



South Bend

Redevelopment Commission

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

SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

April 28, 2016

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:33 a.m.

1. ROLL CALL

Members Present:	Marcia Jones, President Dave Varner, Vice President Don Inks, Secretary Gavin Ferlic John Anella
Members Absent:	Greg Downes
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

2. APPROVAL OF MINUTES

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

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks the motion carried 4-0, the Commission approved the minutes of the regular meeting of Thursday, March 24, 2016.

B. Approval of Minutes of the Regular Meeting of Thursday, April 14, 2016

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks the motion carried 4-0, the Commission approved the minutes of the regular meeting of Thursday, April 14, 2016.

3. APPROVAL OF CLAIMS

A. Claims Submitted April 28, 2016

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the Claims submitted April 28, 2016.

4. Old Business

None.

5. New Business

A. Receipt of Bids

(1) Receipt of Bids for Property at 500 S. Lafayette & Main (Old Studebaker Museum Block)

Mr. Relos updated the Commission on the receipt of bids for the property at 500 S. Lafayette & Main (Old Studebaker Museum Block). Today at 9:00 am was the deadline for the receipt of bids. Disposition was started a month ago. No bids were received. After 30 days we are open to negotiate if anyone steps forward.

(2) Receipt of Bids for Property at 300 Block South Lafayette (Parking Lot North of Schillings)

Mr. Relos updated the Commission on the receipt of Bids for the property at 300 Block South Lafayette (Parking Lot North of Schillings). Today at 9:00 am was the deadline for the receipt of bids. Disposition was started a month ago. No bids were received. After 30 days we are open to negotiate if anyone steps forward.

B. River West Development Area

(1) Lease Agreement with Linden Grill (Michigan Street Retail)

Mr. Kobb updated the Commission on the Lease Agreement with Linden Grill (Michigan Street Retail). This lease is to occupy two spaces along Michigan Street

where the old Yummy Cupcakes store was and directly next to it where Metronet was. The initial lease term is ten (10) years with two options to extend for an additional five (5) years. The term is uncommon as we want to keep local companies, as Linden Grill is at JMS and having to relocate in the two open spots on Michigan. Linden Grill wanted to stay downtown and we did what we could to make that happen. Vice President Varner asked if they are still at JMS. Mr. Kobb answered yes; Linden Grill is planning on doing a little build out to combine the locations and give it an improvement. Commissioner Ferlic commended the team on doing a great job with downtown business.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks the motion carried 4-0, the Commission approved the requested Lease Agreement with Linden Grill (Michigan Street Retail) submitted April 28, 2016.

(2) Agreement for Access Easement with 1011 LLC

Mr. Relos requested the Agreement for Access Easement with 1011 LLC be tabled until the next meeting. Ms. Heintzelman gave a brief update stating that the easement agreement will give Seven Generations Construction access to the back of the building for their trucks; it is a one way. Mr. Relos states this is the old Air Gas Property on the 900 Block of South Lafayette next to the old Hamilton building on the east side and across from Hamilton towing on the west side. It is mid-block between Sample and Garst Streets. This would allow access off Lafayette to get into the back of the building which faces Main Street.

Upon a motion to table Item B:2 by Commissioner Ferlic, seconded by Secretary Inks the motion carried 4-0, the Commission approved to table the Agreement for Access Easement with 1011 LLC to our next meeting.

(3) Grant of Permanent Utility Easement (3 Blackthorn Parcels)

Mr. Relos presented the Grant of Permanent Utility Easement (3 Blackthorn Parcels). In 2011 the Commission approved a new trunk sewer line from Cleveland and Brick Road South that runs under the toll road and comes back up at Blackthorn where Moreau Court is; it comes down between two lot lines, across Nimtz runs down to a lift station. There are 3 parcels that the Commission owns that need to grant the sewer line utility easements so they are on record for interested parties if they search for a title report.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the requested Grant of Permanent Utility Easement Lot 3B submitted April 28, 2016.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the requested Grant of Permanent Utility Easement Lot 7 submitted April 28, 2016.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the requested Grant of Permanent Utility Easement Lot 8 submitted April 28, 2016.

(4) Consent and Subordination with PNC (Xanatek)

Mr. Relos asked for a motion to table the Consent and Subordination with PNC (Xanatek) as we are still working on it.

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks the motion carried 4-0, the Commission approved to table Consent and Subordination with PNC (Xanatek).

C. Ratification of Temporary Use Agreement (Sunburst Race)

Mr. Relos updated the Commission on the Ratification of Temporary Use Agreement (Sunburst Race). This is to use the area around the Hall of Fame.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried 4-0, the Commission approved the Ratification of Temporary Use of Agreement (Sunburst Race) submitted April 28, 2016.

D. Economic Update

Mr. Pawlowski presented the Economic Update to the Redevelopment Commission. The next meeting in May may have an RFP that proposes to sell some of the parcels out at Blackthorn. We have met with the Owners Association; they are aware of the possibility to sell as of late last year. We will be trying to sell everything on the corporate park side. We will be holding onto two (2) parcels on the State Police side and two (2) lots across from Junior ND Soccer by the Blue Heron. Everything to the West of that we will put out a call for offers. Mr. Relos states that last October at the Blackthorn Owners Association meeting we spoke with them about a call for offers. Mr. Pawlowski said that we want to state what we would like to see at that property with a bit more confidence like the marketing plan and immediate uses. From the Department of Community Investment perspective, immediate uses is a high priority. Mrs. Jones asked if there would be anymore third party marketing? We are currently using some of the marketing dollars to put this on Loopnet for an interim period of time while the RFP is happening. There will still be dollars to use, which from the Owners Association perspective, would be most useful to use co-marketing with the new owners. Mr. Varner asked if we would be out of the Owners Association at that

point. Mr. Relos states that we will have some of the light industrial so we will be involved until we have sold those.

6. Progress Reports

A. Tax Abatement

Mr. Kobb stated that there are two (2) personal property abatements that went through on Monday. Federal Mogul and Lebermuth total of \$13,000,000 in private investment and five new full time jobs.

B. Common Council

C. Other

7. Next Commission Meeting:

Thursday, May 12, 2016, 9:30 a.m.

8. Adjournment

Thursday, April 28, 2016, 9:47 a.m.



Aaron Kobb, Director of Economic Resources

Marcia I. Jones, President