

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

December 11, 2014

9:30 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

1. ROLL CALL

Members Present:

Ms. Marcia Jones, President
Dr. David Varner, Vice President
Mr. Don Inks, Secretary
Ms. Valerie Schey

Members Absent:

Mr. Greg Downes
Mr. Stan Wruble

Legal Counsel:

Mr. Benjamin Dougherty, Esq.

Redevelopment Staff:

Mr. Brock Zeeb, Director
Mr. David Relos, Associate II
Ms. Debrah Jennings, Associate I
Ms. Tracy Oehler, Recording Secretary

Others Present:

Mr. Chris Fielding, Assistant Executive Director
Ms. Beth Leonard Inks, Director
Mr. Jitin Kain, Director
Mr. Aaron Kobb, Associate III
Mr. Chris Dressel, Associate I
Mrs. Cheryl Phipps
Ms. Kelli Stopczynski, WSBT
Ms. Sara Stewart, Unity Gardens
Mr. Conrad Damian
Mr. Mark Peterson, WNDU
Mr. Eric Walton, WNDU
Ms. Mo Miller
Ms. Elicia Feason
Ms. Elizabeth Hertel
Mr. Jonathon Greels, The Troyer Group
L. Pignatelli

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Rescheduled Regular Meeting of Monday, November 24, 2014.

Upon a motion by Ms. Schey, seconded by Mr. Inks and unanimously carried, the Commission approved the Minutes of the Rescheduled Regular Meeting of Monday, November 24, 2014.

3. APPROVAL OF CLAIMS

324 AIRPORT AREA

Barnes & Thornburg LLP	6,144.51	e-payables program no check payment already made Legal Services
Kolata Enterprises LLC	570.00	Professional Services
Frost Brown Todd	1,260.00	Legal Services
Faegre Baker Daniels	6,214.13	Legal Services
Indiana Earth Inc.	12,252.50	Demolition of Hamilton Towing Company
Investigative Support Unit Inc.	428.50	Blackthorn Golf Course Background Investigations
Interstate Environmental Services	168,209.19	Removal of Lead Base at Ivy Tower
Barnes & Thornburg LLP	6,855.14	Legal Services
Hull & Associates	546.68	Extended General Consulting
Meridian Title Corporation	805.00	Ignition Park Search/Exam
Kolata Enterprises LLC	2,880.00	Professional Services
Abonmarche	15,200.00	Ignition Park, Building 1 & 2
ARC	43.34	Prints & Copies
IDEM	138.22	Remediation Agreement
South Bend Legal Department	40,751.25	Legal Services

420 FUND TIF DISTRICT-SBCDA GENERAL

Faegre Baker Daniels	5,285.94	Legal Services
Barnes & Thornburg LLP	4,449.46	e-payables program no check payment already made Legal Services
Barnes & Thornburg LLP	3,691.23	Legal Services
Ortiz Concrete	4,852.00	Drive Approach at 730 S Michigan St.
DTSB	1,649.45	Main/Jefferson & St. Joseph Surface Lot
Jones Petrie Rafinski	6,948.50	Survey
Weaver Boos Consultants	7,635.27	Ivy Tower
South Bend Legal Department	13,586.25	Legal Services

429 FUND NORTHEAST DISTRICT

Faegre Baker Daniels 4,833.94 Legal Services

430 FUND SOUTH SIDE TIF AREA #1

DLZ 213.20 Bowen St. Sidewalk RW
Ortiz Concrete 46,708.00 Bowen St. Sidewalk RW
AEP 49,667.25 Connection with relocation of transmission facilities

411,818.95

Upon a motion by Mr. Varner, seconded by Ms. Schey and unanimously carried, the Commission approved the Claims submitted December 11, 2014.

4. COMMUNICATIONS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

A. River East Development Area

None.

B. River West Development Area

(1) Professional Services Agreement with Torti Gallas & Partners

Mr. Kain stated the professional services agreement with Torti Gallas & Partners is to study the possibility of the scale, type and architecture of a mixed use project located between Main Street and Michigan Street and Marion Street and LaSalle Avenue. Staff requested approval of the professional services agreement for a not to exceed amount of \$26,673.34. Memorial Hospital has agreed to reimburse the Commission for half the cost of the professional services in the amount of \$13,336.67.

Upon a motion by Ms. Schey, seconded by Mr. Inks and unanimously carried, the Commission approved the professional services agreement with Torti Gallas & Partners in a not-to-exceed amount of \$26,673.34.

(2) Resolution No. 3257 Approving and Authorizing the Execution of an Addendum to the Master Agency Agreement (Ignition Park South Street, Alley, and Utility Vacation Project)

Mr. Relos stated on November 24, 2014, the Commission approved a professional services agreement with Danch Harner to provide a boundary survey; rezoning and replat; and street alley and utility vacation services for the area bounded by the Norfolk Southern Railroad on the north, Indiana Avenue on the south, Scott Street on the east, and Kemble Avenue on the west. The resolution and Agency agreement will assign the City's Engineering Department and Board of Public Works as the Commission's agent to coordinate the Danch services in addition to preparation of bid specifications for removal of the streets, alleys, and utilities; associated site work to prepare the site for future development; and to bid and oversee the work.

Upon a motion by Mr. Varner, seconded by Mr. Inks and unanimously carried, the Commission approved Resolution No. 3257 approving and authorizing the execution of an Addendum to the Master Agency Agreement for Ignition Park South Street, Alley, and Utility Vacation Project for a not to exceed amount of \$400,000.

(3) Resolution No. 3258 Accepting Transfer of Real Property from the Board of Public Works (Cove Parcel 18-3014-051501)

Mr. Relos stated on September 11, 2014, a Memorandum of Understanding (MOU) between the Board of Park Commissions (Parks); Board of Public Works (BPW); Swing Batter Swing (SBS), owner of the South Bend Cubs minor league baseball team; and the Redevelopment Commission (RDC) was approved.

The MOU outlines each party's responsibilities to carry out the construction and ownership of the privately funded, approximately 17,700 square foot batting cage facility, containing six indoor tunnels, two regulation pitching mounds, an observation deck, and having an estimated construction cost of \$1,000,000. The facility will enhance the Cove, the minor league baseball team, and the larger region by being a unique destination point drawing more people to the downtown area.

The parcel is currently in the name of the BPW and the MOU contemplates its transfer to the RDC, to allow a section of it to be ultimately transferred to SBS and the remaining larger section being transferred back to Parks Department.

Upon a motion by Mr. Varner, seconded by Ms. Schey and unanimously carried, the Commission approved Resolution No. 3258 accepting the transfer of real property from the Board of Public Works for the Cove Parcel 18-3014-051501.

(4) Agreement for Sale of Land for Private Development (LaSalle Square Unity Gardens)

Mr. Relos noted on October 16, 2014, the Redevelopment Commission received no conforming bids for Lot 1 of the Ardmore Trail Minor Subdivision, at the corner of Ardmore and Prast in LaSalle Square. However, Unity Gardens did submit a letter offering \$10,000 to purchase the site.

Sara Stewart, Unity Garden's Executive Director, gave an overview of Unity Garden's mission, reviewed their proposed plans for the property, and thanked the Redevelopment Commission for their past support.

Mr. Varner requested to amend the Agreement for Sale of Land, specifically the purchase price from \$10,000 to \$1.

Upon a motion by Mr. Varner, seconded by Ms. Schey and carried 3-0, the Commission amended the purchase price of the Agreement for Sale of Land in the amount of \$1. Mr. Inks recused himself due to being a Unity Gardens board member.

Upon a motion by Ms. Schey, seconded by Mr. Varner and carried 3-0, the Commission approved the amended Agreement for Sale of Land for private development. Mr. Inks recusing himself due to being a Unity Gardens board member.

C. West Washington-Chapin Development

(1) Professional Services Agreement with The Troyer Group, Inc. (City Cemetery Master Plan)

Mr. Dressel reviewed the proposed planning process for the City of South Bend's Cemetery Master Plan, which consists of recapping the cemetery history; conducting an asset inventory and creating a context map; identifying program and policy guidelines including branding elements and supported activities; and development of cemetery site layout including physical elements and amenities. Additionally, the master plan report will define the preliminary cost estimates and a timetable for implementation projects in order to carry out the priorities of the plan.

Upon a motion by Ms. Schey, seconded by Mr. Inks and unanimously carried, the Commission approved the professional services agreement with The Troyer Group, Inc., for a not to exceed amount of \$30,600.

D. South Side Development Area

None.

E. Douglas Road Development Area

None.

F. Other

(1) Agreement for Services with the Parks Department for Snow Removal for Commission-owned Properties

Mr. Zeeb stated the cost for the Parks Department to perform snow removal services for the Redevelopment Commission-owned properties is \$17,000 for the 14 weeks, with a weekly charge of \$1,197.25 for any additional weeks for snow removal as needed.

Upon a motion by Mr. Varner, seconded by Ms. Schey and unanimously carried, the Commission approved the Agreement for Services with the Parks Department for 14 weeks of snow removal for Commission-owned properties, with a weekly charge for any additional weeks.

7. PROGRESS REPORTS

Ms. Schey stated Monday, December 15, 2014, at 4 p.m., the Council Utilities Committee will be meeting to discuss the City's largest public works project consisting of the combined sewer overflow program and green alternatives. Residents are welcome to attend the meeting.

8. NEXT COMMISSION MEETING

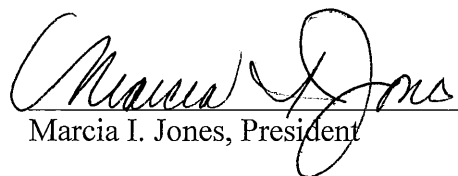
The next meeting of the Redevelopment Commission is a Rescheduled Regular Meeting at 9:30 a.m., Monday, December 22, 2014.

9. ADJOURNMENT

There being no further business to come before the Redevelopment Commission, the meeting was adjourned at 9:55 a.m.



Brock Zeeb, Director, Economic Resources



Marcia I. Jones, President