



South Bend  
**Redevelopment Commission**  
227 West Jefferson Boulevard, Room 1308, South Bend, IN

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

July 12, 2018  
9:30 a.m.  
Presiding: Marcia Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

The meeting was called to order at 9:34 a.m.

**1. ROLL CALL**

Members Present:            Marcia Jones, President  
                                      Dave Varner, Vice-President  
                                      Don Inks, Secretary  
                                      Gavin Ferlic, Commissioner  
                                      Quentin Phillips, Commissioner

Members Absent:            Leslie Wesley, Commissioner

Legal Counsel:             Sandra Kennedy, Esq.

Redevelopment Staff:     David Relos, RDC Staff  
                                      Mary Brazinsky, Board Secretary

Others Present:             James Mueller                    DCI  
                                      Daniel Buckenmeyer            DCI  
                                      Austin Gammage                DCI  
                                      Elizabeth Leonard Inks        DCI  
                                      Caleb Bauer                      South Bend Tribune  
                                      Eric Henderson                 Prism Environmental  
                                      Conrad Damian                 718 E Broadway  
                                      Diana Jones                      South Bend Heritage  
                                      Paul Meyer                        SB Clinic 211 N Eddy

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, June 28, 2018**

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 28, 2018.

**3. Approval of Claims**

**A. Claims Submitted July 12, 2018**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims July 12, 2018 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
IDEM	2,400.00	Oliver-Plow
Walsh & Kelly Inc.	201,305.48	Marriott Hotel Site Development at Hall of Fame Ph. 3 A B & C
Walsh & Kelly Inc.	194,228.45	Downtown Cross Street Improvements
Dynamic Mechanical Services	3,791.55	Langlab HVAC Improvements
Opticos Design Inc.	2,779.00	Assessment Professional Services
Kolata Enterprises LLC	360.00	Professional Services
Ram Construction Services of Michigan	133,017.62	Leighton Deck Coating - Ph. II
Walsh & Kelly, Inc.	194,228.45	Downtown Cross Street Improvements
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Botkin & Hall, LLP	692.87	Kohl's - South Bend

Upon a motion by Commissioner Ferlic, seconded by Secretary Inks, the motion carried unanimously, the Commission approved the claims submitted on Thursday, July 12, 2018.

**4. Old Business**

**5. New Business**

**A. Administrative**

- 1. Resolution No. 3437: (Authorizing Staff to Study Potential Benefits of Amending Tax Increment Financing Areas)**
- 2. Update on Potential TIF Area Adjustments**

Mr. Muller requested that Items 1 and 2 be combined for the presentation.

Upon a motion by Commissioner Ferlic, seconded by Vice-President Varner, the motion carried unanimously, the Commission combined Items 1 and 2 which are Resolution No. 3437: (Authorizing Staff to Study Potential Benefits of Amending Tax Increment Financing Areas) and Update on Potential TIF Area Adjustments submitted on July 12, 2018.

## South Bend Redevelopment Commission Regular Meeting – July 12, 2018

Mr. Mueller presented to the Commission the TIF areas including River East, River West, South Side and a small piece on West Washington. Mr. Muller stated that TIF is one of the greatest tools we have to promote economic development for dense vibrant neighborhoods, increase upscaling and workforce development and providing an atmosphere for leadership and acceleration. Our policy goal is to keep this growth inclusive, so we will make sure we have inclusive networks, affordable housing, access to childcare and transit for home, work and play.

The main focus will be an expansion of River East. We are looking to add the Eddy Street right of way by the Jefferson school. We are looking at adding Potawatomi Park Zoo and the Mishawaka Avenue Corridor. Mishawaka Avenue is a gateway to our community. IUSB has a nice river trail by the Wooden Indian and we are looking at improvements in that area. We are looking at adding 119 acres in that piece.

River West North main additions are the South Bend Chocolate new factory / museum area; Council has annexed a portion already with the remainder being in process. We are looking to add 96 acres in this area. We are looking to remove the original proposed Portage Prairie build out area west of the US 31 bypass, and are suggesting removal of the Airport runway pieces for a total of 1,467 acres.

River West Central will include City Cemetery, Leeper Park and the Museum Campus, in addition to the Portage/Elwood area including the Portage Avenue shops and Muessel Grove Park. We are working on Westside Main Street Plan and Lincoln Park Neighborhood Plan. The Commission has already approved funding for the Charles Black Center and LaSalle Park, and we are looking at improvements to Pulaski Park. We are moving some parks into TIF areas to make things more straight forward. In 2014 the commitment was contemplated to add 67 acres and we are now looking at 140 acres based on conversations with different stakeholders.

We have a few options in the Mishawaka Avenue, Miami Street, and Lincoln Way East., which is approximately 36 acres. We are thinking about our neighborhoods and infrastructure needs; one thought is starting to move the South Side TIF North. The South East Master Plan goes from Miami Street to Michigan from Ewing up. It is a big swap. Option II is to move the South Side partly north to take off the burden from other plans. Option III is expanding the whole Michigan St. area. When we look at the last few years we have funded parks and public works. We would like to try to expedite the neighborhood plans in the urban corridors and move out in the following years. The swap would be a total of 551 acres.

We presented this to Council in May and received some preliminary feedback. One thought was the mutually annexed areas South east of Ireland and Ironwood and Miami Hills Apartments, but we would need some assistance to make this happen. There were some thoughts in the River West area where the Museum is from downtown that it may be more appropriate to enter from the

## South Bend Redevelopment Commission Regular Meeting – July 12, 2018

South, which is an ongoing conversation. There is also talk about an East/West connection between the City Cemetery and the Coal Line Trail on Linden. There will be some corridor along that line. We would like to keep that area consistent. The neighborhood southeast of LaSalle Park is in consideration.

We are looking at adding 458 acres, removing 1,467 and swapping 551 acres. We ask Commission approval for the Resolution before you to study all areas in greater detail. The study will be done by our staff internally. The last TIF realignment was in November 2014.

Vice-President Varner asked about swapping 551 acres into the South Side TIF from River West. Mr. Mueller explained that the River West TIF is strained at this time. With swapping acres with the South Side TIF we can work on more projects including current projects like the Scottsdale pool.

Secretary Inks states a fair amount of this is related to non-taxable properties. There are some fiscal issues coming up for the City. Is there a way to make this a revenue neutral proposal for the City so any new increment generated could be retained by the City instead of going into the TIF? One of the criticisms of TIF is the impact of general resources to the general fund. We could propose this as revenue neutral, so any new revenue generated from these areas would be released.

Mr. Mueller states we could look at that. The long-term projections from Umbaugh shows a decrease of increment over time without projects. If you cap any new increment we are sure to see a decrease over time.

Commissioner Ferlic mentioned under Vice-President Varner's leadership he believes the City has used TIF to supplement the City budget when it was appropriate. He believes that's the way TIF should be used rather than to set a cap in the future.

Upon a motion by Vice-President Varner, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Items 1 and 2, which are Resolution No. 3437: (Authorizing Staff to Study Potential Benefits of Amending Tax Increment Financing Areas) and Update on Potential TIF Area Adjustments submitted on July 12, 2018.

### **6. Progress Reports**

A. Tax Abatement

B. Common Council

1. The proposed tax credit apartment project along the Lincolnway West corridor, in the old brewery along with scattered sites. Hopefully that goes through. We are looking at November to see if they receive a tax credit.

C. Other

South Bend Redevelopment Commission Regular Meeting – July 12, 2018

**7. Next Commission Meeting:**

Thursday, July 26, 2018, 9:30 a.m.

**8. Adjournment**

Thursday, July 12, 2018, 10:04 a.m.

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David Relos, Property Development Manager

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Dave Varner, Vice-President