

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

March 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 9:30 a.m.

1. ROLL CALL

Members Present:	Ms. Marcia Jones, President Dr. David Varner, Vice President Mr. Don Inks, Secretary Mr. Greg Downes Mr. Gavin Ferlic
Members Absent:	Mr. John Anella
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. Chris Fielding, Assistant Executive Director Ms. Elizabeth Leonard Inks, Director Mr. Brock Zeeb, Director Ms. Elizabeth Maradik, Associate II Mr. Aaron Kobb, Associate III Mr. Larry Katz Ms. Katrina Marquardt Mr. Mark Seaman

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, February 26, 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, February 26, 2015.

3. APPROVAL OF CLAIMS

324 RIVER WEST DEVELOPMENT AREA

Plews Shadley Racher & Braun LLP	65,692.80	Environmental Related-Union Station, Bosch, Honeywell
Meridian Title Corporation	300.00	Cove Lots 2, 3, 4
Faegre Baker Daniels	10,515.35	Redevelopment Commission RDC Special Program Bonds/Series 2003 E TIF
Barnes & Thornburg LLP	5,090.15	District
Kolata Enterprises LLC	2,055.00	Professional Services
Weaver Boos Consultants	2,749.82	Ivy Tower

430 SOUTH SIDE TIF AREA #1

Lawson Fisher Associates	20,854.75	Roundabout Intersection Improvement
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\$107,257.87

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

4. COMMUNICATIONS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

A. River East Development Area

(1) Resolution No. 3280 Approving and Authorizing the Execution of an Amendment to the Addendum to the Master Agency Agreement (Hill & Colfax Drainage Improvement Project – Supplement No. 3)

Ms. Maradik noted on January 30, 2014, the Redevelopment Commission approved the Hill and Colfax Drainage Improvement Project with a total budget of \$204,750, which \$75,000 was set aside for off-site construction including new pavement markings, new street lighting, and landscaping. Staff is requesting a new construction budget of \$140,000 in order to complete streetscape work on both sides of Colfax Avenue as the original budget only included one side of the street.

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission approved Resolution No. 3280 approving and authorizing the execution of an Addendum to the Master Agency Agreement for the Hill and Colfax Drainage Improvement Project in the amount of \$140,000.

B. River West Development Area

(1) AT&T Authorization to Prepare Cost Estimate for Facilities Relocation for Ignition Park South

Mr. Relos stated the Authorization to Prepare Cost Estimate is to engage AT&T for field survey and engineering work needed for the relocation of their lines and facilities in Ignition Park South. Once this phase is completed, AT&T can then move their lines and facilities in this area, and ultimately release their easements in the vacated streets and alleys.

Upon a motion by Commissioner Downes, seconded by Vice President Varner and unanimously carried, the Commission approved the AT&T Authorization to Prepare Cost Estimate for facilities relocation for Ignition Park South in a not-to-exceed amount of \$5,000 and authorized Mr. Relos to sign the document.

(2) Resolution No. 3279 Appointing a Director to the Blackthorn Owners' Association Board of Directors

Mr. Relos stated the Blackthorn Owners' Association's by-laws call for a three member Board of Directors to be appointed by the Redevelopment Commission. At the annual Owners' Association meeting this past October, the Board of Directors nominated Jon Cook to be reappointed to another three year term ending December 31, 2017.

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved Resolution No. 3279 appointing Jon Cook to the Blackthorn Owners' Association Board of Directors.

(3) First Amendment to Lease for 119 South Michigan Street (Irish Cupcakes d/b/a Yummy Cupcakes)

Mr. Zeeb stated Yummy Cupcakes is requesting to restructure its lease agreement as it incurred significantly higher construction and startup costs and due to construction delays and unforeseen renovations, was unable to take advantage of the current lease's four month stabilization period. The lease term of five year would remain the same and payments would increase by \$5,000 over five years.

Vice President Varner asked if a staggered rent is becoming standard. Mr. Zeeb replied staggered rent structures are more common with start-up businesses.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the First Amendment to Lease with Yummy Cupcakes for 119 South Michigan Street.

C. West Washington-Chapin Development

None.

D. South Side Development Area

None.

E. Douglas Road Development Area

None.

F. Ratification of Service Contracts

	Commission Role in Transaction	Contractor	Service Provided	Contract Amount	Staff Member
Coveleski Park Lot 2	Disposition	Meridian Title Corp.	Title Report	\$100.00	Relos
Coveleski Park Lot 3	Disposition	Meridian Title Corp.	Title Report	\$100.00	Relos
Coveleski Park Lot 4	Disposition	Meridian Title Corp.	Title Report	\$100.00	Relos

Upon a motion by Commissioner Downes, seconded by Secretary Inks and unanimously carried, the Commission approved the Ratification of Service Contracts.

7. PROGRESS REPORTS

None.

8. NEXT COMMISSION MEETING

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

9. ADJOURNMENT

President Jones adjourned the meeting at 9:40 a.m.



Brock Zeeb, Director of Economic Resources



Marcia I. Jones, President