

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

August 27, 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 David Varner, Vice President Don Inks, Secretary John Anella
Members Absent:	Greg Downes Gavin Ferlic
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 Jitin Kain, Director Aaron Kobb, Associate Laura Mazur, Analyst Chris Dressler, Associate Debrah Jennings, Associate Conrad Damian Zach Crenshaw, WSBT

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, August 13, 2015.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the Minutes of the Regular Meeting of Thursday, August 13, 2015.

3. APPROVAL OF CLAIMS

324 Fund River West Development Area

Plews Shadley Racher & Braun LLP	7,503.00	Environmental Development
Selge Construction	115,270.53	Chase Plastics
Jones Petrie Rafinski	8,370.00	Catalyst One & Two Building Façade ACM Panel Walls
ICM, Inc.	1,382,557.40	Open Purchase of Noble America
Walsh & Kelly, Inc.	171,983.16	Ignition Park Infrastructure Phase IC, Division A
South Bend Tribune	110.67	Area Board of Zoning Appeals/Notice to Bidders
Hull & Associates	5,060.50	Assessment & Remediation at Oliver Industrial/Ignition Park

429 Fund River Ease Development Area

Rieth Riley Construction	56,706.45	Hill Street Improvements
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430 Fund South Side TIF Area No. 1

Lawson-Fisher Associates PC	3,795.45	S. Main to Lafayette Construction Consultation
Jones Petri Rafinski	1,915.00	High & Ireland Road Parcels 4 & 5 Revisions
Walsh & Kelly, Inc.	7,604.28	Fellow Street Roadway Improvements

\$1,760,876.44

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the Claims submitted August 27, 2015.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. River West Development Area

(1) Approval of Certificate of Completion for the Performance Center Facility Located on Cove Lot 5

Mr. Relos stated on September 3, 2014, the Commission entered into a Memorandum of Understanding with Swing Batter Swing (SBS), which provided for the construction of a training facility to be used by the South Bend Cubs and open to the public with a private investment of at least \$1,000,000 and containing six batting tunnels, two regulation pitching mounds, and an observation deck.

On March 26, 2015, the Commission approved an Agreement for Sale of Land with Run Faster Run (RFR), a wholly owned subsidiary of SBS. Per Section V of the Agreement for Sale, upon receiving a Certificate of Occupancy from the Building

Department and being open to the public, the Commission will issue and record a Certificate of Completion, thereby recognizing RFR has completed its obligations under the Agreement for Sale.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the Certificate of Completion for the Performance Center Facility located on Cove Lot 5.

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

Mr. Relos stated on August 13, 2015, the Commission previously approved a Release of Right-of-Entry and Temporary Easement Agreement for Dylan Drive. When the document was submitted to the County's Recorder's Office for recordation, it was rejected as they required two separate documents for each action taken. Before the Commission are two separate documents for approval.

Upon a motion by Secretary Inks, seconded by Vice President Varner the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the Release of Right-of-Entry and approved the Temporary Easement Agreement for Dylan Drive with the Board of Public Works.

(3) Approval of Commercial Property Management and Leasing Agreement (Bradley Company, LLC)

Mr. Zeeb stated the commercial property management and leasing agreement with Bradley Company is a one-year renewal of terms previously approved by the Commission. It was noted the initial term is for one year, but can be extended indefinitely unless either party decides not to renew.

Upon a motion by Secretary Inks, seconded by Vice President Varner the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the commercial property management and leasing agreement with Bradley Company, LLC.

(4) Approval of Resolution No. 3300 Regarding Reimbursement of Certain City of South Bend Funds (Major Moves) Advanced for Parking Facilities

Mr. Zeeb stated Resolution No. 3300 allows the investment of Major Moves' money into the three parking garages (Main/Colfax, Leighton, and Wayne Street) over a two year period. The parking garage fund (601) and the TIF will coordinate funds over the next three years to address the infrastructure and operational improvement needs. Fund 601 will make two \$750,000 draws in 2016 and 2017. The draws will be used on structural repairs, additional waterproofing, and elevator replacements

pledging annual repayment of \$250,000 per year. In the event of a shortfall, the TIF pledges to cover the shortfall through Fund 412.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved Resolution No. 3330 regarding reimbursement of certain City of South Bend funds (Major Moves) advanced for parking facilities.

(5) Approval of Equipment Lease Agreement (University of Notre Dame Du Lac)

Mr. Fielding stated on August 28, 2014, a Development Agreement was executed between the Commission and the University of Notre Dame Du Lac for a 50,000 square foot facility to be constructed in Ignition Park to house a Turbo Machinery Research and Development Center. An unexecuted version of the Equipment Lease Agreement was included in the Development Agreement to be revised and executed upon the successful procurement of the equipment.

The Equipment Lease Agreement outlines the negotiated terms of the lease of city procured equipment as detailed in Exhibit A. Under the terms of the agreement, the University of Notre Dame agrees to pay rent due on the equipment in the amount of \$48,335. Rent is to be paid in full upon delivery of the first piece of equipment estimated to be September 15, 2015.

A discussion followed between the Commissioners and staff regarding the net investment being made is \$2.7 million. A request was made by the Commission to report back on the City's final accounting including expenditures.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the Equipment Lease Agreement with the University of Notre Dame Du Lac.

B. West Washington Development Area

(1) Establishing the Budget for the Colfax Streetscape Improvements Phase I

Mr. Dressler stated during the master plan process, there is a need for an improved appearance and cemetery access for Colfax and other streets immediately surrounding the cemetery. Phase IA of the project will include the planting of trees between the LaSalle Connector and William Street. The total number of trees will be increased to create a consistent, uniform appearance and only trees that are dead, dying, or disease will be removed, including stumps. Phase IA of the project will take place in fall 2015.

Phase IB includes the conversion of the block between the LaSalle Connector and Laport Avenue from one to two way traffic and at a minimum, is anticipated to

include a reconfiguration of traffic lanes and a traffic study for intersections within the project area. Phase IB will occur in 2016.

Staff requests the approval of the project budget for Phase I of the Colfax Streetscape Improvements in the amount of \$300,000 as part of a master revitalization plan for the City cemetery area.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 3-0 (Commissioner Downes and Commissioner Ferlic absent), the Commission approved the budget for Phase I of the Colfax Streetscape Improvements in the amount of \$300,000.

6. PROGRESS REPORTS

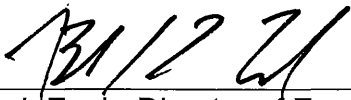
None.

7. NEXT COMMISSION MEETING

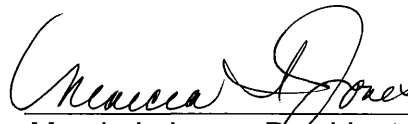
Thursday, September 10, 2015, at 9:30 a.m.

8. ADJOURNMENT

President Jones adjourned the meeting at 9:47 a.m.



Brock Zeeb, Director of Economic Resources



Marcia I. Jones, President