

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

January 29, 2015

9:30 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:32 a.m.

President Jones introduced Mr. John Anella, representative from the South Bend School Corporation, as the new non-voting member of the Redevelopment Commission.

**1. ROLL CALL**

Members Present:

Ms. Marcia Jones, President  
Dr. David Varner, Vice President  
Mr. Don Inks, Secretary  
Mr. Greg Downes  
Mr. John Anella

Members Absent:

Ms. Valerie Schey

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. Scott Ford, Executive Director  
Mr. Chris Fielding, Assistant Executive Director  
Mr. Brock Zeeb, Director  
Mr. Jitin Kain, Director  
Mr. Aaron Kobb, Associate III  
Mr. Michael Divita, Associate I  
Mr. John March, Associate I  
Mr. Eric Horvath, Director  
Mr. Patrick Kerr, City Engineer  
Mr. Randy Rompolo, Faegre Baker Daniels  
Ms. Erin Blasko  
Mr. Conrad Damian  
Ms. Mo Miller  
Ms. Linda Riley  
Mr. Patrick Poll  
Mr. D.L. King  
Ms. Jo Broden

## 2. APPROVAL OF MINUTES

### A. Approval of Minutes of the Rescheduled Regular Meeting of Monday, December 22, 2014.

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved the Minutes of the Rescheduled Regular Meeting of Monday, December 22, 2014.

### B. Approval of Minutes of the Regular Meeting of Thursday, January 15, 2015.

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Thursday, January 15, 2015.

## 3. APPROVAL OF CLAIMS

### 324 RIVER WEST FUND

Blackthorn Golf Course	260,177.85	Golf Carts Payoff
Weaver Boos Consultants	8,686.26	Ivy Tower Facility
Hull & Associates	7,328.68	Assessment & Remediation at Ignition Park
St. Joseph County Treasurer	450.98	Past Due Taxes on 1509 S Kendall Acquisition
DHA	3,200.00	Preparation for Street/Alley Vacation
R.E. Pitts & Associates Inc.	1,090.00	Appraisal Coveleski Park Replat, Lot 5
Michaels Appraisal Services	875.00	Berlin/Lots Coveleski Park Appraisal Fee

### 426 SOUTH BEND CENTRAL MEDICAL DISTRICT TIF

DLZ	78,971.25	Construction
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### 429 RIVER EAST FUND

Walsh & Kelly Inc.	77,865.83	Hill Street Alley Improvements
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438,645.85

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved the Claims submitted January 29, 2015.

## 4. COMMUNICATIONS

None.

## 5. OLD BUSINESS

None.

## 6. NEW BUSINESS

### A. Public Hearings

#### (1) Public Hearing on Resolution No. 3273 (2015 Infrastructure Bond)

Mr. Ford stated the Redevelopment Commission approved Resolution No. 3267 at its January 15, 2015 meeting, which approved the preliminary plans, specifications, and cost estimates and set a public hearing. Resolution No. 3273, upon the Common Council's approval, authorizes the President and Secretary to execute and deliver the lease; determines the annual rental payments are fair and reasonable; and that the project will serve a public purpose. The resolution also directs the Secretary to transmit to the Council a copy of the resolution and authorizes the filing with the Council of an approving resolution. Mr. Ford continued with a presentation of the rationale and process of the 2015 Infrastructure Bond.

President Jones opened the Public Hearing on Resolution No. 3273.

Linda Riley, a city of South Bend resident, expressed concern regarding the safety of the Memorial Hospital roundabout and pedestrian access.

Dwayne King, a St. Joseph County resident, voiced concern about removing land from the tax rolls for the roundabouts and stated each side of the sidewalks should be designated as one side for bicycles and one side for pedestrians.

Mr. Ford responded Memorial Hospital has been involved in the planning process and the safety of pedestrians is paramount. Data indicates roundabouts have 90% fewer accidents, are more efficient moving traffic, and are safer for pedestrians. He also explained how two-way traffic is a fundamental idea and streets are economic space and not just a car source.

Jo Broden, a city of South Bend resident, inquired about the rerouting of traffic during construction or the accommodation to expedite the process. Mr. Ford replied the bond will enable the construction to occur once minimizing traffic disruptions. It was stated the roundabouts would be located in existing right of ways so additional land would not be needed to build them.

Conrad Damian, a city of South Bend resident, expressed concern about the impact of the roundabouts in regards reducing the traffic flow and asked if the public will have the opportunity to give input regarding the design plans. Mr. Ford replied the

traffic circulation would function more efficiently and a key part of this process is public input with meetings being scheduled as the completion of the engineering plans reach 90%.

Jo Broden inquired about the width of the pedestrian islands in reference to bicycles and pedestrian visibility. Mr. Ford replied the line of site is being handled with the highest degree of sensitivity. Mr. Kerr remarked they are looking into methods on increasing pedestrian awareness.

President Jones closed the Public Hearing.

**(2) Consideration of Resolution No. 3273 Authorizing the Execution of a Lease for Certain Local Public Improvements on behalf of the city of South Bend, Indiana, and Regarding other Related Matters**

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved Resolution No. 3273 authorizing the execution of a lease for certain local public improvements on behalf of the city of South Bend, Indiana, and regarding other related matters.

**B. River East Development Area**

None.

**C. River West Development Area**

**(1) Parking Garage Management Services and On-Street Parking Enforcement Agreement (Downtown South Bend, Inc.)**

Mr. Zeeb noted this Agreement is a renewal with the same terms.

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved the parking garage management services and on-street parking enforcement agreement with Downtown South Bend, Inc.

**(2) Façade Easement Agreement (Catalyst ONE, LLC)**

Mr. Kain stated the Façade Easement Agreement is for Buildings 1 and 2 in the multi-tenant campus at Ignition Park.

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission approved the façade easement agreement with Catalyst ONE, LLC.

**(3) Staff Update**

Mr. Fielding stated on December 13, 2011, the Redevelopment Commission agreed to purchase an option on the building owned by St. Vincent de Paul Society of St. Joseph County Inc. with payments being made yearly. The final payment of \$138,812.00 has been accelerated for 2015 with the closing scheduled for approximately February 18, 2015. The goal is to have a back to back closings with the Redevelopment Commission taking ownership and immediately selling the property at full price.

**D. West Washington-Chapin Development**

None.

**E. South Side Development Area**

None.

**F. Douglas Road Development Area**

None.

**G. Other**

**(1) Professional Services Proposal for Written Legal Descriptions for Bond Issuance (Danch Harner & Associates)**

Mr. Relos stated the proposal is for written legal descriptions needed for and will become a part of the Bond issuance documents.

Upon a motion by Vice President Varner, seconded by Secretary Inks and unanimously carried, the Commission approved the Professional Services Proposal for written legal descriptions for bond issuance with Danch Harner & Associates in a not to exceed amount of \$7,875.00.

**(2) Agreement for Services with the Civil City of South Bend (Professional Services Agreement for Legal Services)**

Mr. Relos noted the Agreement for Services had minor changes including language clarification regarding the automatic renewal of the Agreement and a two percent annual fee increase.

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission approved the Professional Services Agreement for legal services with the Civil City of South Bend.

**7. PROGRESS REPORTS**

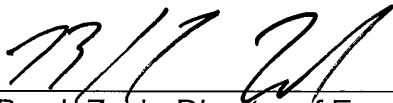
Mr. Zeeb stated there were two tax abatement petitioner updates: the Midwest Gun Exchange with a five year personal property tax and a two year vacant building tax abatement; and Heraus Kulzer with a five year personal property tax abatement.

**8. NEXT COMMISSION MEETING**

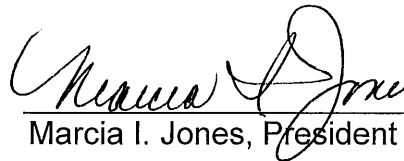
Thursday, February 12, 2015, at 9:30 a.m.

**9. ADJOURNMENT**

President Jones adjourned the meeting at 10:32 a.m.



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Brock Zeeb, Director of Economic Resources



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Marcia I. Jones, President