



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, January 13, 2022 – 9:30 a.m.

<http://tiny.cc/RDC11322>

1. Roll Call

2. Approval of Minutes

- A. Minutes of the Regular Meeting of Thursday, December 9, 2021

3. Approval of Claims

- A. Claims Allowance Request 12.9.21
- B. Claims Allowance Request 12.16.21
- C. Claims Allowance Request 12.22.21
- D. Claims Allowance Request 12.30.21

4. Old Business

5. New Business

A. Administrative

- 1. Resolution No. 3542 (2022 Meeting Schedule RDC)

B. River West Development Area

- 1. Resolution No. 3543 (Conveying Palais_Morris PAC to RDA)

C. Douglas Road Development Area

- 1. Douglas Road Request

D. Pokagon Fund

- 1. Pokagon Fund Report

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, January 27, 2022, 9:30 a

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1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | www.southbendin.gov



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.

South Bend Redevelopment Commission Regular Meeting – December 9, 2021

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

South Bend Redevelopment Commission Regular Meeting – December 9, 2021

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



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

To: South Bend Redevelopment Commission
From: Daniel Parker, City Controller
Date: Thursday, December 9, 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-0027790	\$128,818.57
GBLN-0000000	\$0.00

Total: \$128,818.57

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: \$ 128,818.57

By: _____
South Bend Redevelopment Commission
Name:

Date:

Name:

Name:

Name:

Name:

Name:

Expenditure approval

RDC Payments-12/7/21 Pymt Run
GBLN-0027790

Payment method: CHK-Total
Voucher: RDCP-00001015
Payment date: 12/7/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #1	120-009 Dubail Avenue Streetscape	12/15/2021	\$ 128,818.57	430-10-102-121-442001-- PROJ000000083	PO-0011413



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

To: South Bend Redevelopment Commission
From: Daniel Parker, City Controller
Date: Thursday, December 16, 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-0028336	\$18,021.66
GBLN-0000000	\$0.00

Total: \$18,021.66

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: \$ 18,021.66

By: _____
South Bend Redevelopment Commission
Name:

Date:

Name:

Name:

Name:

Name:

Name:



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

To: South Bend Redevelopment Commission
From: Daniel Parker, City Controller
Date: Wednesday, December 22, 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-0028933	\$803,499.65
GBLN-0028974	\$477,050.00

Total: \$1,280,549.65

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: \$ 1,280,549.65

By: _____
South Bend Redevelopment Commission
Name:

Date:

Name:

Name:

Name:

Name:

Name:

Payment method: ACH-Total
Voucher: RDCP-00001418
Payment date: 12/21/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001518	SMITHGROUP INC	90597	Final Design for Seitz Park Trails to Howard Park	12/22/2021	\$15,550.00	324-10-102-121-444000-- PROJ00000079	PO-0006606

Payment method: CHK-Total
Voucher: RDCP-00001419
Payment date: 12/21/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001886	A&Z ENGINEERING LLC	212974	AIRPORT ANNEXATION AREA SURVEY	9/11/2021	\$4,214.32	324-10-102-121-431002-- PROJ00000012	PO-0000025
V-00001886	A&Z ENGINEERING LLC	212974	AIRPORT ANNEXATION AREA SURVEY-AMENDMENT	9/11/2021	\$1,560.68	324-10-102-121-431002-- PROJ00000012	PO-0000025
V-00001886	A&Z ENGINEERING LLC	213056	AIRPORT ANNEXATION AREA SURVEY-AMENDMENT	11/10/2021	\$1,940.00	324-10-102-121-431002-- PROJ00000012	PO-0000025
V-00001886	A&Z ENGINEERING LLC	213111	AIRPORT ANNEXATION AREA SURVEY-AMENDMENT	12/15/2021	\$4,892.50	324-10-102-121-431002-- PROJ00000012	PO-0000025

Payment method: ACH-Total
Voucher: RDCP-00001420
Payment date: 12/21/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00005109	Electric Housing LLC	1018	Training / Small Business Dev Pokagon	12/30/2021	\$2,800.00	433-10-102-123-439300--	PO-0011034

Payment method: ACH-Total
Voucher: RDCP-00001421
Payment date: 12/21/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00006617	RATIO Architects, LLC	2106200031873	Design Study	12/30/2021	\$3,000.00	324-10-102-121-431002-- PROJ000000303	PO-0011922

Expenditure approval
 2021-12-30 Debt Service Wire Payments - RDC
 GBLN-0028974

Payment method: Wire-Total
Voucher: RDCP-00001615
Payment date: 12/30/2021
Payment reference: DS0012

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001743	US BANK	1862343	2014 Special Taxing District Refunding Bonds	1/1/2022	\$470,000.00	324-10-102-121-438100-DS0012-	
V-00001743	US BANK	1862343	2014 Special Taxing District Refunding Bonds	1/1/2022	\$7,050.00	324-10-102-121-438200-DS0012-	



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

To: South Bend Redevelopment Commission
From: Daniel Parker, City Controller
Date: Thursday, December 30, 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-0029132	\$367,827.11
GBLN-0000000	\$0.00

Total: \$367,827.11

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: \$ 367,827.11

By: _____
South Bend Redevelopment Commission
Name:

Date:

Name:

Name:

Name:

Name:

Name:

Expenditure approval

RDC Payments-12/28/21 Pymt Run
GBLN-0029132

Payment method: ACH-Total
Voucher: RDCP-00001815
Payment date: 12/28/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	68296	Southern Gateway-Construction	1/12/2022	\$23,552.00	430-10-102-121-442001-- PROJ000000185	PO-0010838

Payment method: CHK-Total
Voucher: RDCP-00001816
Payment date: 12/28/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001368	R YODER CONSTRUCTIO N INC	APP #9	Change Order #3	1/5/2022	\$14,651.90	430-10-102-121-443001-- PROJ000000057	PO-0005039

Payment method: CHK-Total
Voucher: RDCP-00001817
Payment date: 12/28/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #2	120-009 Dubail Avenue Streetscape	1/6/2022	\$120,004.56	430-10-102-121-442001-- PROJ000000083	PO-0011413

Payment method: CHK-Total
Voucher: RDCP-00001818
Payment date: 12/28/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00001513	SLATILE ROOFING & SHEET METAL	APP #4	Liberty Tower Exterior Renovations - Phase II	1/7/2022	\$8,936.65	324-10-102-121-443001-- PROJ000000044	PO-0006614
V-00001513	SLATILE ROOFING & SHEET METAL	APP #4	Change Order #1	1/7/2022	\$2,882.00	324-10-102-121-443001-- PROJ000000044	PO-0006614

Payment method: CHIK-Total
Voucher: RDCP-00001819
Payment date: 12/28/2021

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001820	WERNITZ SUPPLY	APP #1	KIZER MANSION WINDOW REPAIR	1/7/2022	\$197,800.00	422-10-102-121-443001-- PROJ000000041	PO-0000204

RESOLUTION NO. 3542

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPROVING A SCHEDULE OF
REGULAR MEETING TIMES FOR CALENDAR YEAR 2022**

WHEREAS, pursuant to Ind. Code § 36-7-14, the South Bend Redevelopment Commission (“Commission”) is the governing body of the City of South Bend Department of Redevelopment; and

WHEREAS, pursuant to Ind. Code § 36-7-14-8(g), the Commissioners may adopt the rules and bylaws it considers necessary for the proper conduct of Commission proceedings and the carrying out of Commission duties; and

WHEREAS, Article IV, Section 1 of the *Second Amended and Restated By-Laws of the South Bend Redevelopment Commission* effective July 9, 2020, provides that the Commission shall adopt a schedule of regular meetings at its first meeting of each year; and

WHEREAS, the Commission desires to approve and adopt a schedule of regular meeting dates and times for calendar year 2022; and

NOW, THEREFORE, BE IT RESOLVED by the South Bend Redevelopment Commission as follows:

1. The Commission approves and adopts as its regular meeting schedule for calendar year 2021 the meeting dates and times stated in the schedule attached hereto as **Exhibit A**.
2. Unless otherwise announced, regular meetings shall be held without further notice at 9:30 a.m., local time, at the Board of Public Works Meeting Room, 1308 County-City Building, 227 West Jefferson Street, South Bend, Indiana 46601 and/or virtually via Microsoft Teams.
3. This Resolution shall be in full force and effect after its adoption by the South Bend Redevelopment Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on January 14, 2022.

SOUTH BEND REDEVELOPMENT COMMISSION

Marcia I. Jones, President

ATTEST:

Troy Warner, Secretary

2022 Meeting Schedule

The Redevelopment Commission will hold its regular meetings the 2nd and 4th Thursdays at 9:30 a.m. in the Board of Public Works Conference Room or via Microsoft Teams during COVID-19.

January 13	9:30 a.m.	
January 27	9:30 a.m.	
February 10	9:30 a.m.	
February 24	9:30 a.m.	
March 10	9:30 a.m.	
March 24	9:30 a.m.	
April 14	9:30 a.m.	
April 28	9:30 a.m.	
May 12	9:30 a.m.	
May 26	9:30 a.m.	
June 9	9:30 a.m.	
June 23	9:30 a.m.	
July 14	9:30 a.m.	
July 28	9:30 a.m.	
August 11	9:30 a.m.	
August 25	9:30 a.m.	
September 8	9:30 a.m.	
September 22	9:30 a.m.	
October 13	9:30 a.m.	
October 27	9:30 a.m.	
November 10	9:30 a.m.	
November 21	9:30 a.m.	**Note this is the Monday prior to Thanksgiving
December 8	9:30 a.m.	
December 19	9:30 a.m.	*Note this is the Monday prior to the Christmas Holiday

FOR HEARING AND SIGHT IMPAIRED PERSONS
Auxiliary aid or other services are available upon request at no charge.
Please give reasonable advance request when possible.

RESOLUTION NO. 3543

A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION APPROVING THE TRANSFER OF THE MORRIS PERFORMING ARTS CENTER COMPLEX TO THE SOUTH BEND REDEVELOPMENT AUTHORITY

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), governing body of the South Bend Department of Redevelopment, exists and operates pursuant to I.C. 36-7-14; and

WHEREAS, the South Bend Redevelopment Authority (the “Authority”) exists and operates pursuant to I.C. 36-7-14.5 as a separate body corporate and politic and an instrumentality of the City of South Bend, Indiana (the “City”); and

WHEREAS, the Commission owns certain real property in the River West Development Area, commonly known as the Morris Performing Arts Center Complex (the “Facility”); and

WHEREAS, the City intends to finance the improvements to the Facility in part through the issuance of bonds; and

WHEREAS, the structure of the bond transaction involves issuing the bonds from the Authority and a lease back to the Commission; and

WHEREAS, the Commission preliminarily approved the lease pursuant to Resolution No. 3538, dated November 8, 2021, and approved the execution thereof and all other actions necessary to effectuate the lease pursuant to Resolution No. 3540, dated November 22, 2021; and

WHEREAS, the Common Council of the City approved the execution and delivery of the lease and the transfer of the Facility as intended thereby pursuant to Resolution 4936-21, dated December 17, 2021 (“Council Resolution 4936-21”); and

WHEREAS, in order to effectuate the bond transaction, the Commission desires to convey the Facility to the Authority pursuant to I.C. 36-1-11-8 and subject to the terms of this Resolution.

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

1. The Commission hereby approves the conveyance of the Facility to the Authority in accordance with Indiana Code Section 36-1-11-8 and as authorized by Council Resolution 4936-21.
2. The President and Secretary of the Commission will execute and attest to the execution of, respectively, the quitclaim deed attached hereto as **Exhibit A** (the “Deed”) conveying the Facility to the Authority.

3. Upon acceptance of the transfer by the Authority, the Commission hereby authorizes and instructs Andrew Netter of the City's Department of Community Investment to deliver the Deed for recordation to the Office of the Recorder of St. Joseph County, Indiana and to take any other action or execute any document necessary to affect the Commission's conveyance to the Authority.

4. 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 electronically on January 13, 2022, as authorized by Executive Order 20-09 issued by the Governor of the State of Indiana, as subsequently renewed.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Troy Warner, Secretary

EXHIBIT A

Quitclaim Deed

[See attached.]

RETURN TO:
City of South Bend
227 W Jefferson Blvd., Ste 1400S
South Bend, IN 46601

AUDITOR'S RECORD: _____
TRANSFER NO. _____
TAXING UNIT: _____
PARCEL NO. 018-1002-0043

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT the Department of Redevelopment of the City of South Bend, by and through its governing body, the South Bend Redevelopment Commission (the "Grantor") CONVEYS AND QUITCLAIMS TO the South Bend Redevelopment Authority (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located at 103 W. Colfax Ave., South Bend, in St. Joseph County, Indiana (the "Property"), more particularly described as follows:

Lot Numbered One (1) as shown on the recorded Plat of Morris Civic Minor Subdivision, recorded July 13, 1998 as Document Number 9836277 in the Office of the Recorder of St. Joseph County, Indiana.

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quitclaim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quitclaim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this ____ day of January 2022.

GRANTOR:
SOUTH BEND REDEVELOPMENT COMMISSION

By: _____
_____, President

ATTEST:

_____, Secretary

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public for and in said County and State this ____ day of January 2022, personally appeared _____ and _____, known to me to be, respectively, as the President and Secretary of the South Bend Redevelopment Commission, the Grantor named herein, and acknowledged the execution of the foregoing Quitclaim Deed, being authorized by Resolution 3543 of the South Bend Redevelopment Commission so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

_____, Notary Public
Resident of St. Joseph County, Indiana
Commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Corporation Counsel, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 01/13/2022
FROM: Amanda Pietsch – Director of Finance DCI
SUBJECT: Douglas Road Request – Resolution 3530

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

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:

Pursuant to Resolution 3530 passed March 11, 2021, staff would like to report on Douglas Road TIF revenue collections and request budget of \$178,553 to repay a portion of the obligation to the Sewer Rehab Capital Account for the relocation and replacement of the Douglas Road Lift Station.

December 2021 collections were received in the amount of \$178,553.35. The total obligation of the interfund loan is \$300,517.13, leaving \$30,594.13 after this repayment. Assuming this level of TIF collections remains constant, staff anticipates satisfying the obligation with the June 2022 collections.

Staff will provide another report when June 2022 collections are received.

INTERNAL USE ONLY: Project ID: PROJ _____;

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 \$ _____

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RESOLUTION NO. 3530

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
COMMITTING FUNDS FROM THE DOUGLAS ROAD ECONOMIC DEVELOPMENT
AREA TO REIMBURSE EXPENDITURES RELATED TO THE RELOCATION AND
REPLACEMENT OF THE DOUGLAS ROAD LIFT STATION**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the South Bend, Indiana, Department of Redevelopment (the "Department") and of the Redevelopment District of the City of South Bend, Indiana, exists and operates under the provisions of IC 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Douglas Road Economic Development Area was established by the Commission in February 2006 through Declaratory Resolution No. 2199 and Confirming Resolution No. 2206; and

WHEREAS, in late 2018, the City of South Bend (the "City") was advised by St. Joseph County (the "County") that the City's existing thirty-two (32) year old lift station on Douglas Road near S.R. 23, which serves the Douglas Road Economic Development Area, was in the County's right of way and would need to be moved at the City's expense in order to accommodate the County's Douglas Road widening project; and

WHEREAS, in September 2020, the City, acting by and through its Board of Public Works, entered into an agreement with the St. Joseph County Board of Commissioners to reimburse the County for twenty percent (20%) of the cost of relocating and replacing the lift station, subject to the County's federal reimbursement of eighty percent (80%) of the remaining cost (the "Agreement"); and

WHEREAS, the City's portion of the winning bid for the relocation and replacement of the aging lift station amounted to Three Hundred Thousand Five Hundred Seventeen and 13/100 Dollars (\$300,517.13) (the "City's Portion"), payable upon invoice, which invoice was received and paid per the Agreement; and

WHEREAS, the City, having paid the City's Portion to the County from the City's Sewer Rehab Capital Account, desires to reimburse the Sewer Rehab Capital Account from the tax increment financing amounts collected from the Douglas Road Economic Development Area; and

WHEREAS, pursuant to Section 39(b)(2)(G) of the Act and Resolution No. 2206, funds from the Douglas Road Economic Development Area may be used to reimburse the City for expenditures for local public improvements, such as infrastructure serving the area; and

WHEREAS, the relocation and replacement of the lift station will benefit the Douglas Road Economic Development Area.

NOW, THEREFORE, BE IT RESOLVED by the South Bend Redevelopment

Commission as follows:

1. That tax increment funds collected from the Douglas Road Economic Development Area shall be used to reimburse the City for expenditures, including change orders, related to the relocation and replacement of the Douglas Road lift station as set forth in the Agreement.

2. That, at the next regular meeting of the Commission after the collection of tax increment funds from the Douglas Road Economic Development Area, the Department Staff shall report to the Commission the following information:

- A. the amount collected;
- B. the amount to be reimbursed to the Sewer Rehab Capital Account;
- C. the amount remaining due and owing to the Sewer Rehab Capital Account; and
- D. the approximate date on which the Sewer Rehab Capital Account shall be paid in full.

3. This Resolution shall be in full force and effect after its adoption.

ADOPTED at a meeting of the South Bend Redevelopment Commission held electronically on March 11, 2021, as authorized by the Governor's Executive Order 20-09, as subsequently renewed by Executive Orders 20-17, 20-25, 20-30, 20-34, 20-38, 20-41, 20-44, 20-47, 20-49, 20-52, 21-03, and 21-05.

SOUTH BEND REDEVELOPMENT COMMISSION



Marcia I. Jones, President

ATTEST:



Quentin M. Phillips, Secretary



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 13, 2022

FROM: Brian Donoghue

SUBJECT: Pokagon Funding Updates

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: N/A (not a request for funding)

Specifics:

In compliance with Section 14 of the Pokagon Band – City of South Bend Local Agreement, the Pokagon Band made its 2021 Payment In Lieu of Taxes to the City and to the South Bend Redevelopment Commission by bank wire transfer. Due to accommodations made for the health and economic crises, the 2020 payment was \$949,511. For the 2021 fiscal period, the Payment in Lieu of Taxes is **\$1,411,877.32**, in accordance with the calculations specified in the Local Agreement. Early 2022 programming planned for this funding includes initiatives to support workforce/job-training transportation, affordable-quality childcare, and immigration support. Additional initiatives aimed at contributing to the improvement of educational opportunities or addressing poverty and unemployment in the city will be brought for consideration by RDC throughout 2022.

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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