



South Bend

# Redevelopment Commission

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

## SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING

July 14, 2016

9:30 a.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 9:31 a.m.

### 1. ROLL CALL

Members Present:

Marcia Jones, President  
Greg Downes, Commissioner  
Gavin Ferlic, Commissioner  
John Anella, Commissioner

Members Absent:

Dave Varner, Vice President  
Don Inks, Secretary

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  
Tim Corcoran, Director Planning  
Mark Tarner, South Bend Chocolate Company

### 2. APPROVAL OF MINUTES

#### A. Approval of Minutes of the Regular Meeting of Monday, June 30, 2016

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes, the motion carried 3-0, the Commission approved the minutes of the regular meeting of Thursday, June 30, 2016.

**3. APPROVAL OF CLAIMS**

**A. Claims Submitted July 14, 2016**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims July 14, 2016 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
RealAmerica	350,931.60	The LaSalle Apartments
Danch, Hamer & Associates, Inc.	1,036.50	RW for Scott St.
Kolata Enterprises LLC	585.00	Professional Services
City of South Bend	18,474.75	Legal Services
Hull & Associates Inc.	14,832.32	Extended General Consulting
Acorn Landscaping LLC	11,334.00	MTI Facility Located at 402 N Sheridan Ave
Faegre Baker Daniels	6,321.87	Legal Services
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Southgate Church	4,700.00	Gym Entrance on the West Side Settlement Agreement
Reith Riley Construction Co., Inc.	573,271.16	One Way to Two Way Street Conversion Division A
Huys Bro. Moving, Inc.	5,572.00	Relocating Entitlement
Sandra J. Case	650.00	Relocating Entitlement- Incidental Expense
Botkin & Hall, LLC	960.00	Ignition Park
	988,669.20	

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic, the motion carried 3-0, the Commission approved the Claims submitted July 14, 2016 with the initialed change by President Jones.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**(1) Approval of Bid Specifications and Design Considerations 802 – 812 S. Lafayette.**

Mr. Relos presented Bid Specifications and Design Considerations for 802 – 812 S. Lafayette. Start of disposition process for the four parcels of the former Hamilton Towing.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 3-0, the Commission approved the Bid Specifications and Design Considerations 802 – 812 S. Lafayette submitted July 14, 2016.

**(2) Resolution No. 3342.**

Mr. Relos presented Resolution No. 3342 setting the minimum offer price which is the average of the two appraisals.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved Resolution No. 3342 submitted July 14, 2016.

**(3) Request to Advertise with Publication Dates of July 22 and July 29, 2016 for 802 – 812 S. Lafayette.**

Mr. Relos presented the Request to Advertise with Publication Dates of July 22 and July 29, 2016 for 802 -812 S. Lafayette.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 3-0, the Commission approved the Request to Advertise with Publication Dates of July 22 and July 29, 2016 for 802 – 812 S. Lafayette submitted July 14, 2016.

**(4) DLZ Professional Services Construction Oversight Jefferson St. Joe Site Improvements.**

Mr. Relos presented DLZ Professional Services. This is for the lot at Jefferson and St. Joe at the new Marriott by Courtyard site. Engineering does not have capacity with other city projects to oversee this project. DLZ will provide professional services at an estimate of \$46,125; we are asking Commission approval for \$50,000 in case of extra costs.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 3-0, the Commission approved DLZ Professional Services Construction Oversight Jefferson St. Joe Site Improvements at an estimate amount of \$46,125 not to exceed \$50,000 submitted July 14, 2016.

**(5) Xanatek/412 SB LLC purchase agreement amendment.**

Mr. Relos presented Xanatek/412 SB LLC purchase agreement amendment. The amendment extends the closing date to July 29, 2016. The lot is at the SE corner adjacent to Jones Petrie Rafinski (JPR) building that Xanatek is purchasing from JPR who bought the Schillings building. We are expected to sign our paperwork on July 19, 2016.

Upon a motion by Commissioner Downes, seconded by Commissioner Ferlic the motion carried 3-0, the Commission approved Xanatek/412 SB LLC purchase agreement amendment submitted July 14, 2016.

**(6) Staff update on Sherman's Quality Cleaners**

Mr. Pawlowski gave a brief update on Sherman's Quality Cleaners. It is the City's Policy not to comment on pending litigation. You may have seen the article in the South Bend Tribune that ran in Sunday's paper. We are in the exploratory phase given the amount of dollars the city has spent in remediation down there and we are looking into recouping some of those tax payers' dollars if it is possible. The Redevelopment Commission is named as a plaintiff in the lawsuit along with the City.

**(7) License Agreement for Temporary Use of Redevelopment Commission Property.**

Mr. Relos presented License Agreement for Temporary Use of Redevelopment Commission Property. The Agreement is with DTSB and Southhold LLC. We have a temporary access agreement with Southhold to use the Hall of Fame and Gridiron. This agreement outlines the schedule for usage of the gridiron through the end of October.

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

**(8) License Agreement for Temporary Use of Redevelopment Commission Property – Urban Adventure Games, Inc.**

Mr. Relos presented License Agreement for Temporary Use of Redevelopment Commission Property – Urban Adventure Games, Inc. This is to use the Gridiron for July 30, 2016 for Urban Adventure Games, Inc.

Upon a motion by Commissioner Ferlic, seconded by Commissioner Downes the motion carried 3-0, the Commission approved License Agreement for Temporary Use of Redevelopment Commission Property for Urban Adventure Games, Inc. submitted July 14, 2016.

**6. Progress Reports**

A. Tax Abatement  
None

B. Common Council  
None

C. Other

Mr. Pawlowski reported to the Commission that July 25, 2016 is the RDA Board meeting scheduled from 12:00 pm to 5:00 pm, if the Commissioners have interest in attending. That is when project awards should be handed out. Our teams have done a lot of upfront work for these projects and we are waiting to hear back on state approval for dollars. We anticipate tax abatements will be coming through on certain projects at that time.

**7. Next Commission Meeting:**

Thursday, July 28, 2016, 9:43 a.m.

**8. Adjournment**

Thursday, July 14, 2016, 9:48 a.m.



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Aaron Kobb, Director of Economic Resources

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Marcia I. Jones, President