

**SOUTH BEND REDEVELOPMENT COMMISSION
RESCHEDULED REGULAR MEETING**

September 25, 2015
9:30 a.m.
Presiding: Marcia Jones, President

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:31 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:	Michael Schmidt, Esq.
Redevelopment Staff:	David Relos, Associate II Tracy Oehler, Recording Secretary
Others Present:	Beth Inks, Director Aaron Kobb, Associate Laura Mazur, Analyst Debrah Jennings, Associate Conrad Damian Mo Miller Mark Turner

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, August 27, 2015.

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 Minutes of the Regular Meeting of Thursday, August 27, 2015.

3. APPROVAL OF CLAIMS

A. Claims Submitted September 10, 2015 (Ratification)

324 Fund River West Development Area

Interstate Environmental Services, Inc.	42,681.60	Removal of Lead Based Paint at Ivy Tower
Abonmarche Consultants	15,753.75	Ignition Park Infrastructure Phase IC
Abonmarche Consultants	1,562.50	Ignition Park Buildings 1 & 2

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American Structurepoint Inc.	17,092.50	Ignition Park Infrastructure Phase IC, Division B
Walsh & Kelly, Inc.	91,629.02	Ignition Park Infrastructure Phase IC, Division A
Meridian Title	51,405.88	Wire Transfer Closing – Acquisition of 1124 West Grace
IDEM	34.56	Service Render
Weaver Consultants Group	4,549.94	Ivy Tower
Hull & Associates	3,475.00	Extended General Consulting
Rieth Riley Construction	170,334.62	Memorial North Parking Lot – Divisions 2 & 3
Hull & Associates	5,060.50	Ignition Park
ICM	592,524.60	Open Purchase of Noble Americas
Alltra Corp	208,533.85	Equipment Purchase Nello Corporation
CDS	8,308.00	Equipment Purchase Norres North America Inc.
Abonmarche	250.00	Survey & Design for Sewer Water Chase Facility
South Bend Tribune	146.56	Notice to Bidders LaSalle Hotel Renovation
430 Fund South Side TIF Area No. 1		
MutualFirst Financial Inc.	13,352.00	Purchase of Right-of-Way Acquisition
DLZ	5,473.20	Ireland Right-of-Way Acquisition
	<u>\$1,232,168.08</u>	

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 ratification of Claims submitted September 10, 2015.

B. Claims Submitted September 25, 2015

324 Fund River West Development Area

Plews Shadley Racher & Braun LLP	5,944.00	Legal Service
Kolata Enterprises LLC	1,815.00	Chase Plastics
American Structurepoint Inc.	17,270.23	Ignition Park
Hull & Associates, Inc.	3,745.75	SB1069 Remediation at Ignition Park
Tri County News	119.64	Notice to Bidders
IDEM	100.00	Rule 5 Permit Fee Payment
Rich & Associates	20,111.32	Downtown Parking Study
Interstate Environmental Services, Inc.	146,328.82	Removal of Lead Based Paint at Ivy Tower
Abonmarche Consultants	2,180.00	Ignition Park Infrastructure, Phase IC
Abonmarche Consultants	3,800.00	Ignition Park Buildings 1 & 2
Majority Builders	150,472.99	Ignition Park Infrastructure, Phase IC Division B

430 Fund South Side TIF Area No. 1

Lawson Fisher Associates PC	928.39	S. Main to Lafayette Survey
Jones Petri Rafinski	2,370.00	High/Ireland Road Parcel 4 & 5 Revisions
Erskine Plaza LLC	43,918.00	Purchase and Release of Existing Sign Easement Land
Christopher B. Burke Engineering LLC	10,432.50	High/Ireland Road Intersection Improvements
	<u>\$409,536.64</u>	

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 September 25, 2015.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. Other

(1) Approval of Resolution No. 3301 Setting Public Hearing on the Appropriation of Tax Increment Financing Revenues from Various Allocation Area and Other Redevelopment Funds for the Payment of Certain Obligations and Expenses Related to their Respective Allocation Areas and Other Related Matters (Public Hearing Date: October 15, 2015)

Ms. Inks stated in preparation of the 2016 budget, staff is requesting the Commission's approval to set the Public Hearing for October 15, 2015 and to publish the notices in the newspaper on Friday, October 2, 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 Resolution No. 3301 setting the Public Hearing for October 15, 2015, for the appropriation of tax increment financing revenues from various allocation area and other Redevelopment funds for the payment of certain obligations and expenses related to their respective allocation areas and other related matters.

B. Ratification of Temporary Use Agreement

Ms. Jennings noted the License Agreement for Temporary Use of Redevelopment Commission property is with Interstate Environmental Services, Inc., for the storage of an equipment trailer at 410 West Wayne Street through October 30, 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 ratification of the License Agreement for Temporary Use of Redevelopment property with Interstate Environmental Services, Inc. for the storage of an equipment trailer at 410 West Wayne Street through October 30, 2015.

C. River West Development Area

(1) Approval of Professional Services Proposal for PNA Asbestos Inspection Report (Jones Petrie Rafinski)

Mr. Relos stated the professional services proposal from Jones Petrie Rafinski is to complete an asbestos inspection report for the Polish National Alliance #83 (PNA) at the northwest corner of Olive Street and Western Avenue. Upon approval by the Common Council on Monday, September 28, 2015, the City will acquire the property for intersection improvements corresponding with the planned 2016 Western Avenue corridor improvements.

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 professional services proposal with Jones Petrie Rafinski for the PNA asbestos inspection report in the amount of \$3,600.

6. PROGRESS REPORTS

Mr. Relos reported a declaratory resolution was passed by the Common Council for a five-year new project tax abatement for FedEx Ground Package Systems, Inc., at 5115 Dylan Drive in the amount of \$592,944 with the total taxes to be paid in the amount of \$693,857. Six permanent, full-time jobs will be created within the five-year abatement period with an annual payroll of \$276,432; 71 total jobs will be created (six full-time and 65 part-time) with an annual payroll of \$875,216; and 127 total jobs will be relocated from Mishawaka (19 full-time and 108 part-time) with a total annual payroll of \$2,209,665.

Additionally, the Common Council passed a declaratory resolution for a five-year residential tax abatement on a single-family home with an approximate net assessed value of \$247,705 for James and Susan Farrington. Estimated taxes abated are \$1,893 with total taxes paid in the amount of \$25,905 during this period.

7. NEXT COMMISSION MEETING

Thursday, October 15, 2015, at 9:30 a.m.

8. ADJOURNMENT

President Jones adjourned the meeting at 9:43 a.m.

Brock Zeeb, Director of Economic Resources

Marcia I. Jones, President