner of the Olive and Western intersection. The owner expects construction to be completed by the end of 2024. The City provided land to unlock this project, total investment \$2.5 million.

South Bend Thrive. This is another low-income housing tax credit project, this is South Bend Heritage's project, co-located with the YSB Center for Youth Success off of McKinley. The City provided direct funding for the South Bend Thrive Project as well as construction of the supporting infrastructure. Total investment from South Bend Heritage, \$14.5 million. Construction will begin later this summer, there's already active construction.

Vice-President Warner: Is this also one of the READI projects?

Caleb Bauer, Executive Director of Community Investment: This was not. This was LIHTC.

The 87 (Toll Brothers). This one is just east of the University of Notre Dame's campus. Construction is underway and really starting to wrap up on the 335 rental units and 26 townhomes that will be located on this site. A number of the townhomes already have occupancy permits, none of the apartments do at this point. Completion would be planned for the start of the next school year, August

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

of this year. More than \$100 million dollars in investment on this project, I've noted here that this did not require any incentives from the City of South Bend. I think that's a good indication of how things are in the real estate market in the immediate vicinity of campus. On the plus side, from an increment tax standpoint, that means that once this is all aligned and occupancy is in place, we can expect to see some significant growth. Increment tax should increase in this development area.

Commissioner Relos: Is this the old Turtle Creek?

Caleb Bauer, Executive Director of Community Investment Yes. It's kind of tucked away but the townhome site has some open street access now.

The Hill. This is the redevelopment of the former St. Joseph Hospital office tower being turned into a 69-unit apartment building. This came before you I believe a year and a half, two years ago. Construction is complete, they do have full occupancy in this building, leasing up as we speak. Direct funding support and tax abatement were provided by the City, total investment here \$14 million.

United Way One Roof SE and Future FNW Site. This was a project that was completed in 2022. More recently, El Campito moved their pre-k facility into this space. The City is working with United Way to find a new center for the far northwest corner. Site location has been a challenge on that one but we're working with United Way to find a new location for the center. Total investment \$6 million and you can expect roughly the same on the far northwest corner.

Secretary Sallie: With the brewery being torn down on the northwest side, would that be a possible location for [inaudible] or the Meussel Park that's there? I've lived in that neighborhood for years and they've only used half of that land at Elwood and Wilbur, it's not utilized at all. Is that possible?

Caleb Bauer, Executive Director of Community Investment: We've looked at that site, Meussel Grove Park does have a restrictive covenant that would preclude any non-park activity there so we would have to get in touch with the family in order to have that amended and removed, so that could prove difficult. We haven't actively pursued that, but yes we've talked about that area.

Verbio Biorefinery. Phase one is planned to break ground this summer which would add a portion of the new digester tanks which would provide for the processing of the renewal of natural gas as a byproduct from the ethanol plant. It's a multi-year construction project, for the project to be completed the City did provide support from the Common Council via tax abatement, total investment here \$230 million. This will be the first biorefinery in Indiana and one of the largest in the Midwest. One of the other largest in the Midwest in Iowa is also owned by Verbio.

Commissioner Relos: Any additional jobs?

Caleb Bauer, Executive Director of Community Investment I think it will be

South Bend Redevelopment Commission Regular Meeting – April 25, 2024

modest, they have already added new engineering positions at the plant.

Erik Glavich, Director of Growth and Opportunity, Community Investment: They committed to ensuring when they brought the ethanol plant that the people who were employed at the time, many who were employed through contract, were brought onto Verbio and provided benefits.

Walker Field/Ewing Avenue Improvements. This is a shared-use path to be constructed on the south side of Ewing Avenue, adding a new pedestrian entry into Rum Village Park, as well as some traffic calming and pedestrian improvements. Under engineering design, construction to begin late 24 or early 25. This is a neighborhood improvement bond-funded project at \$2.5 million.

Youth Service Bureau. Like I mentioned, YSB is co-located with the South Bend Thrive project on the same parcel. Construction has been underway since last year. This is a photo from a few weeks back. The new center will expand the safe haven shelter for more programming and really just consolidate YSB's services. As you know they have a lot of different locations around the City, this will give them one focus point in the center. The City did provide direct funding to YSB as well as infrastructure support.

That's it for the presentation.

Vice President Warner: I think it makes sense for Mr. Gathers to come through and present, I know a lot of those park improvements have come through RDC through the neighborhood TIF bond and other things.

President Jones: Anything else for the good of the order?

Nothing else noted.

Upon a motion by Secretary Sallie, seconded by Vice-President Waner, the motion carried unanimously, the Commission adjourned the meeting.

Next Commission Meeting:

Thursday, May 9, 2024 at 9:30 am

Adjournment

Thursday, April 25, 2024, 10:42 a.m.



Vivian G. Sallie, Secretary



Troy Warner, President

Date: 6/27/24