



South Bend

# Redevelopment Commission

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

## Agenda

Regular Meeting, May 27, 2021 – 9:30 a.m.

<https://tinyurl.com/RDC052721>

- 
- 1. Roll Call**
  - 2. Approval of Minutes**
    - A. Minutes of the Regular Meeting of Thursday, May 13, 2021
  - 3. Approval of Claims**
    - A. Claims Allowance Request 05.18.21
    - B. Claims Allowance Request 05.25.21
  - 4. Old Business**
  - 5. New Business**
    - A. River East Development Area
      1. Resolution No. 3534 (Rejection of Bids – Mishawaka Ave 2520)
  - 6. Progress Reports**
    - A. Tax Abatement
    - B. Common Council
    - C. Other
  - 7. Next Commission Meeting:**

Thursday, June 10, 2021 9:30 am
  - 8. Adjournment**



South Bend.  
**Redevelopment Commission**  
 227 West Jefferson Boulevard, Room 1308, South Bend, IN  
 46601

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

May 13, 2021  
 9:30 a.m.  
 Presiding: Marcia Jones, President

<https://tinyurl.com/RDC051321>  
 South Bend, Indiana

The meeting was called to order at 9:30 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President Don Inks, Vice-President Quentin Phillips, Secretary Troy Warner, Commissioner Eli Wax, Commissioner	
Members Absent:	Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Tim Corcoran Amanda Pietsch Kara Boyles Charlotte Brach Zach Hurst Jordan Gathers Finnian Cavanaugh Conrad Damian Josh O'Brien Talia Horb Joseph Sommer Jessica Bayer Elizabeth Capretta Emily Bastine Alicia Pellegrino Sam Jackmore	DCI DCI Engineering Engineering Engineering Mayor's Office  Resident

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, April 22, 2021**

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the minutes of the regular meeting submitted on Thursday, May 13, 2021.

## 3. Approval of Claims

- **Claims Submitted for April 27, May 4, and May 11, 2021**

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission approved the claims for April 27, May 4 and May 11, 2021 submitted on Thursday, May 13, 2021.

## 4. Old Business

## 5. New Business

### A. Administrative

#### 1. **Resolution No. 3533 (Determining Tax Increment to be Collected in 2022**

Ms. Pietsch Presented Resolution No. 3533 (Determining Tax Increment to be Collected in 2022). This is our annual required notice to our taxing units stating that we intend to collect all the tax increment in 2022. Letters will be sent out by the end of the week to these areas. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried, the Commission approved Resolution No. 3533 (Determining Tax Increment to be Collected in 2022) submitted on Thursday, May 13, 2021.

### B. Other

#### 1. **Community Project Leadership Presentation (El Campito)**

Ms. Boyles Presented a Community Project Leadership Presentation (El Campito). In 2020 the Commission approved a budget request for \$50,000 for improvements at El Campito in partnership with Notre Dame project name Engineering 30010. EG30010 had three elements with a master plan, irrigation design and construction/implementation phase. EG30010 is a community project-based leadership with the intent to take students through concept to completion. This included students at every level with members of the community. Why El Campito? We took input from neighbors in the area and the project naturally developed. This was a childcare service for families (El Campito). We felt there was a great need here that the students could support.

Josh O'Brien presented the Master Plan efforts which included an all encompassed written documentation for the El Campito Campus. We designated

South Bend Redevelopment Commission Regular Meeting – May 13, 2021

land for each desired feature. We assisted El Campito in making decisions for this specific campus which outlines a three-phase plan. The plan accomplished bringing the community garden from parking lot to having a fully functioning community garden. The gardens include 2 green houses, 2 gardens, a composting space, an irrigation system, a meeting area, a storage shed and a fence.

David Simonetti Presented the Irrigation Design Details. This team focused on the irrigation system for the gardens. What was built included an encompassed cap with 2 waterlines into each garden including drip lines which are more efficient than a typical sprinkler system. El Campito was given the designs/blueprints for future expansion of the gardens.

Talia Horb Presented Construction Management of this project. For implementation day the irrigation system was installed. The team completely replaced the street bricks one by one starting from the water tap. They assembled compost bin and raised bed kits and completed it with trash pick-up. There were several teams involved including the Notre Dame Community Project Leadership Students, additional Notre Dame Students, El Campito Staff and Community Volunteers. It was a really great day project. The next steps for the project will be parking lot restoration from an in-kind contractor. El Campito received a \$10,000 grant for a nature play area. The remaining of the funds will be used for installation of the sites fencing. They are looking toward the future for greenhouses and a dog trot.

President Jones expressed her thanks and praise for the project.

Commissioner Warner stated that this is a wonderful project in the city.

**6. Progress Reports**

- A. Tax Abatement
- B. Common Council

**7. Next Commission Meeting:**

Thursday, May 27, 2021, 9:30 a.m.

**8. Adjournment**

Thursday, May 13, 2021, 9:50 a.m.

---

Quentin Phillips, Secretary

---

Marcia Jones, President



**City of South Bend  
 Department of Administration & Finance  
 Claims Allowance Request**

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, May 18, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0016273	\$103,845.61
GBLN-0000000	\$0.00

Total: \$103,845.61

\_\_\_\_\_  
 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 103,845.61

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:

**Expenditure approval**

RDC Payments-5/18/21 Pymt Run

GBLN-0016273

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000288  
**Payment date:** 5/18/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	134910	Professional Service Agreement-Lww & Olive St Node	5/13/2021	\$62,540.00	324-10-102-121-442001-- PROJ00000046	PO-0006600
V-00000019	ABONMARCHE CONSULTANTS OF IN	134910	Professional Service Agreement-Lww & Olive St Node	5/13/2021	(\$45,350.00)	324-10-102-121-442001-- PROJ00000046	PO-0006600
V-00000019	ABONMARCHE CONSULTANTS OF IN	134910	Amendment #1	5/13/2021	\$170.00	324-10-102-121-442001-- PROJ00000046	PO-0006600

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000289  
**Payment date:** 5/18/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000222	BLACK & VEATCH CORPORATION	1343433	North WTP Imp Design	5/19/2021	\$23,122.00	324-10-102-121-431002-- PROJ00000056	PO-0005261
V-00000222	BLACK & VEATCH CORPORATION	1343440	Water Hydraulic Model Assistance	5/19/2021	\$6,617.50	430-10-102-121-431002-- PROJ00000091	PO-0005255

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000290  
**Payment date:** 5/18/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000501	EDWARD J WHITE INC	41031	HVAC Repairs	5/19/2021	\$38,696.11	324-10-102-121-443001-- PROJ00000073	PO-0007778

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000291  
**Payment date:** 5/18/2021

<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00003633	Victor A Butcher	Application 5	Gemini at Colfax Exterior Renovations - Windows	5/20/2021	\$18,050.00	324-10-102-121-443001-- PROJ00000035	PO-0006609

---



**City of South Bend  
 Department of Administration & Finance  
 Claims Allowance Request**

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, May 25, 2021

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0016568	\$190,047.48
GBLN-0000000	\$0.00
Total:	<u>\$190,047.48</u>

\_\_\_\_\_  
 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 190,047.48

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

\_\_\_\_\_  
 Name:  
 \_\_\_\_\_  
 Name:  
 \_\_\_\_\_  
 Name:

\_\_\_\_\_  
 Name:  
 \_\_\_\_\_  
 Name:



**Expenditure approval**

RDC Payments-5/25 Pymt Run

GBLN-0016568

**Payment method:** ACH-Total  
**Voucher:** RDCP-00000292  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	134913	Design Services	5/27/2021	\$2,228.75	429-10-102-121-431002-- PROJ00000167	PO-0005886

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000293  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000472	DLZ INDIANA LLC	703044	Douglas Road Lift Station	5/30/2021	\$3,807.50	435-10-102-121-431002-- PROJ00000021	PO-0006596

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000294  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000618	FORUM ARCHITECTS LLC	1812515	O'BRIEN RECREATION CENTER RENOVATION	5/30/2021	\$1,125.00	430-10-102-121-443001-- PROJ00000057	PO-0000078

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000295  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000874	INVANTI LLC	1117	Invanti Capacity Building	5/31/2021	\$62,500.00	433-10-102-123-439300--	PO-0009409

---

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000296  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000982	LAWSON- FISHER ASSOCIATES	202109002210496	Coal Line Trail - Construction Inspection Services	5/30/2021	\$6,701.63	324-10-102-121-444000-- PROJ00000018	PO-0008430

---

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000297  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001368	R YODER CONSTRUCTIO N INC	APP #5	O'Brien Recreation Renovation	5/29/2021	\$70,727.50	430-10-102-121-443001-- PROJ00000057	PO-0005039

---

**Payment method:** CHK-Total  
**Voucher:** RDCP-00000298  
**Payment date:** 5/25/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001513	SLATILE ROOFING & SHEET METAL	2	Liberty Tower Exterior Renovations - Phase II	5/29/2021	\$42,957.10	324-10-102-121-443001-- PROJ00000044	PO-0006614

---



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: May 27, 2021  
FROM: Andrew Netter, Senior Planner

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

APPROVED       Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

SUBJECT: Rejection of Bid for 2520 Mishawaka Ave.

Funding Source\* (circle one) River West; River East; South Side; Douglas Road; West Washington; RDC General

\*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

Purpose of Request:

The Department of Community Investment is requesting a rejection of the bid received from Palmer Funeral Homes for the sale of the former South Bend Fire Station #9 at 2520 Mishawaka Ave.

The City and Palmer Funeral Homes were unable to come to an arrangement on a purchase agreement. As such, Palmer Funeral Homes is no longer interested in pursuing the purchase of the property.

INTERNAL USE ONLY: Project ID: \_\_\_\_\_;

Total Amount – New Project Budget Appropriation \$ \_\_\_\_\_;

Total Amount – Existing Project Budget Change (increase or decrease) \$ \_\_\_\_\_;

Funding Limits: Engineering: \$ \_\_\_\_\_; Other Prof Serv Amt \$ \_\_\_\_\_;

Acquisition of Land/Bldg (circle one) Amt: \$ \_\_\_\_\_; Street Const Amt \$ \_\_\_\_\_;

Building Imp Amt \$ \_\_\_\_\_; Sewers Amt \$ \_\_\_\_\_; Other (specify) Amt \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

**RESOLUTION NO. 3534**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
REJECTING ALL BIDS FOR PROPERTY IN THE RIVER EAST DEVELOPMENT  
AREA**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) exists and operates pursuant to I.C. 36-7-14 (as amended, the “Act”); and

WHEREAS, pursuant to its powers under the Act, the Commission adopted its Resolution No. 3525 dated October 8, 2020, establishing a minimum offering price of Sixty-Seven Thousand Five Hundred Dollars (\$67,500.00) for the purchase by an interested party of certain real property located in the River East Development Area (the “Property”) and gave public notice of its desire to receive sealed bids for the Property until 9:00 a.m. on November 12, 2020 (the “Bidding Deadline”); and

WHEREAS, the Commission received one (1) bid ( “Bid”) for the Property before the Bidding Deadline, and the Bid was opened and read aloud during the Commission’s public meeting commencing at 9:30 a.m. on November 12, 2020; and

WHEREAS, pursuant to Section 22(f) of the Act, the Commission may reject any Bid for the Property upon consideration of (1) the size and character of the improvements proposed to be made by the bidder on the Property, (2) the bidder’s plans and ability to improve the Property with reasonable promptness, (3) whether the Property when improved will be sold or rented, (4) the bidder’s proposed sale or rental prices, (5) the bidder’s compliance with Section 22(d)(3) of the Act, in the event the bidder is a trust, and (6) any factors that will assure the Commission that the sale or lease, if made, will further the execution of the redevelopment plan for the River East Development Area and best serve the interest of the community, from the standpoint of both human and economic welfare; and

WHEREAS, upon the recommendation of the City of South Bend’s Department of Community Investment and the Commission’s examination of the Bid, the Commission desires to reject the Bid, as set forth herein; and

**NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:**

1. The Commission hereby rejects the Bid due to its failure to assure the Commission that a sale of the Property to the bidder will adequately further the redevelopment of the River East Development Area and best serve the interest of the community from the standpoint of both human and economic welfare and to propose improvements to the Property of a character desirable to the Commission.

2. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on May 27, 2021, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT  
COMMISSION

---

Marcia I. Jones, President

ATTEST:

---

Quentin M. Phillips, Secretary