

South Bend

Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

March 24, 2016

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
Greg Downes
Gavin Ferlic

Members Absent:

John Anella

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate
Beth Leonard, Recording Secretary

Others Present:

Scott Ford, Executive Director
Brian Pawlowski, Assistant Executive Director
Aaron Kobb, Director, Economic Resources
Jitin Kain, Deputy Director, Public Works
David Rafinski
Dan Boecher
A.J. Patel
N. J. Patel
Erin Blasko

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, March 10, 2016

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved the Minutes of the Regular Meeting of Thursday, March 10, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted March 24, 2016

324 Fund River West Development Area

Hull & Associates Inc.	2,935.34	Extended General Consulting
St. Joe Valley Metronet, Inc.	9,762.00	Manufacturing Technology, Inc.
Lawson-Fisher Associates	4,256.78	Consulting; remediation at Ignition Park

429 Fund River East Development Area

VS Engineering	11,176.00	Safe Routes to School – Perley
Sandra J. Case	50,867.97	Replacement Housing – 3814 S. Michigan

430 Fund South Side TIF Area No. 1

Mordechai Aharon	765.00	Purchase of right-of-way Ireland Road
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\$79,763.09

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the claims submitted March 24, 2016.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. Receipt of Bids

(1) Receipt of Bids for Property at Hamilton Towing Block

Mr. Relos stated no bids have been received. The City will now have the option of working with any developers which may come forward after 30 days

B. Other

(1) Approval of Resolution No. 3334 Honoring Scott C. Ford for His Outstanding Service to the City of South Bend

President Jones read into the record:

**A RESOLUTION HONORING
SCOTT C. FORD FOR EXTRAORDINARY SERVICE TO THE
SOUTH BEND COMMUNITY AND
SOUTH BEND REDEVELOPMENT COMMISSION**

WHEREAS, Scott C. Ford is a committed community leader who has served the South Bend community for the past four years as the Executive Director of Community Investment for the City of South Bend and worked closely with the Redevelopment Commission; and

WHEREAS, during service to our community, Scott worked tirelessly to establish a level of professionalism, accountability, and a commitment to customer service in the City's community investment activities; and

WHEREAS, Under Scott's leadership the Department of Community Investment team obtained an unprecedented volume of opportunities to support job creation and investment in the community, with over 2,500 new jobs announced and \$364 million in private investment during his tenure; and

WHEREAS, Scott led the department in the development and implementation of many critical projects with substantial community impact such as: the Notre Dame Turbomachinery Lab, Nello Manufacturing campus, Union Station Technology Center and the Noble Americas Ethanol Plant; and

WHEREAS, Scott's foresight and ingenuity led to the successful repurposing of several key downtown South Bend assets such as the LaSalle Hotel, Hoffman Hotel, College Football Hall of Fame, Chase Tower, One Michiana Square and JMS building; and

WHEREAS, Scott was pivotal in spearheading the process leading to the \$42 million infrastructure program known as Smart Streets to convert downtown one-way streets into two-way streets; and

WHEREAS, Scott's tenacity and perseverance allowed the City to almost seamlessly re-align its TIF districts resulting in a more effective means to meet the City's challenges; and

WHEREAS, Scott oversaw construction of improvements to Lincolnway West and Western Avenue as part of the West Side Main Streets Plan; and

WHEREAS, Scott played a role in the successful execution of the Mayor's challenge to address 1,000 blighted properties in 1,000 days; and

NOW, THEREFORE, BE IT RESOLVED that the South Bend Redevelopment Commission hereby honors Scott C. Ford for his extraordinary commitment and distinguished service to the City of South Bend; thanks him for the outstanding contributions he has made; and declares it will sincerely miss his diligent work in the community.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on March 24, 2016, at 1308 County-City Building, 227 W. Jefferson Boulevard, South Bend, Indiana 46601.

C. River West Development Area

President Jones requested Items 5.C. (1), 5.C. (2), and 5.C. (3) be considered simultaneously as they pertain to the disposition of property in the 300 Block of S. Lafayette (Parking Lot North of Schillings).

Mr. Relos updated the Commission on the desire to start the process on disposition of property in the 300 Block of S. Lafayette. Asking for the approval from the Commission on the three items listed below.

(1) Approval of Resolution No. 3332 Establishing the Offering Price of Property in the 300 Block of S. Lafayette (Parking Lot North of Schillings)

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 5-0, the Commission approved Resolution No. 3332 establishing the offering price of property located at 300 block of S. Lafayette (Parking Lot North of Schillings)

(2) Approval of Bid Specifications and Design Considerations for Property in the (Parking Lot North of Schillings)

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the bid specifications and design considerations for property located at 300 block of S. Lafayette (Parking Lot North of Schillings).

(3) Authorization to Publish the Notice of Intended Disposition of Property with Publication Dates of April 1, 2016 and April 8, 2016 for Property 300 block of S. Lafayette (Parking Lot North of Schillings)

Upon a motion by Secretary Inks, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the authorization to publish the Notice of Intended Disposition of Property with publication dates of April 1, 2016 and April 8, 2016 for property located at 300 block of S. Lafayette (Parking Lot North of Schillings).

President Jones requested Items 5.C. (4), 5.C. (5), and 5.C. (6) be considered simultaneously as they pertain to the disposition of property in the 500 Block of S. Lafayette (Old Studebaker Museum Block).

Mr. Relos updated the Commission on the desire to start the process on disposition of property located at 500 Block of S. Lafayette and Main (Old Studebaker Museum Block). Asking for the approval from the Commission on the three items listed below.

(4) Approval of Resolution No. 3333 Setting the Disposition Offering Price for Property in the 500 Block of S. Lafayette and Main (Old Studebaker Museum Block)

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved Resolution No. 3333 establishing the offering price of property located at 500 Block of S. Lafayette and Main (Old Studebaker Museum Block).

(5) Approval of Bid Specifications and Design Considerations for Property in 500 Block of S. Lafayette and Main (Old Studebaker Museum Block)

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the bid specifications and design considerations for property located at 500 Block of S. Lafayette and Main (Old Studebaker Museum Block).

(6) Authorization to Publish the Notice of Intended Disposition of Property with Publication Dates of April 1, 2016 and April 8, 2016 for Property in 500 block of S. Lafayette and Main (Old Studebaker Museum)

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the bid specifications and design considerations for property located at 500 Block of S. Lafayette and Main (Old Studebaker Museum Block).

(7) Approval of Purchase Agreement for Sale of Land (Schillings Property)

Mr. Pawlowski updated the Commission on a proposal by Jones Petrie Rafinski to invest at least \$650,000 into the building over the next 18 months for interior renovations, roofing improvements and a complete façade renovation. This move will add to the daily downtown professional workforce. Jones Petrie Rafinski will waive the due diligence period upon commission approval.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the approval of Purchase Agreement for Sale of Land (Schillings Property).

(8) Approval of First Amendment to Development Agreement for Southhold, LLC (former College Football Hall of Fame Property)

Mr. Ford reported that on April 15, 2015 the Commission approved a partnership with JSK/Southhold LLC for the sale of former College Football Hall of Fame property and adjacent parking lot for a mixed use redevelopment project to include office, retail space and a hotel. They have expanded the project scope from \$10,000,000 investment for the hotel to \$12,000,000 to \$14,000,000. This seeks to amend the incentive associated with the site improvements for an additional not to exceed \$500,000 which adds to the original site commitment \$700,000. The developer will provide a personal guarantee for the increased city commitment, with the Redevelopment Commission providing no more than 70 reserved parking spaces at the Leighton Garage for hotel guests.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the approval of First Amendment to Development Agreement for Southhold, LLC (former College Football Hall of Fame Property).

(9) Approval of Downtown Utility Infrastructure Budget Increase

Mr. Kain presented a need for utility infrastructure in the amount of \$415,000 from the RiverWest Development Area. The change in site plan orientation for the new hotel on the St. Joseph/Jefferson lot will be to minimize conflicts with the utilities, such as moving storm line, gas lines, sewer lines and manholes.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the approval of Downtown Utility Infrastructure Budget Increase.

(10) Approval of Resolution No. 3335 Approving Amendments to Agreements with Lippert Components Manufacturing, Inc.

Mr. Kobb presented an update from the May 15, 2014 original development agreement adding two amendments of the equipment bought and received through Public Works procurement.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 5-0, the Commission approved the approval of Resolution No. 3335 Approving Amendments to Agreements with Lippert Components Manufacturing, Inc.

(11) Economic Development Update

Mr. Ford announced that the Administration has come to an agreement with the Pokagon Band of Potawatomi. Terms will be coming forward outlining a pilot program with a split of 50 percent of funds to support anti-poverty efforts and economic development.

6. PROGRESS REPORTS

Mr. Kobb presented an update on 10 Tax Abatements from the March 10, 2016 meeting; eight declaratory, one reconfirming and one confirming on the Chase Tower. Two confirmings to come forward in the April meeting.

7. NEXT COMMISSION MEETING

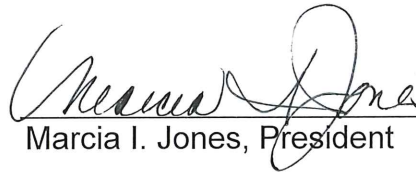
Thursday, April 14, 2016, at 9:30 a.m.

8. ADJOURNMENT

The meeting was adjourned at 10:00 a.m.



Aaron Kobb, Director of Economic Resources



Marcia I. Jones, President