

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

January 14, 2016

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:30 a.m.

1. ROLL CALL

Members Present:

Marcia Jones, President
David Varner, Vice President
Don Inks, Secretary
Greg Downes
John Anella

Members Absent:

Gavin Ferlic

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate II
Tracy Oehler, Recording Secretary

Others Present:

Pete Buttigieg, Mayor
Scott Ford, Executive Director
Chris Fielding, Assistant Executive Director
Brock Zeeb, Director
Aaron Kobb, Associate
Sarah Heintzelman, Associate
John March, Associate
Brian Pawlowski, Deputy Chief of Staff
Kareemah Fowler, City Clerk
Joe Molnar, Council Secretary and Executive Assistant
Conrad Damian
Mo Miller

2. SWEARING IN OF COMMISSIONERS

The Common Council has not made their appointments for 2016. Since Commissioners serve until they resign or a new Commissioner is named to replace them, Mr. David Varner and Mr. Gavin Ferlic will continue to serve.

The South Bend School Board has reappointed Mr. John Anella.

The Mayor has reappointed Ms. Marcia Jones, Mr. Donald Inks, and Mr. Gregory Downes to serve in 2016. Ms. Kareemah Fowler, City Clerk, administered the oath of office.

3. ELECTION OF OFFICERS

Upon a motion by Commissioner Downes, seconded by Vice President Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the following slate of officers for 2016.

Marcia Jones, President
David Varner, Vice President
Donald Inks, Secretary

The Redevelopment Commission agreed to hear Item 7.A.(1) at this time.

7. NEW BUSINESS

A. Other

(1) Approval of Resolution No. 3324 Honoring Chris Fielding for Extraordinary Service to the South Bend Community and South Bend Redevelopment Commission

President Jones presented Resolution No. 3324 honoring Chris Fielding. Mr. Fielding thanked the Redevelopment Commission and the Department of Community Investment staff.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved Resolution No. 3324 Honoring Chris Fielding for Extraordinary Service to the South Bend Community and South Bend Redevelopment Commission.

4. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, December 10, 2015

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the Minutes of the Regular Meeting of Thursday, December 10, 2015, as amended.

5. APPROVAL OF CLAIMS

A. Claims Submitted December 24, 2015 (Ratification)

324 Fund River West Development Area

RAM Construction Services	13,098.13	2015 Parking Garage Deck Coatings
Century Center Board of Managers	809.42	Clean and Seal Blue Stone Pavers
Walsh & Kelly Inc.	574,321.47	Ignition Park Infrastructure Phase 1C, Div. A
St. Joseph County Auditor	293,270.10	2015 Fall Settlement
Hull & Associates	7,022.85	Assessment & Remediation at Ignition/Oliver Industrial Park/General Consulting

422 Fund West Washington Development TIF

South Bend Parks and Recreation	1,162.00	Removed Green Ash
Ortiz Concrete	67,113.50	Colfax Improvements Phase 1A

429 Fund River East Development Area

Rieth-Riley Construction	17,395.68	Hill Street Improvements Phase II
St. Joseph County Auditor	616,056.89	2015 Fall Statement
Weaver Consultants Group	12,865.31	Ivy Tower

439 Fund Certified Technology Park

Sigma Thermal Inc.	199,541.50	Ignition Park Gas Fired Compressed Air Heater
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\$1,802,656.85

B. Claims Submitted December 10, 2015

324 Fund River West Development Area

Walsh & Kelly Inc.	109,262.53	Ignition Park Phase 1 Infrastructure Removal
Torok Excavating	10,100.00	Demo of 1124 W. Grace Street
Indiana Department of Transportation	205,523.47	Sidewalk/Curb Upgrade Harrison School
Plews Shadley Racher & Braun LLP	4,992.90	Union Station/Environmental Development & General Bosch/Honeywell
Wells Fargo	521,500.00	SB Redevelopment Authority Lease Rental Ref Bond of 2009 (Morris Performing Arts Center)
The Bank of New York Mellon Trust Co.	1,505,948.75	Indiana Bond Bank Special Program Bond, Series 2011A (SB TIF Districts)
Hull & Associates Inc.	8,475.00	General Consulting Assessment/ Remediation at Oliver Industrial & Ignition Park
Hull Lift Truck Inc.	42,952.67	Equipment Purchase for Nello Corporation
Majority Building Inc.	137,989.75	Ignition Park Infrastructure Phase 1C, Div. B
American Structurepoint Inc.	7,748.15	Ignition Park Infrastructure Phase 1C, Div. B
Walsh & Kelly Inc.	479,625.64	Ignition Park Infrastructure Phase 1C, Div. A
Kolata Enterprises LLC	480.00	Professional Services

429 Fund River East Development Area

VS Engineering Inc.	445.00	Perley Primary Fine Arts Academy
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430 Fund South Side TIF Area #1

DLZ	280.00	Ireland RW Acquisition
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432 Fund South Side TIF Area #3

Wells Fargo	365,835.00	City of SB Taxable ED Rev Bonds Erskin Village Project Series 2005A
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436 TIF Northeast Residential

US Bank	1,237,500.00	SBRA Lease Rental Revenue Refunding Bonds of 2015 (Eddy Street)
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\$4,638,658.86

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission ratified the Claims submitted December 24, 2015 and approved the Claims submitted January 14, 2016.

6. OLD BUSINESS

None.

7. NEW BUSINESS

A. River West Development Area

(2) Approval of Resolution No. 3319 Setting Maximum Salaries for 2016 and Appointing Staff

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved Resolution No. 3319 setting maximum salaries for 2016 and appointing staff.

(3) Approval of Resolution No. 3320 Approving a Schedule of Regular Meeting Times for Calendar Year 2016

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved Resolution No. 3320 approving a schedule of regular meeting times for calendar year 2016.

(4) Approval of Resolution No. 3321 Setting Procedures for Contracts for Property Related Services

Mr. Relos stated the agreement has been updated to include title searches, residential and commercial appraisals, surveys, replats, subdivisions, and environmental assessments. The commercial appraisal, environmental assessment, and survey limits were raised to \$5,000.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved Resolution No. 3321 setting procedures for contracts for property related services.

B. River East Development Area

(1) Approval of Authorization to Prepare Quote for Facility Relocation at Ignition Park South (AT&T)

Mr. Relos stated most utilities between Kemble and Scott streets have been relocated in Ignition Park South. As part of the removal process of Kendall Street, an

underground fiber line was discovered. The line feeds a business on the north side of the Norfolk Southern Railroad and must be relocated so this approximately 12 acre site can be fully utilized. The line has been identified as being owned by AT&T and the attached authorization allows them to engineer the relocation of their line and provides a cost estimate of \$500 to \$1,500. Staff is requesting a not-to-exceed amount of \$5,000 as this is an active fiber line.

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the Authorization to Prepare Quote for Facility Relocation at Ignition Park South with AT&T in a not-to-exceed amount of \$5,000.

(2) Acknowledgement of Termination of Contract for Sale of Land for Private Development for the Main and Western Parking Lot (Western Avenue Partnership; Western Avenue Properties, LLC, formerly known as Western Avenue Partners, LLC and Michiana West Properties, LLC; and Western & Michigan Partners, LP)

Mr. Relos stated in 1995 two Contracts for Sale were entered into for the redevelopment of the area around what is now the Federal Bankruptcy Court between Main and Michigan streets including the parking lot on the southeast corner of Main and Western. Both documents were recorded. As the development unfolded, one developer did not move forward and the other developer chose not to pursue the parking lot parcel located on the southeast corner. Additionally, the developer who did move forward, assigned their interest to an affiliated company, which was also recorded.

These three contracts currently appear in the title work for this parking lot and need to be cleared in order to move forward with the Lease and Option to Purchase with Wayne Street Associates, LLC, who is the new owner of the One Michiana Square building.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the Acknowledgment of Termination of Contracts for Sale of Land for Private Development for the Main and Western parking lot with Western Avenue Partnership; Western Avenue Properties, LLC, formerly known as Western Avenue Partners, LLC and Michiana West Properties, LLC; and Western & Michigan Partners, LP.

The Redevelopment Commission agreed to simultaneously consider Items 7.B.(3); 7.B.(4); and 7.B.(5) as they pertain to the disposition of property at Ignition Park South.

Mr. Relos gave the staff report.

(3) Approval of Resolution No. 3322 Establishing the Offering Price of Property (Ignition Park South)

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved Resolution No. 3322 establishing the offering price of property at Ignition Park South.

(4) Approval of Bid Specifications and Design Considerations for Property (Ignition Park South)

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the bid specifications and design considerations for property at Ignition Park South.

(5) Authorization to Publish the Notice of Intended Disposition of Property with Publication Dates of January 22, 2016 and January 29, 2016, for Property (Ignition Park South)

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the authorization to publish the Notice of Intended Disposition of Property with publication dates of January 22, 2016 and January 29, 2016, for property at Ignition Park South.

The Redevelopment Commission agreed to simultaneously consider Items 7.B.(6); 7.B.(7); and 7.B.(8) as they pertain to the disposition of property at Olive Road Six Parcels.

Mr. Relos gave the staff report.

(6) Approval of Resolution No. 3323 Establishing the Offering Price of Property (Olive Road Six Parcels)

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved Resolution No. 3323 establishing the offering price of property at Olive Road Six Parcels.

(7) Approval of Bid Specifications and Design Considerations for Property (Olive Road Six Parcels)

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the bid specifications and design considerations for property at Olive Road Six Parcels.

(8) Authorization to Publish the Notice of Intended Disposition of Property with Publication Dates of January 22, 2016 and January 29, 2016, for Property (Olive Road Six Parcels)

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 4-0 (Commissioner Ferlic absent), the Commission approved the authorization to publish the Notice of Intended Disposition of Property with publication dates of January 22, 2016 and January 29, 2016, for property at Olive Road Six Parcels.

6. PROGRESS REPORTS

None.

7. NEXT COMMISSION MEETING

Thursday, January 28, 2016, at 9:30 a.m.

8. ADJOURNMENT

The meeting was adjourned at 9:48 a.m.



Brock Zeeb, Director of Economic Resources

Marcia I. Jones, President