

South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION RESCHEDULED MEETING

June 13, 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  
Dave Varner, Vice President  
Don Inks, Secretary  
Greg Downes, Commissioner  
Gavin Ferlic, Commissioner  
John Anella, Commissioner

Legal Counsel:

Benjamin Dougherty, Esq.

Redevelopment Staff:

David Relos, Associate  
Mary Brazinsky, Recording Secretary

Others Present:

Aaron Kobb, Director, Economic Resources  
Chris Dressel, Community Investment Planning Team  
Mike Divita, Community Investment Planning Team  
Tim Corcoran, Director Planning  
Elizabeth Leonard Inks, Director, Administration &  
Finance  
Brock Zeeb, St. Joseph County Airport Authority  
Paul Cholis  
Conrad Damian  
Kaine Kanczuzewski  
Danielle Kennedy, WSBT  
Mark Peterson, WNDU  
Eric Walton, WNDU

**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of Thursday, May 26, 2016**

Upon a motion by Vice President Varner, seconded by Secretary Inks, the motion carried 5-0, the Commission approved the minutes of the regular meeting of Thursday, May 26, 2016.

**3. APPROVAL OF CLAIMS**

**A. Claims Submitted June 13, 2016**

|  | Claims submitted | Explanation of Project   | Items added after Agenda Distributed |
|--|------------------|--|--------------------------------------|
| REDEVELOPMENT COMMISSION<br>Redevelopment Commission Claims June 13, 2016 for approval |                  |  |                                      |
| <u>324 RIVER WEST DEVELOPMENT AREA</u>   |                  |  |                                      |
| Usbank   | 628,725.00       | Revenue Refunding Bonds, Series 2012(Police & Fire Station)/ & 2014 Taxing |                                      |
| Torti Gallas & Partners Inc.   | 4,939.37         | Downtown Mixed Use   |                                      |
| Kil Architecture Planning  | 13,425.48        | Structural & Architectural Assessment of the 500 Block of S Michigan St.   |                                      |
| Troyer Group   | 1,059.20         | Harrison   |                                      |
| Walsh & Kelly Inc.   | 159,567.00       | Ignition Pk Infrastructure Ph. IC, Division A                              |                                      |
| Green Demolition Contractors, Inc.   | 4,542.50         | Demolition of PNA 83   |                                      |
| RealAmerica  | 121,742.50       | The LaSalle Apartments   |                                      |
| Torti Gallas And Partners  | 3,051.23         | Downtown Mixed Use Block-City  |                                      |
| Jones Petrie Rafinski  | 4,747.50         | Patel Plaza Marriott at HOF  |                                      |
| <u>429 FUND RIVER EAST DEVELOPMENT TIF</u>   |                  |  |                                      |
| VS Engineering, Inc.   | 61,119.00        | SB SRTS Primary Perley Fine Arts Academy                                   |                                      |
| Walsh & Kelly Inc.   | 81,615.93        | East Bank Sewer Separation - Phase V                                       |                                      |
| CHA  |                  | East Bank Sewer Separation - Phase V                                       | 2,334.00                             |
| <u>430 FUND SOUTH SIDE TIF AREA #1</u>   |                  |  |                                      |
| Botkin & Hall, LLP   | 336.00           | Legal  |                                      |
| Relth Riley Construction Co., Inc.   | 26,584.68        | SB One Way to Two Way St. Conversion                                       |                                      |
| Lawson-Fisher Associates P.C.  | 2,903.75         | Roundabout Intersection Improvements Chippewa Ave @ Michigan & Main        |                                      |
| <u>436 TIF NORTHEAST RESIDENTIAL</u>   |                  |  |                                      |
| Usbank   | 1,236,500.00     | SB Redeve Authority Lease Rental Revenue Refunding Bond of 2015 (Eddy St)  |                                      |
|  | 2,350,859.14     |  | 2,334.00                             |
| Total Of Both Columns  |                  |  | 2,353,193.14                         |

Upon a motion by Commissioner Inks, seconded by Vice President Varner the motion carried 5-0, the Commission approved the Claims submitted June 13, 2016.

**4. Old Business**

**A. Airport Authority**

Brock Zeeb, St. Joseph County Airport Authority presented an update between the Redevelopment Commission and Airport Authority on the Corporate Wings project.

The agreement was established December 17, 2015 whereas the Airport Authority planned to attract a fixed based operator and expend TIF dollars on a concrete ramp expansion able to hold the largest private jets. Corporate Wings is currently on target with all lease obligations. Prior to having the 2<sup>nd</sup> fixed based operator at the South Bend airport, gas prices were the highest in the state, they are now the lowest in the state, which has attracted additional business. The Airport Authority provided the design and bid documents and FAA letter approving the transfer of 69 acres as part of the exchange agreement for the Redevelopment Commission making a \$1.5 million investment into the ramp. Mike Danch will be assisting with the annexation and rezoning of the land which will be into the city by late August/September. Four bids were received with the awarded bid to Reith Reilly.

## **5. New Business**

### **A. River West Development Area**

#### **(1) Approval of Fifth Amendment to Lease between Redevelopment Authority and Redevelopment Commission (College Football Hall of Fame Project)**

Mr. Relos presented the Fifth Amendment to Lease between Redevelopment Authority and Redevelopment Commission (College Football Hall of Fame Project). Original bonds issued on Hall of Fame and Century Center in 1993 for the entire Hall of Fame property were included in the lease. In 1997 a lease was entered into with South Bend Chocolate for their main building. The expansion area was included later which is roughly 70 x 30 and was included in their lease. We are looking to sell the property to South Bend Chocolate in its entirety. The approval of the Fifth Amendment will clear the title of the 70 x 30 space so the property can be sold as one unit.

Upon a motion by Secretary Inks, seconded by Commissioner Ferlic the motion carried 5-0, the Commission approved the Fifth Amendment to Lease between Redevelopment Authority and Redevelopment Commission (College Football Hall of Fame Project) submitted June 13, 2016.

#### **(2) Approval of First Amendment to Lease Michiana Brewer's Supply**

Mr. Kobb presented the First Amendment to Lease with Michiana Brewer's Supply. The First Amendment adjusts the rent for Michiana Brewer's Supply located at 117 S. Michigan Street from \$1,339 per month to \$700 per month from June 1, 2016 to May 31, 2017. This amendment also adjusts the lease expiration from November to May 2017. We will review the agreement with the tenant at the end of the lease. With development in the downtown area and smart streets completion there should be greater traffic flow to this retailer. We will look at a lease renewal May 2017.

Upon a motion by Vice President Varner, seconded by Commissioner Ferlic the motion carried 5-0, the Commission approved the First Amendment to Lease Michiana Brewer's Supply submitted June 13, 2016.

**(3) Approval of Resolution No. 3339 Newman Center**

Mr. Relos presented Resolution No. 3339. This Resolution accepts the transfer from the Board of Works who has title to this property to the Commission. The Resolution will go before the Board of Works asking for a property transfer. We are asking for the Commission's approval subject to approval at the Board of Works meeting on June 14, 2016.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 5-0, the Commission approved Resolution No. 3339 Newman Center submitted June 13, 2016.

**(4) Certificate of Release 218 S. Kaley Street**

Beth Leonard Inks presented the Certificate of Release 218 S. Kaley Street. In 1971 the Redevelopment Commission had a lien on this property. A then proposed building was supposed to be built along the track of this land. A certificate of completion would have been given to release the property at that time. This property at 218 S. Kaley Street was never given the release. Today we are asking the Commission to grant a Certificate of Release.

Upon a motion by Secretary Inks, seconded by Vice President Varner the motion carried 5-0, the Commission approved the Certificate of Release 218 S. Kaley Street submitted June 13, 2016.

**(5) Approval of Project Budget for Western Avenue Streetscape Improvements**

Mr. Divita presented the Project Budget for Western Avenue Streetscape Improvements. Mr. Divita seeks approval for \$375,000 by the Commission for the Riverwest Development Area of Western Avenue Street Improvements. The west side will concentrate on retail and other mixed use development. The priority node along Western Avenue covers 10 blocks between Lake Street and Olive Street. The central third between Dundee Street and Bendix Drive received full street scape work last year. This request is to make similar improvements in areas mentioned. This request covers engineering cost and the start to construction cost. The remainder of construction cost will be requested in 2017 once the scope of improvements is further defined.

Upon a motion by Vice President Varner, seconded by Secretary Inks the motion carried 5-0, the Commission approved the Project Budget for Western Avenue Streetscape Improvements submitted June 13, 2016.

**(6) Approval of Hull & Associates Environmental Contract 2016/2017**

Mr. Dressel presented Hull & Associates Environmental Contract 2016/2017. Proposal for a new contract with Hull & Associates to serve for general consulting efforts. This is a continuation of past contracts we've had with Hull to provide a general need for dialogue and information for specific contracts to the areas A, B or C of former Studebaker and Oliver site in the amount of \$30,000.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Hull & Associates Environmental Contract 2016/2017 submitted June 13, 2016.

**(7) Consent and Subordination with PNC (Xanatek)**

Mr. Relos presented Consent and Subordination with PNC (Xanatek). This is for the parcel of land to be sold to Xanatek at the southeast corner of Western and Lafayette; the small parking lot. This subordinates a couple of items with Xanatek on this lot; the first right of refusal and the rights of reversion.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Consent and Subordination with PNC (Xanatek) submitted June 13, 2016.

**B. Ratification of Temporary Use of Redevelopment Commission Property**

**(1) South Bend Redevelopment Commission and Frantz L. Dantzler, Friends for Life Fund, Inc. Friday, July 29, 2016 5:00 pm to 12:00 am**

Mr. Relos presented Ratification of Temporary Use of Redevelopment Commission Property.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Ratification of Temporary Use of Redevelopment Commission Property submitted June 13, 2016.

**C. South Side Development Area**

**(1) Approval of Resolution No. 3337 Releasing Assessed Value for South Side #3 (Erskine Village)**

Beth Leonard Inks presented Resolution No. 3337 Releasing Assessed Value for South Side #3 (Erskine Village). At the end of March the Governor signed a law that changed the due date from July 15<sup>th</sup> to June 15<sup>th</sup>. The Resolution before you will Release the Assessed Value for South Side #3 Erskine Village Project. The main use for the TIF money was to pay off the bonds. We currently have enough money to pay those bonds in full. By bond document regulations we are not able to pay these off until February 17, 2017. No more money will be required for this TIF and it will be closed once it is paid.

Upon a motion by Commissioner Downes, seconded by Secretary Inks the motion carried 5-0, the Commission approved Resolution No. 3337 Releasing Assessed Value for South Side #3 (Erskine Village) submitted June 13, 2016.

#### **D. South Side Development Area**

##### **(1) Approval of Resolution No. 3338 Determining the Tax Increment to be Collected in Year 2017 is Needed to Satisfy Obligations of the Commission**

Beth Leonard Inks presented Resolution No. 3338 Determining the Tax Increment to be Collected in Year 2017 is Needed to Satisfy Obligations of the Commission. This resolution states that we need the assessed value from the other TIF districts RiverWest, RiverEast, RiverEast Residential, Douglas Road, South Side #1 and West Washington. By law we have to notify the taxing jurisdictions about the need. Letters will be sent indicating that we have plans for those dollars.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 5-0, the Commission approved Resolution No. 3338 Determining the Tax Increment to be Collected in Year 2017 is Needed to Satisfy Obligations of the Commission submitted June 13, 2016.

#### **6. Progress Reports**

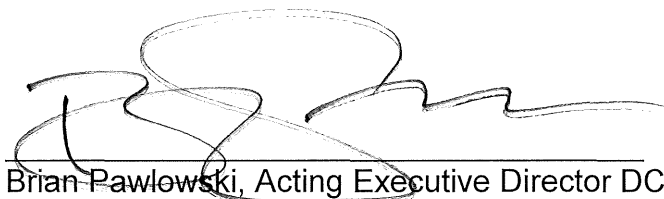
- A. Tax Abatement  
None
- B. Common Council  
None
- C. Other  
None

**7. Next Commission Meeting:**

Thursday, June 30, 2016, 9:30 a.m.

**8. Adjournment**

Monday, June 13, 2016, 9:47 a.m.



Brian Pawlowski, Acting Executive Director DCI

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Marcia I. Jones, President