



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

May 26, 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  
Greg Downes, Commissioner

Members Absent:

Don Inks, Secretary  
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

### 2. APPROVAL OF MINUTES

#### A. Approval of Minutes of the Regular Meeting of Thursday, May 12, 2016

Upon a motion by Commissioner Downes, seconded by Vice President Varner, the motion carried 3-0, the Commission approved the amended minutes of the regular meeting of Thursday, May 12, 2016.

### 3. APPROVAL OF CLAIMS

#### A. Claims Submitted May 26, 2016

	Claims submitted	Explanation of Project
Redevelopment Commission Claims submitted May 26, 2016 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Amt	12,830.00	MTI Parking Lot Repairs
DHA	4,405.00	Ignition Pk
Hull & Associates Inc.	3,733.38	General Consulting / Assessment & Remediation at Oliver Industrial Pk
Majority Builders, Inc.	45,773.13	Ignition Pk Infrastructure Ph. IC, Division B
Newmark Grubb Cressy & Everett	25,000.00	Blackthorn Corp Park (Lot 6)
Peddinghaus Corporation	544,078.00	Equipment purchase
Overhead	9,550.00	Reinstall Existing Canopy Manufacturing Technology
Permadur Industries Inc./Sissco	42,975.26	Equipment purchase
IDEM	2,943.75	Remediation Agreement
Symbiont	2,742.63	Brownfields Site Assessment Grant
<u>422 FUND WEST WASHINGTON DEVELOPMENT TIF</u>		
Lehman & Lehman Inc.	1,350.00	City Cemetery Master Plan
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
S/T Bancroft	32,313.85	
Subtotal by Column	\$727,695.00	

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 3-0, the Commission approved the Claims submitted May 26, 2016.

**4. Old Business**

None.

**5. New Business**

**A. River West Development Area**

**(1) Agreement for Access Easement with 1011 LLC**

Mr. Relos presented the Agreement for Access Easement with 1011 LLC. This item was tabled from the April 28, 2016 meeting. The agreement will allow access from Lafayette to the back of the building that faces Main Street. Seven Generations Construction will now have access to the back of their building. This is a temporary agreement and can be cancelled at any time. Seven Generations will be doing a curb cut and a drive; when we sell the property it will be their cost to restore the curb and drive as it was.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 3-0, the Commission approved the Agreement for Access Easement with 1011 LLC submitted May 26, 2016.

## **(2) Second Amendment Development Agreement Hall of Fame**

Mr. Kobb presented the Second Amendment Development Agreement Hall of Fame. This replaces exhibit C in the original development agreement that listed out the improvements to be done. The original agreement had broad terms whereas this document serves detailed terms. The developer met with engineering and are on schedule. We are looking to award on June 23<sup>rd</sup>. Our commitment to this project is \$1.2 million.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 3-0, the Commission approved the Second Amendment Development Agreement Hall of Fame submitted May 26, 2016.

## **(3) Request to Pay Weaver Consultants Group – Ivy Tower**

Mr. Dressel presented a Request to Pay Weaver Consultants Group – Ivy Tower. Weaver Consultants for Ivy Tower Project remediation and their last contract was established to get work wrapped up for the site in the amount of \$40,000. In order to finish the project the amount was exceeded by \$11,918.25. Per the contract we are requesting Commission approval to pay the difference in cost.

Upon a motion by Commissioner Downes, seconded by Vice President Varner the motion carried 3-0, the Commission approved the Request to Pay Weaver Consultants Group – Ivy Tower in the amount of \$11,918.25 submitted May 26, 2016.

## **(4) Request to Establish Budget for “Coal Line” Engineering Services**

Mr. Dressel presented the Request to Establish Budget for “Coal Line” Engineering Services. This project is for the historic Coal Line rail way corridor to Notre Dame and moves in a northerly direction leaving the city moving then to the southwest and terminating at the active rail line on Western Avenue. This is a federally funded program through CMAQ (Congestion, Mitigation, and Air Quality) in which funds will be reimbursed to the City of South Bend for 80% of the initial contract; federally approved cost increases beyond that amount. United Consulting out of Indianapolis was approved by the Board of Public Works to work with us. This project will be worked on in Phases. Phase I is between Lincolnway and the Riverside Trail. Phase II is between the Riverside Trail and East bank Trail. United Consulting will be in charge of new design and route changes of the trail for both Phases and part of the acquisition of the trail. Phase III is of interest of the City to acquire the entire piece even though there is no schedule for the design or development of the trail at

this time. Approval from the Redevelopment Commission is needed to set budget for this project. The base budget for the project is \$625,855 with a 20% contingency for a total amount of \$750,000, in which 80% will be reimbursed.

Upon a motion by Vice President Varner, seconded by Commissioner Downes the motion carried 3-0, the Commission approved the Request to Establish Budget for “Coal Line” Engineering Services in the amount of \$750,000 which does include a 20% contingency submitted May 26, 2016.

**6. Progress Reports**

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

**7. Next Commission Meeting:**

Thursday, June 16, 2016, 9:30 a.m.

**8. Adjournment**

Thursday, May 26, 2016, 9:47 a.m.

  
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Aaron Kobb, Director of Economic Resources

  
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Marcia I. Jones, President