

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

July 30, 2015

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:33 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President David Varner, Vice President Don Inks, Secretary Gavin Ferlic
Members Absent:	Greg Downes John Anella
Legal Counsel:	Benjamin Dougherty, Esq.
Redevelopment Staff:	David Relos, Associate II Tracy Oehler, Recording Secretary
Others Present:	Scott Ford, Executive Director Beth Inks, Director Jitin Kain, Director Brock Zeeb, Director Conrad Damian Zach Crenshaw Mark Peterson Eric Walton Joe Hart Rick Doolittle Rich Hill

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, July 16, 2015.**

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0 (Commissioner Downes absent), the Commission approved the Minutes of the Regular Meeting of Thursday, July 16, 2015.

**3. APPROVAL OF CLAIMS**

**324 Fund River West Development Area**

DLZ	1,743.50	Engineering
Torti Gallas & Partners	187.50	Hill Street Improvements
Hull & Associates	17,611.60	Assessment & Remediation at Ignition Park
City of South Bend Legal Department	18,112.50	Legal Services
Hull & Associates	1,393.49	Assessment & Remediation at Oliver Industrial
Jones Petrie Rafinski	6,345.00	Inspection Services
Kolata Enterprises LLC	1,035.00	Professional Services

**429 Fund River East Development Area**

City of South Bend	186,218.00	Eddy Street Commons
City of South Bend	60,371.00	Triangle Development

**430 Fund South Side TIF Area No. 1**

Lawson-Fisher Associates P.C.	6,532.79	S. Main to Lafayette Construction Consultation
Walsh & Kelly Inc.	117,627.19	Fellow Street Roadway Improvements
Lawson-Fisher Associates P.C.	91,603.95	Intersections of Chippewa at Michigan & Main
Christopher B. Burke Engineering	15,185.50	High & Ireland Intersection Improvements

\$523,967.02

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 4-0 (Commissioner Downes absent), the Commission approved the Claims submitted July 30, 2015.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS**

The Commission agreed to hear Agenda Items 5.A.(1) and 5.A.(2) together.

**A. River West Development Area**

**(1) Partial Release of Option Contract for Blackthorn Corporate Park Lot 4P (CE Capital Group, LLC)**

Mr. Ford stated Newmark Grubb, Cressy & Everett (NGC&E) have an Option to Purchase on the 104 acres in the Blackthorn Corporate Park that are under the Redevelopment Commission's ownership. Staff was able to directly sell Lot 4P parcel to UniFirst at a reduced rate under the agreement the company will not receive any TIF funding for the project. In order for the closing to occur, it requires staff to work with NGC&E to negotiate the terms for the release of their option on this parcel.

Cohn & Cohn will be the developer of a 20,000 square foot distribution center, which will be leased and operated by UniFirst. UniFirst is a publicly traded company with approximately \$1.5 billion in annual revenue generated largely by their garment and uniform rental division. The purchase agreement outlines the negotiated terms for the sale of Lot 4P.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0 (Commissioner Downes absent), the Commission approved the partial release of option contract for Blackthorn Corporate Park Lot 4P with CE Capital Group, LLC.

**(2) Agreement to Buy and Sell Real Estate for Blackthorn Corporate Park Lot 4P (Cohn & Cohn Investments, LLC)**

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0 (Commissioner Downes absent), the Commission approved the agreement to buy and sell real estate for Blackthorn Corporate Park Lot 4P with Cohn & Cohn Investments, LLC for \$58,000.

**(3) Real Estate Option Agreement for Coveleski Lots 2 and 3 (Swing-Batter-Swing, LLC)**

Mr. Ford stated in April 15, 2015, the Redevelopment Commission adopted Resolution Numbers 3284 and 3285 establishing the minimum offering price for the disposition of Lots 2 and 3 of the plat at Coveleski Park Minor Subdivision to be \$402,000 collectively. As of May 14, 2015, no bids were received and pursuant with Section 22 of the Redevelopment statute, the City is free to negotiate terms with prospective purchasers. The real estate option agreement outlines the negotiated terms for the exclusive option to purchase these parcels, which abut the northern boundary of Four Winds Fields, with Swing-Batter-Swing, LLC.

The key terms include: an initial term extending from the effective date through the end of 2016, with the annual opportunity for three one-year extensions through December 31, 2019; the initial option price is \$1.00 with an increase to \$1,000.00 for the first extension, \$5,000.00 for the second extension, \$10,000.00 for the final extension, and in the event Swing-Batter-Swing seeks to execute the option the purchase price for the property would be \$1.00; and in order for Swing-Batter-Swing to exercise the option, they will need to provide development plans to be approved by the Redevelopment Commission as part of the purchase agreement for the property.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the real estate option agreement for Coveleski Lots 2 and 3 with Swing-Batter-Swing, LLC.

**B. Other**

**(1) Agreement for Engineering Services (Civil City of South Bend)**

Mr. Relos stated due to the volume of Commission projects, it has become necessary for the Engineering Department to hire a dedicated Engineer to oversee the projects. The engineering services agreement shares the cost of the new Engineer, with the Commission paying 80% of the Engineer's salary and benefits and the Engineering Department paying the remaining 20%. The agreement is effective May 26, 2015, expiring December 31, 2016.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic and unanimously carried, the Commission approved the agreement for engineering services with the Civil City of South Bend.

**6. PROGRESS REPORTS**

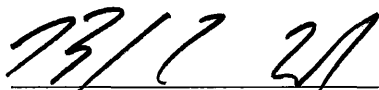
None.

**7. NEXT COMMISSION MEETING**

Thursday, August 13, 2015, at 9:30 a.m.

**8. ADJOURNMENT**

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



\_\_\_\_\_  
Brock Zeeb, Director of Economic Resources

\_\_\_\_\_  
Marcia I. Jones, President