

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

April 30, 2015

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

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

1. ROLL CALL

Members Present:

Marcia Jones, President

Greg Downes

Gavin Ferlic

John Anella

Members Absent:

David Varner, Vice President

Don Inks, Secretary

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate II

Debrah Jennings, Associate I

Tracy Oehler, Recording Secretary

Others Present:

Scott Ford, Executive Director

Chris Fielding, Assistant Executive Director

Elizabeth Leonard-Inks, Director

Brock Zeeb, Director

Aaron Kobb, Associate III

Jacob Alexander, Associate

Conrad Damian

Media Representative, WSBT

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Rescheduled Regular Meeting of Thursday, April 15, 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 Rescheduled Regular Meeting of Thursday, April 15, 2015.

3. APPROVAL OF CLAIMS

324 Fund River West Development Area

Christopher B. Burke Engineering, LLC	10,484.00	5 Points Utility Relocation Design
Comcast	10,263.92	Forced Location
Shaffner Heaney Associates Inc.	18,485.10	Building Façade ACM Panels for Ignition Park Building
Howden	405,000.00	Equipment Purchase
MGLM Architects LTD	7,369.82	Southeast Neighborhood for Master Plan
South Bend Tribune	82.68	Equipment Purchase for NORRES North America Inc.
Tri County News	102.88	Notice to Bidders
Jones Petrie Rafinski	2,295.00	Inspection Service for ACM Panel for

430 Fund South Side Development Area #1

Lawson Fisher Associates	10,969.00	Roundabout Intersection Improvement
	<u>465,052.40</u>	

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 April 30, 2015.

4. COMMUNICATIONS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

A. River East Development Area

(1) Consent and Subordination of Leases of Eddy Street Commons Parking Garage (Kite Realty Eddy Street Garage, LLC)

Mr. Relos stated the Consent and Subordination of Leases (Consent) is between the Redevelopment Authority, the Redevelopment Commission, and Kite Realty Eddy Street Garage, LLC (Kite). The Consent will allow a Parking Easement Agreement to be entered in to between Kite and the University of Notre Dame, allowing parking spaces in the Eddy Street garage to be reserved for the accommodations of customers for the full service hotel to be constructed at Eddy Street Commons completing the planned components of Phase I.

As the Redevelopment Commission is party to certain leases with the Redevelopment Authority and Kite related to the parking garage, the Commission is

being asked to consent to the Parking Easement and make the leases subordinate to the Parking Easement. The Parking Easement will allow an exclusive easement for 285 parking spaces for the hotel and a non-exclusive easement for vehicular and pedestrian ingress/egress in the garage.

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 Consent and Subordination of Leases of Eddy Street Commons Parking Garage with the Redevelopment Authority and Kite Realty Eddy Street Garage, LLC.

B. River West Development Area

(1) Downtown Parking Study (Rich & Associates, Inc.)

Mr. Relos stated on February 20, 2015, the Department of Community of Investment issued a Request for Proposal to five firms for proposals to conduct a downtown parking study. After the review of the proposals and interviews held, it was determined Rich & Associates was the best fit. Fee for the study is \$40,465 and a final report is expected within 12 weeks from engagement. A not-to-exceed amount of \$50,000 is requested in the event there are changes in the scope of services as the study progresses.

Commissioner Downes requested the services provided include customer satisfaction surveys as well as input from downtown stakeholders.

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 Professional Services Agreement with Rich & Associates in a not-to-exceed amount of \$50,000.

(2) Job Order for Utility Relocation in Ignition Park South (NIPSCO)

Mr. Relos stated the Job Order from NIPSCO is to engage them to vacate their lines in Ignition Park South, which is part of the larger effort to vacate the streets and alleys and relocate utilities in order to make the site next to Ignition Park developable. Once NIPSCO has vacated their lines, they can release their easements.

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 NIPSCO's Job Order in the amount of \$8,279.

(3) Estimate of Cost and Authority to Work for Facilities Relocation Ignition Park South (AT&T)

Mr. Relos stated on March 12, 2015, the Commission approved an Authorization to Prepare Cost Estimate with AT&T to engage them for field survey and engineering work to arrive at a cost for the relocation of their lines in Ignition Park South. A local AT&T representative estimated the cost between \$3,000 and \$5,000 as the corporate office could not provide an estimate without actually completing the work.

AT&T has now conducted their survey and engineering work with an Estimate of Cost and Authority to work in the amount of \$11,759.91 to perform the relocations. To date, staff has received costs from three utilities within this area: NIPSCO \$8,279; Comcast \$10,264; and AT&T \$11,760.

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 Estimate of Cost and Authority to Work for Facilities Relocation in Ignition Park with AT&T for \$11,759.91.

(4) Renewal of Surface Lot Parking Management Agreement and Services (Downtown South Bend, Inc.)

Mr. Zeeb stated the Temporary Use and Management Agreement with Downtown South Bend, Inc. is a two year renewal of the surface lot parking management with the same terms previously approved by the Commission.

Commissioner Downes requested staff to provide a historical financial performance report for the garages and parking lots.

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 Renewal of Surface Lot Parking Agreement and Services with Downtown South Bend, Inc.

C. West Washington-Chapin Development

None.

D. South Side Development Area

None.

E. Douglas Road Development Area

None.

F. Other

**(1) Mowing and Trash Removal Agreement for Commission-Owned Properties
(South Bend Parks and Recreation Department)**

Mr. Zeeb stated the South Bend Parks and Recreation Department has submitted an updated proposal for mowing and trash removal on the Commission-owned properties until mid-October for \$33,000.

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 Mowing and Trash Removal Agreement for Commission-Owned Properties with the South Bend Parks and Recreation Department for a not-to-exceed amount of \$33,000.

7. PROGRESS REPORTS

None.

8. NEXT COMMISSION MEETING

Thursday, May 14, 2015, at 9:30 a.m.

9. ADJOURNMENT

President Jones adjourned the meeting at 9:45 a.m.



Brock Zeeb, Director of Economic Resources

Marcia I. Jones, President