



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

April 14, 2016

9:30 a.m.

Presiding: Don Inks, Secretary

227 West Jefferson Boulevard
South Bend, Indiana

The meeting was called to order at 9:39 a.m.

1. ROLL CALL

Members Present: Don Inks, Secretary
Greg Downes
Gavin Ferlic

Members Absent: Marcia Jones, President
Dave Varner, Vice President
John Anella

Legal Counsel: Benjamin Dougherty, Esq.

Redevelopment Staff: David Relos, Associate
Mary Brazinsky, Recording Secretary

Others Present: Brian Pawlowski, Assistant Executive Director
Aaron Kobb, Director, Economic Resources
Beth Leonard, Director, Administration & Finance
Conrad Damain
Kevin Allen

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of Thursday, March 24, 2016

Request to table the minutes of the regular meeting of Thursday, March 24, 2016.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the request to table the minutes of the regular meeting of Thursday, March 24, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted April 14, 2016

324 Fund River West Development Area

RealAmerica Development, Mgmt & Design	11,749.50	The LaSalle Apartment
Analytics Inc.	829,868.00	Equipment Purchase for the Advanced Centers for Cancer Care
Burkhart Adv.	26,418.00	Billboard Termination for PNA Building
Hyundai Translead	225,090.00	Purchase Tractor Trailers for Lippert Components
Walsh Kelly Inc.	570,020.24	Ignition Park Infrastructure PH 1C, Division A
Richard Economakis Architectural Design	4,500.00	Hall of Fame Plaza
Jones Petrie Rafinski	18,498.75	Southold LLC Agreement Land Surveying
Weaver Consultants Group	3,810.88	Ivy Tower
Kolata Enterprises LLC	5,647.50	Contract to Assist with Brownfield
Rieth-Riley construction Co., Inc.	255,867.11	Western Ave Corridor Improvement
Gilbert Gorski	4,500.00	New Street Configuration Illustrations
Kil Architecture Planning	5,425.48	500 Block S Michigan
Hull & Associates, Inc.	11,035.55	General Consulting/Remedy/ACA/Amend RWP/Assessment
		Ignition PK
City of South Bend	36,587.25	Legal Services
Rich & Associates	3,909.96	Parking Study
Tri County News	275.76	Notice to Bidders
430 Fund South Side TIF Area No. 1		
Lawson-Fisher Associates	13,985.25	Roundabout Intersection Improvements Chippewa Ave @ Michigan & Main
DLZ	840.00	Ireland right of way
439 Fund Certified Technology Park		
Sigma Thermal, Inc.	142,912.70	Ignition Park
	<u>2,175,916.63</u>	

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the Claims submitted April 14, 2016.

4. Old Business

None.

5. New Business

A. Receipt of Bids

(1) Receipt of Bids for Property at 122 S. Michigan Street

Mr. Relos updated the Commission on the receipt of bids for the property at 122 S. Michigan Street. Today at 9:00 am was the deadline for the receipt of bids on this property that was advertised. No bids were received. After 30 days we are free to go to the open market and negotiate if anyone steps forward.

B. River West Development Area

Secretary Inks requested Items 5.B.(1), 5.B.(2), 5.B.(3) and 5.B.(4) be considered simultaneously as they pertain to approving amendments to agreements with Nello Inc. and conveyance of certain equipment to Nello Inc.

Mr. Kobb updated the Commission on Resolution No. 3336 Approving Amendments to Agreements with Nello Inc. and Conveyance of Certain Equipment to Nello Inc. The first item is the First Amendment to Economic Development Memorandum of Understanding that was executed on June 20, 2014 between the Commission and Nello, Inc. This details the year one and year two equipment that was purchased through Public Works. The next amendment is the First Amendment to Equipment Lease Agreement that was originally executed on July 21, 2014 between the Commission and Nello, Inc. This lists the year two equipment under the lease. They have met their milestone and want to execute their right to purchase the year one equipment. Their first milestone was to obtain their Certificate of Occupancy on the building and hiring 20 full-time employees, which enables them to exercise their option to purchase the year one equipment. This amendment will list out the year two equipment currently on the lease. There will be a third document executed by the Commission which is the Bill of Sale, to sell the equipment to Nello, Inc. for \$2. There are more procurements being purchased through Public Works which will be for the year three agreement.

(1) Approval of Resolution No. 3336 Approving Amendments to Agreements with Nello Inc. and Conveyance of Certain Equipment to Nello Inc.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the requested Item 5.B.(1), Approving Amendments to Agreements with Nello Inc. and Conveyance of Certain Equipment to Nello Inc. submitted April 14, 2016.

(2) First Amendment to Economic Development Memorandum of Understanding

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the requested Item 5.B. (2), Approving First Amendment to Economic Development Memorandum of Understanding submitted April 14, 2016.

(3) First Amendment to Equipment Lease Agreement

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the requested Item 5.B. (3), Approving First Amendment to Equipment Lease Agreement submitted April 14, 2016.

(4) Bill of Sale

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the requested Item 5.B. (4), Approving Bill of Sale submitted April 14, 2016.

C. Ratification of Temporary Use of Redevelopment Commission Property

Mr. Relos updated the Commission on the Ratification of Temporary Use of Redevelopment Commission Property. This is an annual request for the AIDS Ministries to use the top of the Wayne Street parking garage located at 121 Wayne Street for two dates; June 17th and August 12th from 1:00pm to 10:30pm.

South Bend Redevelopment Commission and AIDS Ministries/AIDS Assist of North Indiana, Inc. Friday, June 17, 2016 1:00 p.m. to 10:30 p.m. (the “First Event”) and from Friday, August 12, 2016 1:00 p.m. to 10:30 p.m. (the “Second Event”)

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved the Ratification of Temporary Use of Redevelopment Commission Property submitted April 14, 2016.

6. Progress Reports

Mr. Relos stated that there are no new progress reports.

- A. Tax Abatement
- B. Common Council
- C. Other

7. Next Commission Meeting:

Thursday, April 28, 2016, 9:30 a.m.

8. Adjournment

Thursday, April 14, 2016, 9:42 a.m.



Aaron Kobb, Director of Economic Resources



Marcia I. Jones, President