

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

March 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 9:30 a.m.

1. ROLL CALL

Members Present:	Ms. Marcia Jones, President Mr. Greg Downes Mr. Gavin Ferlic Mr. John Anella
Members Absent:	Dr. David Varner, Vice President Mr. Don Inks, Secretary
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 Mr. Brock Zeeb, Director Mr. Jitin Kain, Director Mr. Aaron Kobb, Associate III Ms. Sarah Heintzeman, Associate III Mr. Chris Dressler, Associate I Mr. John March, Associate I Mr. Jacob Alexander, Associate Mr. Conrad Damian Ms. Mo Miller Media Representative, WSBT

2. APPROVAL OF MINUTES

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

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the Minutes of the Regular Meeting of Thursday, March 12, 2015.

3. APPROVAL OF CLAIMS

324 Fund River West Development Area

Interstate Environmental Services	151,797.84	Removal of Lead Based Paint at Ivy Tower Assessment and Remediation – Olive Industrial Park/Ignition Park
Hull & Associates Inc.	32,019.98	
Heartland Environmental Associates, Inc.	8,328.36	PSRS – Prairie Avenue/Cotter Street Ignition Park and Wayfinding Signage Engineering
RLR Associates Inc.	27,683.17	
DLZ	4,560.00	Bid Notice – Vacant and Abandoned Homes Ignition Park Infrastructure, Phase 1C
Tri County News	66.30	
Abonmarche	15,000.00	Special 2011 Refund
Indiana Bond Bank	4,829.25	

422 Fund West Washington Development Area

Troyer Group	7,650.00	City Cemetery Strategic Master Plan
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430 Fund South Side Development Area #1

FedEx	30.69	Overnight to Felwell & Hannoy P.C.
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251,965.59

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the Claims submitted March 26, 2015.

4. COMMUNICATIONS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

A. River East Development Area

None.

B. River West Development Area

(1) Agreement for Sale of Land for Private Investment for Coveleski Lot 5 Batting Training Facility (Run-Faster-Run, LLC and Swing-Batter-Swing, LLC)

Mr. Relos stated the parcels around Coveleski Stadium have been replatted to delineate development parcels owned by the Redevelopment Commission and the City of South Bend Parks Department. To accommodate the training facility, Lot 5 was created and taken through the disposition process. On February 12, 2015, the Commission received no bids for Lot 5. Per statute, when no conforming bids are

received and after a 30-day periods, the Commission may negotiate the price for the sale of the property. Run-Faster-Run, LLC, a wholly owned subsidiary of Swing-Batter-Swing, LLC, has agreed to purchase the parcel for \$1.00 and to complete the project within six months, paying all closing costs, and allow public use of the facility when the team is not using it.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the Agreement for Sale of Land with Run-Faster-Run, LLC for Coveleski Lot 5 (Batting Training Facility).

(2) Resolution No. 3281 Accepting the Transfer of Real Property from the Board of Public Works of the City of South Bend (Hotel LaSalle Parking)

Mr. Relos noted on November 24, 2014, the Redevelopment Commission and RealAmerica Development, LLC (RealAmerica) entered into a Development Agreement for the redevelopment of the Hotel LaSalle. Upon substantial completion of this project, and to accommodate resident parking, the City-owned lot along Main Street is to be leased to RealAmerica. Resolution No. 3281 accepts this parcel from the City and allows it be included in the Parking Lease.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved Resolution No. 3281 accepting the transfer of real property from the Board of Public Works.

(3) Resolution No. 3282 Regarding Certain Agreements and Documents Concerning the Hotel LaSalle Development Project (RealAmerica)

Mr. Relos restated on November 24, 2014, the Redevelopment Commission and RealAmerica entered into a Development Agreement for the redevelopment of the Hotel LaSalle. Referenced in this Agreement are subsequent agreements to be entered into allowing for construction staging, construction management, parking for residents, and an option in the event new development were to occur along Michigan Street between the Hotel LaSalle and the Morris Performing Arts Center. He also noted some of the agreements are with affiliated entities, which are wholly owned subsidiaries of RealAmerica.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved Resolution No. 3282 concerning the Hotel LaSalle development project including the closing documents as identified in the Resolution; the form of the Parking Lease, to be executed at a later date in accordance with the Development Agreement; authorize Brock Zeeb or David Relos to take action and execute documents necessary to close the property; and to authorize David Relos,

in consultation with the Design Review Committee if required, to review and approve plans for historic tax credit applications.

(4) Resolution No. 3283 Approving and Authorizing the Execution of an Amendment to the Addendum to the Master Agency Agreement (Ignition Park Phase 1B Infrastructure – Supplement No. 3)

Mr. Kain stated Supplement No. 3 sets a construction budget for Ignition Park infrastructure improvements including utilities, lighting, new street, street resurfacing, landscaping, new curbs, sidewalks, and signage. Construction will also include work on Sample Street to create a left turn lane into the new Ignition Park Drive South as well as the reconstruction of Franklin Street to support the new Turbo Machinery project at Ignition Park. The project budget is set at \$5,900,000 from the River West Development Area. It was clarified that Exhibit D of the Amendment has been updated to reflect a breakdown of \$35,000 in engineering costs, which was included in the \$5,900,000 project construction budget.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved Resolution No. 3283 approving and authorizing the execution of an Amendment to the Addendum to the Master Agency Agreement for Ignition Park Phase 1B Infrastructure Supplement No. 3 as amended to reflect the \$35,000 engineering costs.

(5) Deed Transfer for Oliver Plow Memorial

Ms. Heintzelman reported the minor subdivision to accommodate the James Oliver Memorial in the Oliver Plow Industrial Park is completed and Rose Brick, LLC has prepared and signed a Warranty Deed transferring the property to the Redevelopment Commission.

C. West Washington-Chapin Development

(1) Amendment to Professional Services Agreement for the City Cemetery Master Plan (Troyer Group)

Mr. Dressler stated additional work in the amount of \$3,060 was needed to reach key audiences regarding the completion of the South Bend City Cemetery Master Plan. The new total amount of the Agreement is \$33,660.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the Amendment to the Professional Services Agreement with the Troyer Group for the City Cemetery Master Plan in the amount of \$3,060.

D. South Side Development Area

None.

E. Douglas Road Development Area

None.

F. Other

(1) Proposal to Amend Existing General Environmental Consulting Services (Hull & Associates, Inc.)

Mr. Dressler stated the proposed Amendment from Hull & Associates, Inc., in the amount of \$30,000 is to extend their existing general consulting contract for environmental services related to the ongoing support of redevelopment efforts in Areas A, B, C, and other properties on as needed basis.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the proposal to amend the existing general environmental consulting services with Hull & Associates, Inc., in the amount of \$30,000.

(2) Quit Claim Deed for Property Title Corrections

Mr. Zeeb noted on January 15, 2015, the Redevelopment Commission approved the proposal for professional services agreement with Meridian Title Company to assist with researching and renaming all Redevelopment-owned properties into a consistent name. Attached is the Quit Claim Deed renaming all Redevelopment-owned properties to "Department of Redevelopment of the City of South Bend for use and benefit of the Department of Redevelopment."

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the execution of the Quit Claim Deed for property title corrections.

(3) Amendment to Temporary Use and Management Agreement for Surface Lots at 225 Main Street and 121 St. Joseph Street (Downtown South Bend, Inc.)

Mr. Zeeb noted on March 14, 2013, the Redevelopment Commission entered into an Agreement with Downtown South Bend, Inc. (DTSB) for surface lot management. Attached is a 60-day extension to the Agreement in order to allow staff to update the parking agreement to include all five City surface lots managed by DTSB.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0 (Vice President Varner and Secretary Inks absent), the Commission approved the Amendment to the Temporary Use and Management Agreement for Surface Lots with Downtown South Bend, Inc.

7. PROGRESS REPORTS

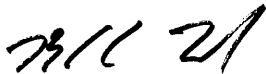
Commission Ferlic stated the Common Council approved an amendment to a tax abatement for housing in the South Bend Mutual Homes project and rezoned a lot south of Ignition Park.

8. NEXT COMMISSION MEETING

Thursday, April 16, 2015, at 9:30 a.m.

9. ADJOURNMENT

President Jones adjourned the meeting at 9:50 a.m.



Brock Zeeb, Director of Economic Resources

Marcia I. Jones, President