



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

October 28, 2021

9:30 a.m.

Presiding: Marcia Jones, President

<https://tiny.cc/RDC102721>

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 Troy Warner, Secretary Eli Wax, Commissioner Vivian Sallie, Commissioner Leslie Wesley, Commissioner | |
| Members Absent: | | |
| Legal Counsel: | Sandra Kennedy, Esq. | |
| Redevelopment Staff: | Mary Brazinsky, Board Secretary | |
| Others Present: | Santiago Garces Angelina Billo Tim Corcoran Amanda Pietsch Amy Paul Zach Hurst Charlotte Brach Jordan Gathers Sharon McBride Conrad Damian Daniel Buckenmeyer | DCI DCI DCI DCI DCI Engineering Engineering Mayor's Office Common Council Resident SB/Elkhart Reg. Partnership |

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, October 14, 2021**

Upon a motion by Commissioner Sallie, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, October 14, 2021.

3. Approval of Claims

- **Claims Submitted for October 14, October 19, and October 26, 2021**

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims for October 14, October 19, and October 26, 2021, submitted on Thursday, May 27, 2021.

4. Old Business

5. New Business

A. River West Development Area

1. **Temporary Use Agreement (Greater New Jerusalem Missionary Baptist Church)**

Mr. Corcoran Presented Temporary Use Agreement (Greater New Jerusalem Missionary Baptist Church). This agreement provides temporary access to the old Fat Daddies property during a free public event, occurring on November 6, 2021, during which the licensee will be handing out free food to any interested participants. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Temporary Use Agreement (Greater New Jerusalem Missionary Baptist Church submitted on Thursday, October 28, 2021.

B. Other

1. **2022 TIF Overview**

Mr. Garces presented the 2022 TIF Overview PowerPoint Presentation. Please note this presentation is on the city website. River West has the largest revenue for 2022 with River East, South Side, Douglas Road, and West Washington following. Redevelopment funds are expected to be approximately \$30.6M. Debt service is \$14.1M leaving \$16.5M of 2022 funds. Major projects are South Bend Parks and Trails (Seitz, LaSalle, new South Side Parks and Trails). Fire Station #8, Neighborhood main street infrastructure, federal and state grant matches, and professional services (legal, engineering and TIF management).

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Commissioner Wesley asked about the Dream Center and TIF funding.
Mr. Garces responded that there is no need for funding through TIF as it is funded 100% through the American Rescue Plan.

Secretary Warner states that the Council approved this project solely through American Rescue Plan.

Commissioner Wesley asked if we could use TIF funding for the project.
Mr. Garces stated that since it is 100% funded through the American Rescue Plan that there is no need for TIF funding, however, if needed that it may have been given TIF funding.

President Jones asked about debt service for the last 10 years as it looks like it is half it has been. Can an update be provided?

Mr. Garces states he will gather information and get back to her.

Commissioner Sallie thanked Mr. Garces for meeting with her and providing updates regarding the redevelopment commission and their project.

President Jones stated that it is great having an effective team.

Upon a motion by Commissioner Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission the 2022 TIF Overview and Debt/Personal Services submitted on Thursday, October 28, 2021.

6. Progress Reports

- A. Tax Abatement
- B. Common Council
- C. Other

1. Mr. Garces provided additional information. There are 17 or 18 regions proposals that were sent to the state. We have been working closely with South Bend/Regional Partnership on the proposals and we will hopefully hear back by the end of the year or the beginning of next year.

7. Next Commission Meeting:

Monday, November 8, 2021, 9:30 a.m.

8. Adjournment

Thursday, October 28, 2021, 10:02 a.m.

Troy Warner, Secretary

Marcia Jones, President