



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 RE-SCHEDULED REGULAR MEETING**

March 24, 2022 – 9:00 am

<https://tinyurl.com/RDC32422> or BPW Conference Room 13th Floor

Presiding: Donald Inks, Vice-President

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

1. ROLL CALL

Members Present:	Don Inks, Vice-President – In Person Troy Warner, Secretary – In Person Eli Wax, Commissioner – In Person Vivian Sallie, Commissioner - Virtual	
Members Absent:	Marcia Jones, President Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Santiago Garces Tim Corcoran Andrew Netter Rachel Boyles Laura Althoff Angelina Billo Brian Donoghue Conrad Damian Austen Katrina	DCI DCI DCI DCI DCI DCI IT Resident Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, March 17, 2022**

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, March 17, 2022.

3. Approval of Claims

No Claims

4. Old Business

5. New Business

A. Redevelopment Fund

1. Budget Request (United Way)

Mr. Donoghue Presented a Budget Request (United Way).

Disbursement of funds for programmatic collaboration between City of South Bend and United Way of St Joseph County Pathways to Quality Program which we have been doing for a few years. We are requesting \$200K from Redevelopment Commission-controlled Pokagon fund.

The funding is related to the continued strategic partnership between the City of South Bend and the United Way of St. Joseph County that aspires to make affordable, high-quality childcare available community wide. Support for pathways of credentialing entry-level support professionals, additional grant-writing capacity, and continued support for the United Way's Quality Improvement Grants program will help us move toward those unified goals. Part of this is to get 31 people certified in this program.

Program goals are to provide financial and technical support for eligible providers to implement service improvements that will positively impact quality ratings on the Indiana "Paths to Quality" rating system. Service improvements can include physical space improvements, tuition funding for teachers, materials, and other expenditures deemed appropriate by the Organization in coordination with the city. Prioritize providers in areas of South Bend with limited access to high-quality early childhood education and monitor Program impact on providers and South Bend early childhood landscape.

Secretary Warner asked if this is yearly funding for the Pokagon Fund. Was the amount smaller.

Mr. Donoghue said yes; the amount was 150k last year but this year we have received greater funding. We will be able to increase the program this year.

Commissioner Wax asked how long since the program started and how many daycare centers?

Mr. Donoghue said that it started in 2019 and 30 last year with approximately 60.

Upon a motion by Secretary Warner, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Budget Request (United Way) submitted on Thursday, March 24, 2022.

B. River West Development Area

1. Assignment and Assumption (1400-1408 Main Street)

Mr. Netter Presented Assignment and Assumption (1400 – 1408 Main Street). This is an assumption with the city of South Bend, the original buyer, George Podell Company and the new buyer 1400-1408 Main Street, LLC. The George Podell Company originally purchased 4 properties along 1400 South Main Street block in 2001.

The George Podell Co. agreed to certain post-closing property improvements. He did not complete the agreed upon property improvements and never received a certificate of completion. When he went to sell the property in 2021, they came back with title completion issues. The 1400 – 1408 Main St., LLC. Wishes to take over the assignment and assumption of the contract from George Podell Co.

As part of the assignment and assumption agreement, 1400 – 1408 S. Main St., LLC. (The assignee) will be responsible for the following: removing the northernmost curb cut of the property facing onto Main St., installing landscaping, and restoring the tree lawn area where the curb-but and drive were previously located, and working with Burkhardt Advertising for the removal of the two-tiered billboard on the property. Additionally, the assignee agrees to the following additional responsibilities: installing new curb and sidewalk where the curb and drive were previously located, the assignee will not enter into any negotiations with Burkhardt Advertising or any other company that would, in any way, allow for the continuation of the two-tiered billboard on the property past the existing agreement expiration date in 2031, and the assignee will bring the fencing on the south side of the building into compliance with City ordinances. The assignee has committed to completing these obligations within twelve months of closing on the property, except for the removal of the billboard which will occur in 2031. The city staff agrees with the proposition to be completed within one year. Commission Approval is requested.

Commissioner Wax noted that the original contract was to be completed within one year; however, it has been 20 years since, how are we going to improve that this does not happen.

Mr. Netter noted that he and the new property manager will be more diligent in the future on getting things brought up to date.

Commissioner Wax asked if there is a system in place to track progress on items like this.

Mr. Netter replied now we record the agreements against the property so without a certificate of completion they are unable to sell the property. That is the way it is done now. Would like any suggestions on improvement and retrofit the tracking in the future.

Commissioner Wax noted that the real consequences is that the city takes back the property why did that not happen.

Mr. Netter noted that we were on course for that, but George Patel approached the city to get the property into a new responsible owners' hand. Staff thought this was a good solution to meet the obligations.

Vice-President Inks asked if Mr. Patel has done anything with the property since the date of purchase.

Mr. Netter noted to date he has not.

Secretary Warner noted that he is glad that we are looking into properties and reacting to the claw back clause. There are instances that claw backs should be discussed ahead of meetings with Commissioner's. It is all part of working with the city.

Commissioner Wax asked if there is a report of properties that have been sold in instances like this. Perhaps once a year we look and report out on these. All commissioner's agreed that they would like to see a big picture summary of these. This way we can learn to balance the ledger on properties.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Assignment and Assumption (1400 – 1408 Main Street) submitted on Thursday, March 24, 2022.

6. Progress Reports

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

1. Secretary Wax noted that he would like to see the RDC packet out at least 48 hours ahead of time that should be a reasonable request. Otherwise, they may have to table things.

Commission Secretary Brazinsky noted that she will bring all of today's suggestions to the Executive Director of DCI for improvements in the future.

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7. Next Commission Meeting:

Thursday, April 14, 2022

8. Adjournment

Thursday, March 24, 2022, 9:53 a.m.

Troy Warner, Secretary

Donald E. Inks, Vice-President