



Department of
Community Investment

Memorandum

November 12, 2015

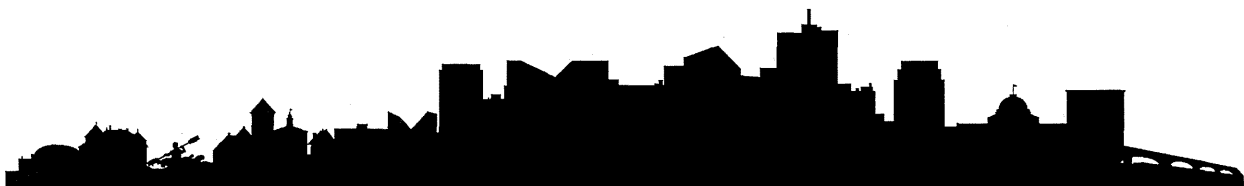
TO: South Bend Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Resolution No. 3318 – Cohn & Cohn / Unifirst Plans & Specs Approval

At the Commission's last meeting on October 29, an update was given of the October 27 annual Blackthorn Owners' Association meeting. At the Association's meeting, one agenda item was proposed changes to the Declaration of Protective Covenants & Restrictions and Development Guidelines. After discussion of the various items being changed, final changes were agreed upon with a unanimous vote of the owners present.

On July 30, 2015 the Commission approved an Agreement to Buy and Sell Real Estate with Cohn & Cohn Investments LLC, developer for Unifirst's new facility on a long vacant eastern lot within Blackthorn. At the Commission's October 29 meeting, Cohn's plans and specs for the new building were shared with the Commission and attached hereto.

Unifirst's current building is being listed for sale, leaving them a target date to be in their new facility of August 2016. This gives them approximately nine months to finalize plans and specs, go through the permitting process, and construct the building to accommodate their move. With this tight timeline and the length of time it could take for a final decision of the Blackthorn Design Review Committee, Cohn is seeking assurance their plans and specs will be approved before they spend tens of thousands of dollars finalizing them.

Staff requests approval of Resolution No. 3318, allowing Cohn & Cohn to finalize the plans and specs for the development of this lot in to a new facility for Unifirst.



RESOLUTION NO. 3318

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
REGARDING REVIEW OF PLANS FOR CONSTRUCTION IN BLACKTHORN
CORPORATE PARK BY COHN & COHN INVESTMENTS, LLC**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), governing body of the South Bend Department of Redevelopment, exists and operates under the provisions of I.C. 36-7-14, as amended (the “Act”); and

WHEREAS, in furtherance of its public purposes under the Act, on July 30, 2015, the Commission entered into the Agreement To Buy And Sell Real Estate (the “Purchase Agreement”) for the sale of certain real property (the “Property”) within the Blackthorn Corporate Park (“Blackthorn”) to Cohn & Cohn Investments, LLC (the “Company”); and

WHEREAS, in anticipation of closing its purchase of the Property from the Commission, the Company has submitted to the Architectural and Review Committee (the “Committee”) established under the Declaration of Protective Covenants & Restrictions of the Blackthorn Corporate Park (the “Declaration”) its building design plans and specifications for its anticipated construction on the Property; and

WHEREAS, the Company’s plans and specifications attached hereto as **Exhibit A** (the “Company Plans”) are presently under review by the Committee; and

WHEREAS, the Commission amended the Declaration on November 12, 2015, pursuant to Resolution No. 3315; and

WHEREAS, under Section 5.5.8 of the amended Declaration, an applicant aggrieved by the Committee’s decision concerning the applicant’s plans and specifications for construction within Blackthorn may appeal to the Commission and seek the Commission’s final determination concerning the approval of such plans and specifications; and

WHEREAS, the Commission desires to express its approval of the Company Plans, notwithstanding the result of any further review by the Committee.

NOW, THEREFORE, BE IT RESOLVED by the South Bend Redevelopment Commission as follows:

1. The Commission hereby approves the Company Plans attached hereto as Exhibit A and, in the event of an adverse decision on the Company Plans by the Committee, will resolve an appeal in the Company’s favor.

2. This Resolution is limited to approval of the Company Plans and will not be construed to relieve the Company of any of its obligations under the amended Declaration, the Development Guidelines for Blackthorn Corporate Park, or applicable laws.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a Regular Meeting of the South Bend Redevelopment Commission held on November 12, 2015, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

CITY OF SOUTH BEND,
DEPARTMENT OF REDEVELOPMENT, by and
through its governing body, the South Bend
Redevelopment Commission

Marcia I. Jones, President

ATTEST:

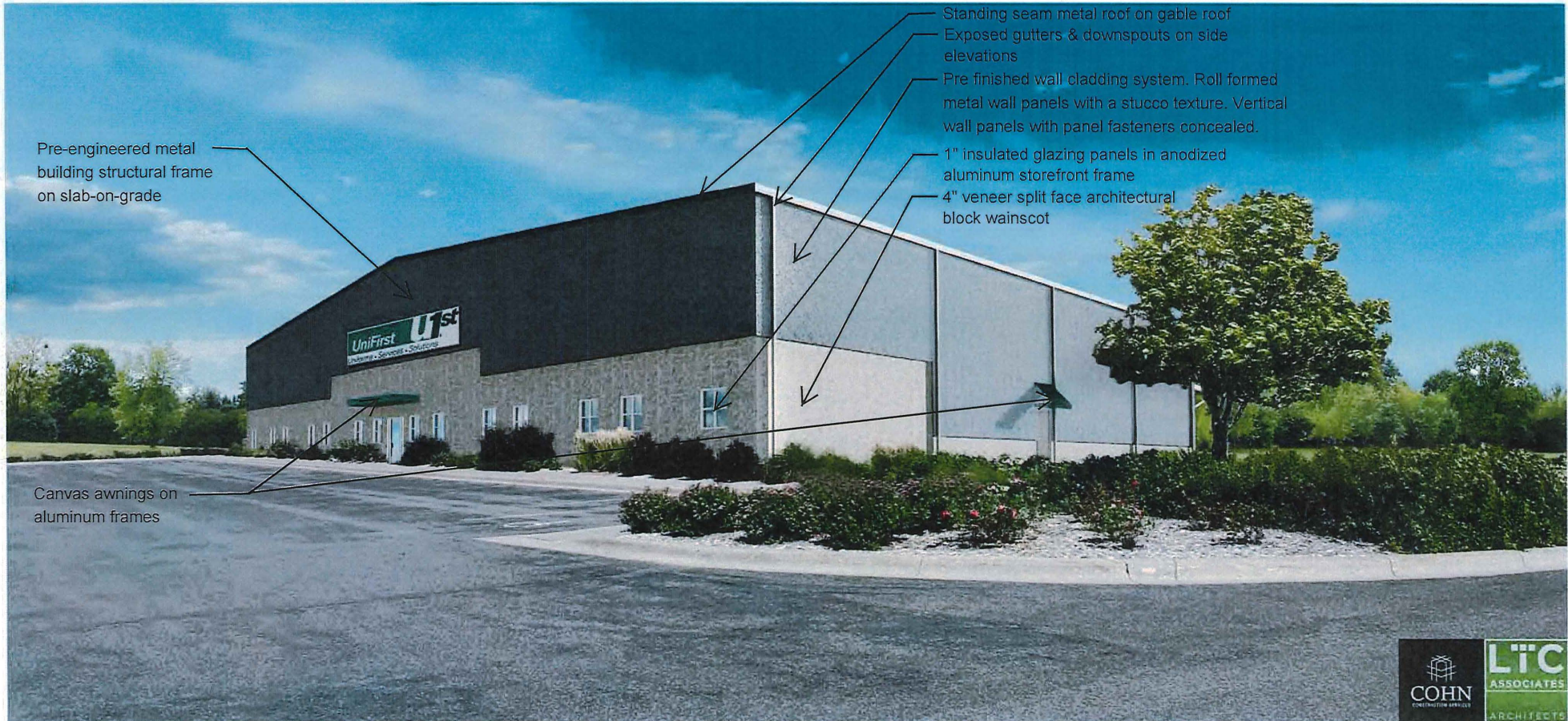
Donald E. Inks, Secretary

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EXHIBIT A

Company Plans

[See attached.]



Pre-engineered metal building structural frame on slab-on-grade

Canvas awnings on aluminum frames

Standing seam metal roof on gable roof

Exposed gutters & downspouts on side elevations

Pre finished wall cladding system. Roll formed metal wall panels with a stucco texture. Vertical wall panels with panel fasteners concealed.

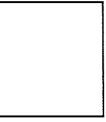
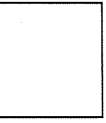
1" insulated glazing panels in anodized aluminum storefront frame

4" veneer split face architectural block wainscot

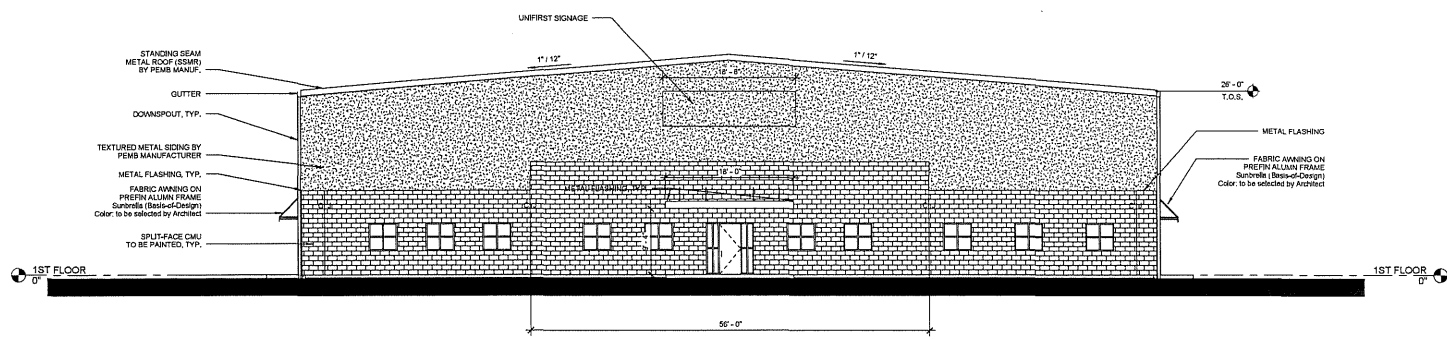


912 LADY ST., SUITE 200
COLUMBIA, SC 29201
803 699 1325 VOX
803 699 1328 FAX

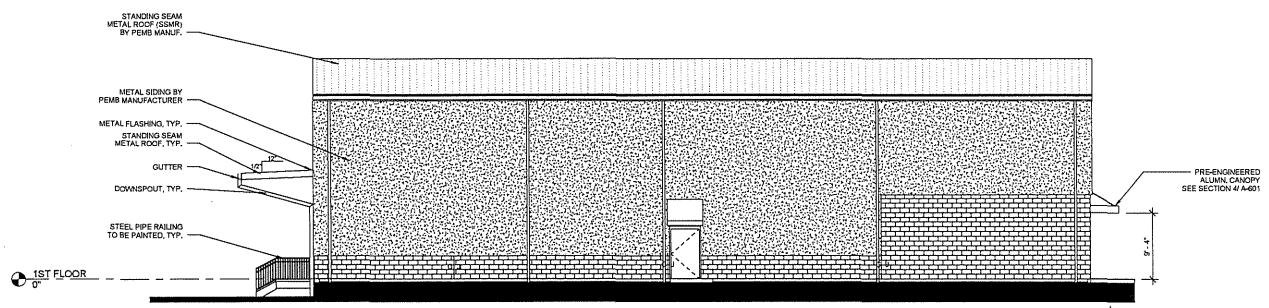
SCHEMATIC DESIGN



NEW FACILITY
UNIFIRST
SOUTH BEND, IA
EXTERIOR ELEVATIONS



1 ELEVATION - FRONT (SOUTH)
1/8" = 1'-0"



2 ELEVATION - SIDE (EAST)
1/8" = 1'-0"

REVISIONS		
No.	Date	Description

AE JOB NUMBER: 15028

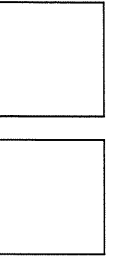
A-401

DATE: 13 OCTOBER, 2015



915 LADY ST. SUITE 200
COLUMBIA, SC 29201
803 699 1325 VOX
803 699 1528 FAX

SCHEMATIC DESIGN



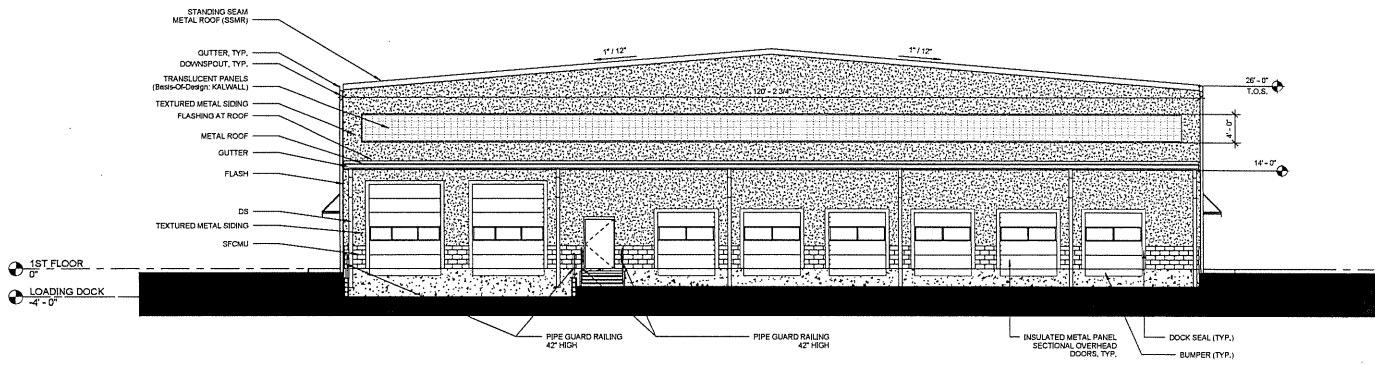
NEW FACILITY
UNIFIRST
SOUTH BEND, IA
EXTERIOR ELEVATIONS

REVISIONS		
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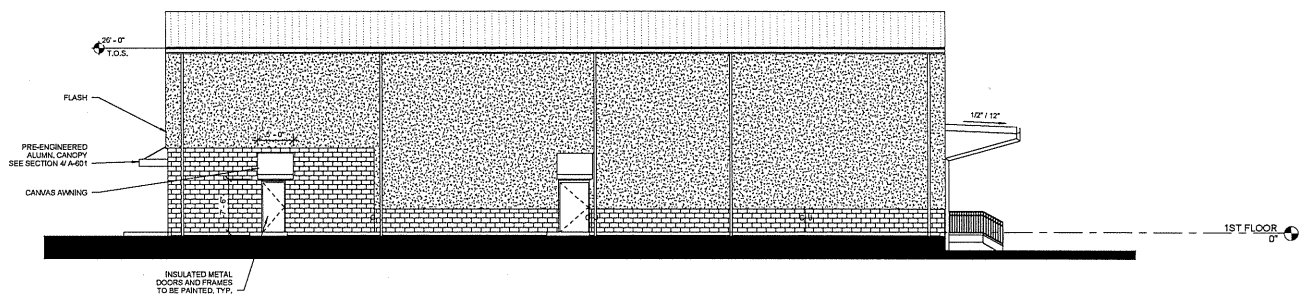
AE JOB NUMBER 15026

A-402

DATE 13 OCTOBER, 2015



2 ELEVATION - BACK (PLAN NORTH)
1/8" = 1'-0"



1 ELEVATION - SIDE (PLAN WEST)
1/8" = 1'-0"



912 LADY ST. SUITE 200
COLUMBIA, SC 29201

803 699 1325 VOX
803 699 1528 FAX



NEW FACILITY
UNIFIRST
SOUTH BEND, IA
SITE PLAN

REVISIONS

No.	Date	Description

A/E JOB NUMBER: 15028

A-101

DATE: 1 OCTOBER, 2015

