

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

February 12, 2015  
9:30 a.m.  
Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:31 a.m.

**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:	Mr. Gavin Ferlic
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 Ms. Elizabeth Leonard Inks, Director Mr. Jitin Kain, Director Mr. Aaron Kobb, Associate III Ms. Mo Miller Mr. Joel Bowers, Barnes & Thornburg Mr. Paul Schlottman, Career Academy Mr. Zach Crenshaw, WSBT

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, January 29, 2015.**

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Thursday, January 29, 2015.

### 3. APPROVAL OF CLAIMS

#### 324 RIVER WEST DEVELOPMENT

##### AREA

Abonmarche	32,398.65	Ignition Park Infrastructure Phase 1C
Jones Petrie Rafinski	2,943.50	Four Winds Field Repair & Rezoning Services
DLZ	1,291.00	Engineering Construction
DHA	5,950.00	Ignition Park Infrastructure Survey
Interstate Environmental Services	122,036.81	Removal Lead Base Paint at Ivy Tower
Weaver Boos Consultants	15,632.57	Ivy Tower Facility Redevelopment Project
IDEM	1,174.88	SB Redevelopment Commission Oliver Plow

#### 429 RIVER EAST DEVELOPMENT AREA

Bradley Company	5,000.00	V/L Colfax and Hill
-----------------	----------	---------------------

#### 432 SOUTH SIDE TIF AREA #3

St. Joseph County Auditor	201,724.35	Property Tax Refund from 2007
---------------------------	------------	-------------------------------

388,151.76

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved the Claims submitted February 12, 2015.

### 4. COMMUNICATIONS

None.

### 5. OLD BUSINESS

None.

### 6. NEW BUSINESS

#### A. Public Hearings

##### (1) Public Hearing on Resolutions No. 3266, 3269, 3270, 3271, and 3272 (Additional 2015 Appropriations for Redevelopment Controlled Funds).

Mr. Relos noted the Public Hearing file is complete, containing a copy of Resolution No. 3268 setting the Public Hearing, a copy of the Notice of Hearing, a copy of each of the Resolutions, an affidavit from the South Bend Tribune publisher and an affidavit from the Tri-County News publisher documenting the Notice of Hearing was published in each newspaper on January 30, 2015.

President Jones opened the Public Hearing. There were no speakers. President Jones closed the Public Hearing.

**(2) Consideration of Resolution No. 3266 Appropriating Funds from the Certified Technology Park Fund for the Payment of Certain Obligations and Expenses related to the Certified Technology Park.**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3266 appropriating funds from the Certified Technology Park Fund for the payment of certain obligations and expenses related to the Certified Technology Park.

**(3) Consideration of Resolution No. 3269 Appropriating Tax Increment Financing Revenues from Allocation Area No. 1 Fund for the Payment of Certain Obligations and Expenses related to the River West Development Area Allocation Area No. 1.**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3269 appropriating tax increment financing revenues from Allocation Area No. 1 Fund for the payment of certain obligations and expenses related to the River West Development Area Allocation Area No. 1.

**(4) Consideration of Resolution No. 3270 Appropriating Tax Increment Financing Revenues from Allocation Area No. 1A Fund for the Payment of Certain Obligations and Expenses related to the Downtown Medical Services District.**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3270 appropriating tax increment financing revenues from Allocation Area No. 1A Fund for the payment of certain obligations and expenses related to the Downtown Medical Services District.

**(5) Consideration of Resolution No. 3271 Appropriating Tax Increment Financing Revenues from Allocation Area Fund for the Payment of Certain Obligations and Expenses related to the River East Development Area Allocation Area No. 1.**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3271 appropriating tax increment financing revenues from Allocation Area Fund for the payment of certain obligations and expenses related to the River East Development Area Allocation Area No. 1.

**(6) Consideration of Resolution No. 3272 Appropriating Tax Increment Financing Revenues from Allocation Area No. 3 Fund for the Payment of Certain Obligations and Expenses related to the South Side Development Area Allocation Area No. 3.**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3272 appropriating tax increment financing revenues from Allocation Area No. 3 Fund for the payment of certain obligations and expenses related to the South Side Development Area Allocation Area No. 3.

**B. Receipt of Bids**

- (1) Receipt and Opening of Bids in Connection with Lot 5 of the Coveleski Park Minors Subdivision in the River West Development Area.

There were no bids received for Lot 5 of the Coveleski Park Minors Subdivision in the River West Development Area.

**C. River East Development Area**

None.

**D. River West Development Area**

- (1) Resolution No. 3274 Approving and Authorizing the Execution of an Addendum to the Master Agency Agreement (Hotel La Salle Multi-Use Rehabilitation Project).**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3274 authorizing the execution of an Addendum to the Master Agency Agreement for the Hotel La Salle multi-use rehabilitation project.

- (2) Resolution No. 3275 Approving and Authorizing the Execution of an Addendum to the Master Agency Agreement (Ignition Park South Demolitions Phase 6 Project).**

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved Resolution No. 3275 authorizing the execution of an Addendum to the Master Agency Agreement for the Ignition Park South demolitions phase 6 project.

**(3) Airport Authority/Blackthorn Golf Course**

Mr. Fielding stated on January 15, 2015, the Commission approved the Purchase Agreement for Blackthorn Golf Course with Acquisitions Group, LLC. In 1992, the Airport Authority contributed 189 acres to the City to partner in the building of the golf course. Staff is requesting approval to reimburse the Airport Authority with funds disbursed from the closing in the amount of approximately \$182,300.

Upon a motion by Vice President Varner, seconded by Commissioner Downes and unanimously carried, the Commission approved the reimbursement of \$182,300 to the Airport Authority with the funds being disbursed from the closing.

**(4) Purchase Agreement for 3408 Ardmore Trail (St. Vincent de Paul Society of St. Joseph County Inc.).**

Mr. Fielding noted on January 29, 2015, the Commission approved the request to exercise the Option to Purchase the St. Vincent de Paul building located at 3408 Ardmore Trail.

Upon a motion by Secretary Inks, seconded by Vice President Varner and unanimously carried, the Commission approved the Purchase Agreement for 3408 Ardmore Trail with St. Vincent de Paul Society of St. Joseph County, Inc. in the amount of \$732,500.

**(5) Resolution No. 3276 Approving the Sale of Certain Real Property and Agreement to Buy and Sell Real Estate for 3408 Ardmore Trail (Career Academy of South Bend Inc.).**

Mr. Dougherty noted Exhibit C - Real Estate Mortgage and Security Agreement of the Agreement to Buy and Sell Real Estate had been updated to add additional insurance requirements and a missing tax identification number for one of the pieces of property.

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission approved Resolution No. 3276 approving the Sale of Certain Real Property; and approved the Agreement to Buy and Sell Real Estate for 3408 Ardmore Trail with Career Academy of South Bend, Inc. in the amount of \$730,000.

**(6) Contract for Purchase and Sale of Lot 5 Oliver Plow (Indiana Michigan Power Company).**

Mr. Fielding stated in order to support the Notre Dame Turbo Machinery facility that was announced with General Electric, American Electric Power has agreed to build a new substation, which will be built on Lot 5 in Oliver Plow. The new substation will

be able to address future power needs of the surrounding area and serve the long-term infrastructure power needs of the district.

Upon a motion by Secretary Inks, seconded by Vice President Varner and unanimously carried, the Commission approved the Contract for Purchase and Sale of Lot 5 Oliver Plow with Indiana Michigan Power Company in the amount of \$13,060.

**E. West Washington-Chapin Development**

None.

**F. South Side Development Area**

None.

**G. Douglas Road Development Area**

None.

**7. PROGRESS REPORTS**

None.

**8. NEXT COMMISSION MEETING**

Thursday, February 26, 2015, at 9:30 a.m.

**9. ADJOURNMENT**

President Jones adjourned the meeting at 9:57 a.m.

---

Brock Zeeb, Director of Economic Resources

---

Marcia I. Jones, President