



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

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

May 12, 2022 – 9:30 am

<https://tinyurl.com/RDC51222> or BPW Conference Room 13th 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 Don Inks, Vice-President – V Troy Warner, Secretary – IP Vivian Sallie, Commissioner – IP Leslie Wesley, Commissioner - V	In Person = IP Virtual = V
Members Absent:	Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.- IP Danielle Campbell-Weiss, Esq. - V	
Redevelopment Staff:	Mary Brazinsky, Board Secretary - V	
Others Present:	Caleb Bauer Andrew Netter Chris Dressel Amanda Pietsch Kara Boyles Elizabeth Maradik Charlotte Brach Laura Althoff Daniel Parker	DCI – IP DCI - IP DCI – V Admin & Finance – V Engineering – V DCI – IP Engineering – V DCI – V Admin & Finance - V

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, April 28, 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 28, 2022.

3. Approval of Claims

No Claims submitted

4. Old Business

5. New Business

A. River West and South Side Development Areas

1. Budget Request (Additional Roadways)

Ms. Boyles Presented a Budget Request (Additional Roadways) for River West and South Side TIF Development Areas. This is for the 2022 paving season. In 2022 we plan on paving 40 lane miles. For the budget we had \$10.8M to perform this work. On a typical year this would have been sufficient. We need an additional \$2M due to escalating asphalt pricing. In addition, during this past winter season, several high traffic volume streets have rapidly deteriorated and need to be addressed immediately due to complaints in those areas. The Department of Public Works requests funding from the SSDA and RWDA to improve the following streets: Miami Street from Calvert Street to Ireland Road and Ireland Road and Ironwood Dr Intersection. River West we will be working Sample Street from Olive Street to Illinois Street, Ameritech Drive & Cleveland Road Intersection and Sheridan Street from Lincoln Way West to Keller Street parking lane. We are requesting \$2,000,000 on the South Side and \$1,550,000 in the River West Development Area. The total need we will be going to Council to address some of the streets. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Budget Request (Additional Roadways) submitted on Thursday, May 12, 2022.

B. Other

1. Resolution No. 3551 (Determining Tax Increment to be Collected 2023)

Mr. Bauer Presented Resolution No. 3551 (Determining Tax Increment to be Collected 2023). This is the annual required annual notice stating that we intend to collect taxes in 2023 from each district. Letters will be sent out to each area upon commission approval. Commission Approval is requested.

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Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Resolution No. 3551 (Determining Tax Increment to be Collected 2023) submitted on Thursday, May 12, 2022.

2. **Mortgage Release (Webb)**

Ms. Maradik Presented Mortgage Release (Webb). This is related to a mortgage that Redevelopment currently holds. The homeowner recently has paid the mortgage off. Staff is requesting that the commission approval the release of this mortgage. Commission Approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Mortgage Release (Webb) submitted on Thursday, May 12, 2022.

3. **Landlord Estoppel Certificate**

Ms. Kennedy Presented Landlord Estoppel Certificate. We were approached by the University of Notre Dame regarding the ground lease at Seitz Park. As you know, the Redevelopment Commission owns the property underneath even though the lease is with the Board of Parks Commissioners. As allowed by the lease, Notre Dame assigned its rights to a subsidiary company to manage the hydro facility at the park. This is a comfort letter to their lender. This is to acknowledge that Redevelopment Commission is the owner of the property. Commission Approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Landlord Estoppel Certificate submitted on Thursday, May 12, 2022.

4. **Draft River East Expansion (Informational Only)**

Mr. Dressel Presented information on the draft River East Expansion. We will be coming to the commission on May 26, 2022, with the confirming resolution amending the River East TIF area. Baker Tilly is providing the information so you and the public can review the information in the next 2 weeks.

Secretary Warner asked the dates/times of the public meeting.

Mr. Dressel noted that May 17 and May 19 public meetings will take place 5:30 pm at Innovation Park.

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6. Progress Reports

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

7. Next Commission Meeting:

Thursday, May 26, 2022

8. Adjournment

Thursday, May 12, 2022, 9:57 a.m.

Troy Warner, Secretary

Marcia Jones, President