

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

June 11, 2015

9:30 a.m.

Presiding: Marcia 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:	Marcia Jones, President David Varner, Vice President Don Inks, Secretary Greg Downes Gavin Ferlic John Anella
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 Beth Inks, Director Brock Zeeb, Director Aaron Kobb, Associate III John Murphy, City Controller Cecil Eastman, Financial Specialist Senior Mo Miller

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, May 28, 2015.**

Upon a motion by Vice President Varner, seconded by Commissioner Inks and unanimously carried, the Commission approved the Minutes of the Regular Meeting of Thursday, May 28, 2015.

**3. APPROVAL OF CLAIMS**

**324 Fund River West Development Area**

Abonmarche	20,000.00	Ignition Park Infrastructure, Phase 1C
Plews Shadley Racher & Braun LLP	13,926.35	Environmental Development/General/Union Station
Earth Services	63,080.00	PCB Remediation Waste

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Hull & Associates, Inc.	24,290.59	Assessment & Remediation at Ignition Park
MGLM Architects LTD	11,004.33	Neighborhood Master Plan
DHA	1,550.00	Survey College Hall of Fame
Shaffner Heaney Associates, Inc.	12,112.50	Catalyst One & Two Building Façade ACM Panel Walls
Kolata Enterprises, LLC	2,310.00	Environmental & Brownfields Consulting
South Bend Tribune	373.68	Notice to Bidders
Weaver Consultants Group	23,297.65	Ivy Tower Environmental - 635 S. Lafayette
<b>429 Fund River East Development Area</b>		
South Bend Tribune	97.38	Notice to Bidders
Abonmarche	3,550.00	Hill Street Improvements
<b>430 Fund South Side TIF Area No. 1</b>		
Lawson-Fisher Associates P.C.	7,634.25	Intersections of Chippewa Avenue at Michigan & Main Roundabout Improvements
Faegre Baker Daniels	1,742.50	Legal Services
Tri County News	64.01	Purchase for Notre Dame at Ignition Park
DHA	4,600.00	Survey
<b>439 Fund River East Residential</b>		
Sigma Thermal, Inc.	292,757.40	Ignition Park Gas Fired Compressed Air Heater
	<u>\$482,390.64</u>	

Upon a motion by Secretary Inks, seconded by Commissioner Downes and unanimously carried, the Commission approved the Claims submitted June 11, 2015.

**4. COMMUNICATIONS**

None.

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

**A. River East Development Area**

None.

**B. River West Development Area**

None.

**C. West Washington-Chapin Development**

None.

**D. South Side Development Area**

None.

**E. Douglas Road Development Area**

None.

**F. Ratification of Temporary Use Agreement**

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the ratification of the License Agreement for Temporary Use of Redevelopment Commission Property for overflow parking with Jr. Irish Soccer Club, Inc.

**G. Other**

**(1) Resolution No. 3295 Authorizing Closure of Certain Unneeded Funds, Specifically Fund 420 (South Bend Central Development Area Fund); Fund 426 (Central Medical District Fund); and Fund 619 (Blackthorn Golf Course Fund)**

Ms. Inks stated Resolution No. 3295 approves the closing of three Redevelopment funds which are no longer needed due to the realigned boundaries of the River West and River East TIF areas and the sale of Blackthorn Golf Course on March 2, 2015.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic and unanimously carried, the Commission approved Resolution No. 3295 authorizing the closure of certain unneeded funds, specifically Fund 420 (South Bend Central Development Fund); Fund 426 (Central Medical District Fund); and Fund 619 (Blackthorn Golf Course Fund).

**(2) Professional Services Agreement for Analysis of Potential Future Credit Breaker Impacts (H.J. Umbaugh & Associates)**

Mr. Relos stated the professional services agreement with H.J. Umbaugh & Associates is to provide planning services of circuit breaker impacts and analysis of local option income taxes including: preparation of a base line report of the 2015 circuit breaker impacts; summary of debt levies including possible new debt and debt to be retired supported by property taxes; analysis of assessed value trends; estimates of possible changes in tax levies and tax credits; summary of existing and estimated future local income tax levels; summary of data related to existing base and incremental assessed values and tax increment revenue streams; and based on the above data, calculations of estimated gross levies, net levies, tax rates, and estimated circuit breaker impacts for 2016 through 2020.

Though most of this analysis is being done for the City's Department of Administration and Finance, it also includes analysis of various TIF components so the Commission is being asked to cover one-third of the \$15,000 cost.

A discussion followed between the Commission and staff about the inclusion of the net assessed valuation of the TIF districts in the report and looking at creating a heat map comparing the market values to the assessed values and providing it to the County Assessor's Office.

Upon a motion by Vice President Varner, seconded by Secretary Inks and unanimously carried, the Commission approved the Professional Services Agreement for the analysis of potential future credit breaker impacts with H.J. Umbaugh & Associates for \$5,000.

## **7. PROGRESS REPORTS**

Mr. Zeeb reported a declaratory resolution has been passed by the Common Council for Tampico Developments, LLC for 26 single-family homes with an approximate assessed value of \$68,500 per home. During the five year abatement period new project taxes created are \$246,532 with estimated abated taxes of \$213,236 and total taxes to be paid in the amount of \$33,296.

Mr. Fielding reported a declaratory resolution has been passed by the Common Council for Schafer Gear Works for a \$2.45 million personal property investment to meet market needs and attract new customers. During the five year abatement period new project taxes created are \$210,178 with estimated abated taxes of \$96,848 and total taxes to be paid in the amount of \$113,330.

Mr. Fielding reported a declaratory resolution has been passed by the Common Council for Masterbuilt, Inc. for a \$600,000 new equipment investment, which will allow improved capabilities and efficiencies. During the five year abatement period new project taxes created are \$51,472 with estimated abated taxes of \$23,593 and total taxes to be paid in the amount of \$27,879.

Mr. Fielding reported a declaratory resolution has been passed by the Common Council for the JMS Building for a \$7,600,000 investment to renovate and reposition the primary office structure into a mixed use commercial retail and multi-family property. During the ten year abatement period new project taxes created are \$2,751,039 with estimated abated taxes of \$629,641 and total taxes to be paid in the amount of \$2,121,398.

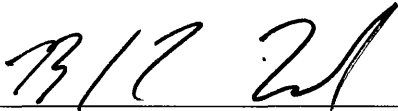
Mr. Fielding reported a declaratory resolution has been passed by the Common Council for JSK Hospitality for a \$9,250,000 investment in new building construction and building expansion in connection with the former Hall of Fame building. During the five year abatement period new project taxes created are \$2,410,716 with estimated abated taxes of \$945,911 and total taxes to be paid in the amount of \$1,464,805.

**8. NEXT COMMISSION MEETING**

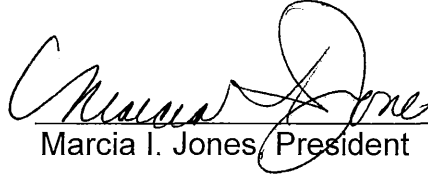
Thursday, June 25, 2015, at 9:30 a.m.

**9. ADJOURNMENT**

President Jones adjourned the meeting at 9:46 a.m.



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Brock Zeeb, Director of Economic Resources



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Marcia I. Jones, President