



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 REGULAR MEETING**

December 9, 2021 – 9:30 am
<https://tinyurl.com/RDC12921>

Presiding: Marcia Jones, President

The meeting was called to order at 9:32 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 Amanda Pietsch Andrew Netter Angela Smith Michael Divita Leslie Biek Charlotte Brach Conrad Damian Paul Rubenstein Catherine Osborne	DCI DCI DCI DCI DCI Engineering Engineering Resident Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Monday, November 22, 2021**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Monday, December 9, 2021.

3. Approval of Claims

- **Claims Submitted for November 29 and December 1, 2021**

Upon a motion by Secretary Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the claims for November 29 and December 1, 2021, submitted on Thursday, December 9, 2021

4. Old Business

5. New Business

A. River West Development Area

1. **Certificate of Completion (738 Leland Avenue)**

Mr. Netter Presented a Certificate of Completion (738 Leland Avenue). The purchase agreement for 738 Leland Avenue was signed with Catherine Osbourne stating that she would spend no less than \$110,000 on building improvements within 12 months of closing. This agreement closed on January 1, 2021, and documentation has been submitted stating that the amount and the project is now completed as promised. Slides were shown of the work to date. Ms. Osborne states that there is more work to be done on the home which she will continue. The electrical, bathroom and structural improvements have been made. Estimated completion is end of 2022.

Commissioner Salle stated that it looks very nice, up-to-date, and modern. Secretary Warner thanked Ms. Osborne for the investment in our community.

B. River East Development Area

1. **Budget Request (LaSalle Colfax Streetscape Design)**

Mr. Garces Presented a Budget Request (LaSalle Colfax Streetscape Design). The funding request is to cover the design and streetscape improvements on the east and west side of the city. The streetscape project comes to us from the Northeast Neighborhood Plan that is currently underway. This would add parking and traffic calming improvements to the area. This is just for the design portion.

Ms. Biek added that she will be managing the project working with JPR. The design work will be split into two different phases with LaSalle being the 1st phase.

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The request amount is for \$426,480. Commission approval is requested.

Secretary Warner asked about the timeline of this project.

Ms. Biek replied to Secretary Warner, the 1st phase will be designed this winter with the bid portion Spring 2022 for the LaSalle portion. Colfax will be approximately 1 year later.

Santiago Garces states Colfax initially will have a lower intensity design as the county has plans to replace the bridge in the future. We will the time and opportunity to be sure the bridge is consistent with the other bridges in the neighborhood which are more decorative and pedestrian friendly.

President Jones asked about the tree, planter project happening on Michigan St.

Santiago Garces stated that was at the request of the business owners.

Commissioner Wax asked with the new landscaping, bike lanes and crosswalks, will it create a slower drive through downtown.

Santiago Garces states that on LaSalle there are safety issues. We don't anticipate there being major traffic or congestion.

Ms. Biek replied that through landscaping, trees and curb cuts with raised intersections and bike lanes the plan is to slow down traffic without causing congestion.

Secretary Warner asked if street lighting will be updated.

Ms. Biek states yes, this agreement will be presented at the next Board of Public Works meeting to get the design started.

Secretary Warner noted that he has heard these topics from the Northeast Neighborhood community input meetings and is glad to hear the concerns are being addressed.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Budget Request (LaSalle Colfax Streetscape Design) submitted on Thursday, December 9, 2021.

C. Other

1. Debt Service Correction Memo

Ms. Pietsch Presented a Debt Service Correction Memo. This request for the debt service of the library bonds, that were over funded by eleven dollars. We accessed this amount from Fund 324. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Debt Service Correction Memo submitted on Thursday, December 9, 2021.

2. Assignment and Assumption of EIA (Catalyst III)

Ms. Kennedy Presented Assignment and Assumption of EIA (Catalyst III). In 2014 in order to make the lots at Ignition Park more marketable, the city entered into assignment and assumption remediation agreement. One parcel was with Great Lakes Capital aka Catalyst III. One parcel was subdivided into three parcels. The third parcel is where Catalyst III was constructed which is where Press Ganey is housed. Catalyst III sold the building to a new buyer. The buyer and buyer's attorney is 1173 South Bend DST. They closed the transaction on December 2, 2021. As part of the transaction the parties drew up an assignment and assumption of the property. They are allowed to do this without written consent of the Redevelopment Commission, however, the Redevelopment Commission has 30days to object to the assignment. This document has been reviewed and if you have any questions, the buyer is on the call to answer them. Commission approval is requested.

Secretary Warner asked what portion of the assignment are the not assuming.

Ms. Kennedy states for lots I & II we are still obliged where TRC and ND Turbo are located. No terms are changing. We have been working to close the site by 2024 and we are working with IDEM for a 2022 date which will close it by 2024.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Assignment and Assumption of EIA (Catalyst III) submitted on Thursday, December 9, 2021.

6. Progress Reports

A. Tax Abatement

B. Common Council

1. There will be a Community Investment tonight on Tax Abatements.
2. Mr. Garces states that Angelina Billo will be presenting on tax abatements including the impact and analysis with the economic portion tax abatements bring to the city. This is at 4:30pm in Council Chambers.

C. Other

1. River Race Townhomes. Mr. Garces states the mayor's office and others met with Mr. Matthews. We are enforcing rules to be sure everyone in the neighborhood benefit from working parcels. There are still some inconsistencies with requirements.

Ms. Kennedy stated that there are some inconsistencies between the deed that was recorded and the deed that was signed a difference of one year. Since there are fact issues, we would need to look into regarding the agreement, at this time we will not pursuing this.

Mr. Garces stated we are pro development here at the city but we understand there are challenges. We want to be sure the sites are in good

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condition and the developers are being held accountable to what our residents expect.

Secretary Warner states we as the city we need to be good stewards of the tax dollars. The developer got this property for minimal cost and the development never was completed. We need to be sure they are accountable.

7. Next Commission Meeting:

Monday, December 20, 2021, 9:30 a.m.

8. Adjournment

Thursday, December 9, 2021, 10:04 a.m.

Troy Warner, Secretary

Marcia Jones, President