



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

**SOUTH BEND REDEVELOPMENT COMMISSION  
 REGULAR MEETING**

April 28, 2022 – 9:00 am

<https://tinyurl.com/RDC42822> or BPW Conference Room 13<sup>th</sup> Floor

Presiding: Marcia Jones, President

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

**1. ROLL CALL**

Members Present:	Marcia Jones, President – IP Troy Warner, Secretary – IP Eli Wax - V Vivian Sallie, Commissioner – IP Leslie Wesley, Commissioner - V	IP= In Person V= Virtual
Members Absent:	Don Inks, Vice-President – Trouble Connecting	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq. Jenna Throw	
Redevelopment Staff:	Mary Brazinsky, Board Secretary	
Others Present:	Caleb Bauer Joseph Molnar Brian Donoghue Laura Althoff Angelina Billo Amy Paul Conrad Damian John Llyod Tim Sexton	DCI - IP DCI – IP IT - IP DCI - V DCI - V DCI - V Resident – V V Notre Dame - V

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, April 14, 2022**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, April 14, 2022.

## 3. Approval of Claims

- A. Claims Allowance Request 04.12.22
- B. Claims Allowance Request 04.26.22

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the Claims Allowance Request 04.12.22 and 04.26.22 on Thursday, April 14, 2022.

## 4. Old Business

## 5. New Business

### A. River East Development Area

#### 1. Cost Sharing Agreement (ND)

Mr. Horvath presented Cost Sharing Agreement (ND). The University of Notre Dame was putting their hydro electric facility on Seitz Park which is Redevelopment owned property. Part of this required them to put in a new opening in the retaining wall so they could get the water in and back out. They were pouring new wall on the southside of the facility that went around to the east race but stopped short of where the control feature is. When they cut the wall to expose the connection point, they found there was no reinforcement put in and there was a lot of rock and rubble. Notre Dame has agreed to a cost sharing agreement to do the work of replacing the wall and putting in reinforcements. The estimate cost is \$307,000 and the city agrees to reimburse them up to half. We do have \$119k that was brought over from the storm water fund last year that can be utilized for this project.

Secretary Warner asked if there is a cap if we go above a certain cost?

Mr. Horvath noted that is the agreement, however, that should not happen as this job is pretty straight forward.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Cost Sharing Agreement (ND) submitted on Thursday, April 28, 2022.

#### 2. Wall Repair City of South Bend License

Mr. Horvath presented Wall Repair City of South Bend License. This agreement is so Notre Dame can access the above property to do the work of the retaining wall

and reinforcing it. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Wall Repair City of South Bend License submitted on Thursday, April 28, 2022.

## **B. RDC General Fund**

### **1. Budget Request (Commuters Trust)**

Mr. Bauer presented Budget Request (Commuters Trust). The Mayor's Challenge was a competition organized by Bloomberg Philanthropies that called on cities to identify bold solutions that address the toughest problems facing cities. South Bend was selected out of over 300 cities as one of 35 "Champion Cities" and spent 6 months piloting different solutions to overcome transportation as a barrier to stable employment. In September 2019, the city launched the next phase of the program under the name Commuters Trust after being selected as one of nine winners of the Mayors Challenge. The Commuters Trust team works directly with transportation vendors across multiple modes, local employers, and community organizations to provide innovative solutions for individuals facing transportation insecurity. In 2021, the program provided over 10,000 free and discounted rides to low-income residents in the South Bend region.

In the next phase of the program, the Commuters Trust team will work with local partners MACOG and the St Joseph County United Way. The United Way will continue to partner to deliver the Community Nonprofit Partner Program (11 Community Partners, 150 participants) and has committed to working to integrate CNPP into their annual funding cycle. MACOG will work closely with the Commuters Trust team as they continue to promote vanpool as an aspect of the employer-partnered program. The recent comprehensive analysis of the region's transportation systems (South Bend + Elkhart) pointed to the difficulties of repeatedly adjusting fixed bus routes to accommodate new business development. At current levels of employer density and long commutes for many South Bend residents (Elkhart, Goshen, Middlebury) more flexible solutions like ride-share and vanpool need to be included (and can qualify for funding) as part of a comprehensive transit approach. Request includes funding for program support staffing and direct costs (bus passes, Uber/Lyft, vanpool). The request is for \$200k.

Brian Donoghue noted that this funding will able us to allocate funding from different organizations to help residents through 2023.

Secretary Warner asked how the process will work for residents.

Mr. Donoghue replied that we are in the early stages. We are working with employers to sign up for the program. Macog believes there is a funding source on their side and will be federally funded in the future which could include Uber/Lyft.

Commissioner Sallie asked what the cost is to the resident.

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Mr. Donoghue noted it depends how much the employers are willing to contribute but it should be about \$5 per ride.

Commissioner Wax asked what percentage will be funded.

Mr. Donoghue stated in the life span of the project it will be about one-third of the project.

Commissioner Wax asked what are we hoping the total number of rides will be.

Mr. Donoghue stated he will have to pull the numbers, but it is over 10,000 at this point.

Commissioner Wax asked what the cost per ride is.

Mr. Donoghue stated about \$12 total per rider.

Mr. Bauer states that right now it is being utilized by parents getting to the center or by the refugees who have just arrived and do not understand how to use Transpo or other means of transportation.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Budget Request (Commuters Trust) submitted on Thursday, April 28, 2022.

### **2. Budget Request (Refugee Support)**

Mr. Bauer presented Budget Request (Refugee Support). We are requesting \$50K from the Pokagon fund. Disbursement of funds for the support of recently resettled immigrants in partnership with La Casa de Amistad. As some of you are aware Catholic Charities and United Religious Communities have hosted 60 refugees in the last few months. With the recent events in Ukraine and other ongoing crises around the world, refugee resettlement agencies anticipate approximately 50 or more new arrivals by the Fall.

The funds requested will supplement the costs of translation and interpretation services for legal work and health care, including mental health care. The funds will also supplement transportation services while immigrants work towards attaining driver's licenses. They will also cover the administrative costs of these services.

Juan Constantino Lara, Executive Director La Casa de Amistad states it has been a big undertaking with special visas and limitations with dialectics. Help for them has been limited. We are trying to provide the refugees with mental health care, legal, paralegals and other attorneys to help prepare their cases which have been adding up to hundreds of pages each. We are on a strict timeline for their cases. We are partnering with others to assist. Funding, interpreters, and legal aid are the main needs.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Budget Request (Refugee Support) submitted on Thursday, April 28, 2022.

**C. River West Development Area**

**1. Second Amendment to License Agreement (M&M Promotions)**

Mr. Molnar presented Second Amendment to License Agreement (M&M Promotions). This is a second amendment to a concert agreement that was to take place in 2021 and early 2022. Their headliner has now asked if they can move to October 2022. This will be at Ignition Park in a slightly different lot. It is now closer the police station. Everything else about the agreement has stayed the same.

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Second Amendment to License Agreement (M&M Promotions) submitted on Thursday, April 28, 2022.

**D. West Washington Chapin Development Area**

**1. Resolution No. 3550 (Accepting the Transfer of Property from BPW 2 lots Walnut & Chestnut)**

Mr. Molnar presented Resolution No. 3550 (Accepting the Transfer of Property from BPW 2 lots Walnut & Chestnut). This is an accepting resolution from BPW for two parcels on the west side of South Bend. One parcel is a large and one is a very small lot. A developer is interested in developing both. We will be preparing these for the disposition process in the future and hopefully working with a developer.

Upon a motion by Commissioner Wax, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Resolution No. 3550 (Accepting the Transfer of Property from BPW 2 lots Walnut & Chestnut) submitted on Thursday, April 28, 2022.

**6. Progress Reports**

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

- 1. Caleb Bauer introduced two members of the DCI team. Joseph Molnar is the new Property Develop Manager. He will be learning Dave Relos position and working with the Redevelopment Commission. Rachel Boyles will be taking the position of Zoning Specialist. Congratulations to both of them.

**7. Next Commission Meeting:**

Thursday, May 12, 2022

**8. Adjournment**

Thursday, April 28, 2022, 10:01 a.m.

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Troy Warner, Secretary

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Marcia I Jones, President