

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

August 13, 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 Greg Downes Gavin Ferlic
Members Absent:	Don Inks, Secretary John Anella
Legal Counsel:	Benjamin Dougherty, Esq.
Redevelopment Staff:	David Relos, Associate II Tracy Oehler, Recording Secretary
Others Present:	Scott Ford, Executive Director Chris Fielding, Assistant Executive Director Beth Inks, Director Brock Zeeb, Director Laura Mazur, Analyst Cecil Eastman, Financial Specialist Senior Mark Seaman Mark Turner Mo Miller

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, July 30, 2015.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 4-0 (Secretary Inks absent), the Commission approved the Minutes of the Regular Meeting of Thursday, July 30, 2015.

3. APPROVAL OF CLAIMS

324 Fund River West Development Area

Walsh & Kelly Inc.	414,123.72	Ignition Park Infrastructure Phase IC, Division A
Shaffner Heaney Associates Inc.	81,747.50	Catalyst One & Two Building Façade ACM Panel Walls
BSCO, Inc.	384,234.00	Equipment Purchase
Kolata Enterprises LLC	2,250.00	Professional Services
Interstate Environmental Services	157,298.63	Removal of Lead Paint at Ivy Tower
Weaver Consultants Group	9,084.75	Ivy Tower
DLZ	1,035.00	Engineering
American Structurepoint, Inc.	11,020.00	Ignition Park Infrastructure Phase IC, Division B
Abonmarche Consultants	13,800.00	Chase Plastics Infrastructure Improvements
Majority Builders, Inc.	47,821.03	Ignition Park Site Improvements Buildings 1 and 2

430 Fund South Side TIF Area No. 1

DLZ	1,680.00	Ireland Right-of-Way Acquisition
Christopher B. Burke Engineering	23,325.75	High & Ireland Intersection Improvements

\$1,147,420.38

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 4-0 (Secretary Inks absent), the Commission approved the Claims submitted August 13, 2015.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. River West Development Area

(1) Approval of Release of Right-of-Entry and Temporary Easement Agreement for Dylan Drive (Board of Public Works)

Mr. Relos stated in August 2006, Waggoner Farms Development granted a Right-of-Entry and Temporary Easements to the Board of Public Works and Redevelopment Commission. These items were granted for the construction of Dylan Drive and temporary retention basin within Portage Prairie, now known as Ameriplex at Interstate 80/90. Currently, the Right-of-Way Entry and Temporary Easements appear on title work and as they are no longer needed by either the Board of Public Works or the Commission, this document will release both items.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved the Release of Right-of-Way and Temporary Easements for Dylan Drive.

(2) Approval of Resolution No. 3299 Authorizing the Acquisition of 1124 West Grace Street (Sylvia Krol)

Mr. Relos stated the resolution is for the acquisition of 1124 West Grace Street, which is an area bounded by Arnold Street on the west, Ford Street on the South, Grace Street on the north, and Oliver Plow Court on the east. Properties in the area were added to the acquisition list by Resolution No. 2455 on June 13, 2008, for the new retention pond for Oliver Plow as well as areas to the north in order to clean and clear the western side of Oliver Plow. The property is one of two left in the area. If both properties were eventually acquired, an approximately one acre site for future development would be available.

The offering price, based on the average appraised value, is \$50,500. In discussions with the property owner, they countered at \$51,000 allowing them \$500 for moving expenses.

Mr. Ford noted this acquisition is being made due to an obligation made by a prior administration and stressed the importance of keeping promises made by the City.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved Resolution No. 3299 authorizing the acquisition of 1124 West Grace Street in the amount of \$51,000 plus closing costs with Sylvia Krol.

(3) Approval of Purchase Agreement and Environmental Indemnity Agreement for a 2.83 Acre Parcel Adjacent to Ignition Park (Martin's Super Markets, Inc.)

Mr. Fielding stated the Purchase Agreement and Environmental Indemnity Agreement (EIA) is for a 2.83 acre parcel, which is adjacent to Ignition Park. Under the terms of the agreement, Martin's Super Markets, Inc. agrees to pay \$74,287.50 for the 2.83 acres and the EIA calls for the Redevelopment Commission to assist the company in obtaining a comfort letter from the Indiana Department of Environmental Management with a maximum financial contribution of \$15,000.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Secretary Inks absent), the Commission approved the Purchase Agreement in the amount of \$74,287.50 and the Environmental Indemnity Agreement with a not to exceed amount of \$15,000 with Martin's Super Markets, Inc.

B. South Side Development Area

(1) Approval of Professional Services Proposal for Additional High & Ireland Right-of-Way Legal Description Services (Jones Petrie Rafinski)

Mr. Relos stated the proposal is to complete the necessary right-of-way legal descriptions for improvements to the High and Ireland intersection, which services the Erskine Plaza Shopping Center. Planned improvements to the intersection are to add dedicated left turn lanes into and out of the plaza, to relocate the plaza's sign, which is currently located in the middle of High Street, and to connect the sidewalks along both High and Ireland.

After working with the Engineering Department, the request was made to install a sidewalk on the west side of High Street along the south side of Ireland. The sidewalk will service the two businesses in the area. Additionally, a temporary right-of-way will be needed from Ireland Village for the small strip mall just east of the old Fitness USA property. The 1930 County Commissioner's records confirms this section of Ireland has an 80 foot right-of-way, which allows the legal descriptions to be completed.

A discussion followed between staff and the Commissioners about extending the sidewalk past the cemetery to the church and it was determined it could not because the right-of-way would encroach into the graves. Vice President Varner requested staff to look into connecting the sidewalk on Ireland due to the high volume of pedestrian and bicycle traffic.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 4-0 (Secretary Inks absent), the Commission approved the professional services proposal for additional High and Ireland right-of-way legal description services with Jones Petrie Rafinski in a not-to-exceed amount of \$5,000.

6. PROGRESS REPORTS

Mr. Fielding reported a declaratory resolution has been passed by the Common Council for a two-year vacant building tax abatement for Manufacturing Technologies Inc. at the former Mohawk Door Company warehouse, along a five-year personal property abatement.

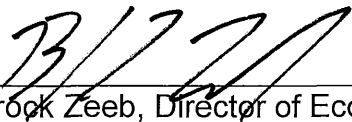
Mr. Relos stated the Eddy Street Commons 2008 Bonds refunding was successful as the coupon rate went down from 5.8% to 3.14% realizing a net present value savings of \$3.25 million dollars over the remaining life of the bond and reducing the annual debt service by \$460,000 a year.

7. NEXT COMMISSION MEETING

Thursday, August 27, 2015, at 9:30 a.m.

8. ADJOURNMENT

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



Brock Zeeb, Director of Economic Resources

Marcia I. Jones, President