

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

February 26, 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 Mr. Don Inks, Secretary Mr. Gavin Ferlic Mr. John Anella
Members Absent:	Dr. David Varner, Vice President Mr. Greg Downes
Legal Counsel:	Mr. Benjamin Dougherty, Esq.
Redevelopment Staff:	Mr. David Relos, Associate II Ms. Debrah Jennings, Associate I Ms. Tracy Oehler, Recording Secretary
Others Present:	Mr. Scott Ford, Executive Director Ms. Elizabeth Leonard Inks, Director Mr. Jitin Kain, Director Ms. Elizabeth Maradik, Associate II Rev. Rickardo Taylor Mr. Conrad Damian Media Representative, WSBT

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, February 12, 2015.**

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Thursday, February 12, 2015.

### 3. APPROVAL OF CLAIMS

#### 324 RIVER WEST DEVELOPMENT AREA

Abonmarche	16,876.35	Ignition Park Infrastructure Phase 1C
Hull & Associates Inc.	8,430.00	Oliver Industrial Assessment, GW/RWP
Kolata Enterprises LLC	2,520.00	Professional Services
Jones Petrie Rafinski	7,816.00	Ignition Park
Grauvogel & Associates LLC	725.00	Ignition Park South 7
Meridian Title/St. Vincent DePaul Society	138,175.00	3408 Ardmore Trail Closing
Tri County News	320.76	Notice to Bidders
Faegre Baker Daniels	707.55	Legal Services
Barnes & Thornburg LLP	707.62	Legal Services
Fidelity National Title	2,795.00	Oliver Plow Park Lot 5 Sale

#### 422 WEST WASHINGTON DEVELOPMENT AREA

Troyer Group	15,300.00	City Cemetery Strategic Master Plan
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#### 430 SOUTH SIDE TIF AREA #1

M&T Bank	41,535.00	Partial Acquisition of Real Property
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235,908.28

Mr. Dougherty noted the payee will be different than M&T Bank, listed under 430 South Side TIF Area #1, as the payment will be going through the bank's law firm.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the Claims submitted February 26, 2015.

### 4. COMMUNICATIONS

None.

### 5. OLD BUSINESS

None.

## **6. NEW BUSINESS**

### **A. River East Development Area**

#### **(1) Resolution No. 3278 Approving and Authorizing the Execution of an Addendum to the Master Agency Agreement (Hill Street Improvements)**

Ms. Maradik stated the Commission had previously approved funding to complete infrastructure work along Hill Street between Crescent and Corby. The work complements efforts by the Northeast Neighborhood Revitalization Organizations to build 13 single family homes. Project construction costs were greater than previously estimated, so staff is requesting an additional \$128,495 in order to complete the project with a total project budget for engineering and improvements in the amount of \$297,417.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic and unanimously carried, the Commission approved Resolution No. 3278 approving and authorizing the execution of a First Amendment to the Addendum to the Master Agency Agreement for Hill Street Improvements in the amount of \$128,495.

### **B. River West Development Area**

#### **(1) Professional Services Agreement with MGLM Architects for Southeast Neighborhood Master Plan**

Ms. Maradik reported a group of stakeholders from the Southeast Neighborhood have formed an organization called 466 Works, which recently obtained its 501c3 status and intends to pursue redevelopment efforts in the area as a community development corporation. The City wishes to partner with 466 Works to develop a vision for the future of the area, which will also serve as a guide for 466 Works activities. The planning process will involve residents and stakeholders in order to create a master plan that is consistent with the community's goals, as well as market realities.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the Professional Services Agreement with MGLM Architects for Southeast Neighborhood Master Plan in the amount of \$37,500.

### **C. West Washington-Chapin Development**

None.

### **D. South Side Development Area**

None.

**E. Douglas Road Development Area**

None.

**F. Other**

**(1) Resolution No. 3277 Establishing Certain Funds and Accounts in Connection with the Lease Dated as of February 1, 2015, between the South Bend Redevelopment Commission and the South Bend Redevelopment Authority**

Mr. Relos gave an overview of the past actions taken on the 2015 Infrastructure Bond and stated Resolution No. 3277 authorizes the Commission to create and establish a Project Principal and Interest Account to pay the rentals owned pursuant to the Lease, and determine as of August 1 annually that sufficient funds are on hand to avoid a special tax levy. Per the revenue analysis provided by H.J. Umbaugh and Associates, current lease payment coverage ranges from 300% to 1,100%.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic and unanimously carried, the Commission approved Resolution No. 3277 establishing certain funds and accounts in connection with the Lease dated as of February 1, 2015, between the South Bend Redevelopment Commission and the South Bend Redevelopment Authority.

**7. PROGRESS REPORTS**


Mr. Ford reported the buildings at Ignition Park are framed and a meeting was held at Oliver Plow with AEP regarding the closing on the lot for the construction of the substation.

**8. NEXT COMMISSION MEETING**

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

**9. ADJOURNMENT**

President Jones adjourned the meeting at 9:41 a.m.



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Brock Zeeb, Director of Economic Resources

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Marcia I. Jones, President