



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, August 24, 2023 – 9:30 a.m.

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

1. **Roll Call**
2. **Approval of Minutes**
 - A. Minutes of the Regular Meeting of Thursday, July 27, 2023
 - B. Minutes of the Regular Meeting of Thursday, August 10, 2023
3. **Approval of Claims**
 - A. Claims Allowance 8.15.23
4. **Old Business**
 - A. None
5. **New Business**
 - A. River West Development Area
 1. Resolution No. 3578 (Property Transfer RDC to BPW Washington & Taylor)
 2. Resolution No. 3579 (Authorizing Staff Tax Sale Bids)
6. **Progress Reports**
 - A. Tax Abatement
 - B. Common Council
 - C. Other
7. **Next Commission Meeting:**

Thursday, September 14, 2023, 9:30 am



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

July 27, 2023 – 9:30 am

<https://tinyurl.com/RedevelopmentCommission> or **BPW 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 Vivian Sallie, Secretary - IP David Relos, Commissioner – IP	IP = In Person V = Virtual
Members Absent:	Troy Warner, Vice-President Eli Wax, Commissioner Leslie Wesley, Commissioner Joseph Molnar, RDC Staff	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Brazinsky Sears, Board Secretary	
Others Present:	Caleb Bauer Erik Glavich Kara Boyles Charlotte Brach Leslie Biek Jordan Gathers Denise Reidl Patrick McGuire Desmond Upchurch Dennis Jordan Dick Nussbaum Matt Barrett	DCI DCI Engineering Engineering Engineering VPA IT IT Resident SB Youth Hockey Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, July 13, 2023**

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, July 13, 2023.

3. Approval of Claims

- A. Claims Allowance 7.11.23
- B. Claims Allowance 7.24.23

Upon a motion by Secretary Sallie, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved the claims allowances of July 11, 2023, and July 24, 2023.

4. Old Business

5. New Business

A. River West Development Area

1. **Resolution No. 3576 Rescinding Resolution No. 3573 and Voiding RDC to BPW Lafayette Large Lot Transfer**

Caleb Bauer Presented Resolution No. 3576 Rescinding Resolution No. 3573 and Voiding RDC to BPW Lafayette Large Lot Transfer. This resolution is rescinding the resolution from a few meetings back that would have transferred the lot at the corner of Lafayette and Sample to the Board of Public Works. This property was to be used as a low-income housing tax credit project, however, we ultimately chose to use an alternate property located on Lincoln Way West. The deed has not been recorded yet, so this lot will remain in the Redevelopment Commission's hands. Commission approval is requested.

President Jones asked if there has been any other interest in this lot.

Mr. Bauer noted that there has been some conversations about other lots in Ignition Park.

Upon a motion by Secretary Sallie, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved Resolution No. 3576 Rescinding Resolution No. 3573 and Voiding RDC to BPW Lafayette Large Lot Transfer submitted on Thursday, July 27, 2023.

2. **First Amendment to Real Estate Purchase Agreement (Advantix)**

Caleb Bauer Presented First Amendment to Real Estate Purchase Agreement (Advantix). This amendment is to correct a scrivener's error in the agreement. Neither party noticed that there was an incorrect address as contact information.

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This agreement adds to the corrected information. Commission approval is requested.

Matt Barrett, resident, noted that the agreement says we desire to amend the agreement to provide for an extension of the closing date.

Mr. Bauer noted that we are not extending the closing date as part of this amendment.

Ms. Weiss noted that was an error from a previous First Amendment and that will be struck as there is not an extension of the closing date.

Ms. Weiss asked that the motion could include striking the language around the extension of the closing date so it should now read seller and buyer now desire to amend the agreement in order to provide corrected contact information.

Upon a motion by Secretary Sallie, seconded by Commissioner Relos, the motion carried unanimously, with the additional language to include striking the language around the extension of the closing date so it should now read seller and buyer now desire to amend the agreement in order to provide corrected contact information; the Commission approved First Amendment to Real Estate Purchase Agreement (Advantix) submitted on Thursday, July 27, 2023.

3. Development Agreement (South Bend Youth Hockey)

Erik Glavich Presented Development Agreement (South Bend Youth Hockey). The Ice Box Skating rink will be expanding to include a third rink as part of the expansion. The expansion will include new locker rooms, expanded lobby area and additional parking on the west side of the property with repaving of the current parking spaces. In addition, they will be upgrading the chiller system that creates ice for all rinks. The agreement is for \$2M in TIF funding to purchase the hardware for the chiller system and to upgrade the existing parking lots. The city has been working on this to sync with St. Joseph County Hotel/Motel Tax Board who is also providing \$2M for the project; their money would be distributed in two different phases of the project. The project total is approximately \$12M. The agreement states that the project spend a minimum of \$9M in non-Redevelopment Commission dollars. The reason the requirement is a little lower is that the project includes property owned by Lock Joint Lube to the north and they are planning to re-do some parking lots along Walnut Street. Commission approval is requested.

Dennis Jordan, SB Youth Hockey, stated the city has twenty-two hockey tournaments that come during the year, but we share ice with Compton arena. We could have twenty-six if we had more ice and room to expand. We have had 22,000 room nights, which is the second largest number of rooms except for Notre Dame football and helps fill the local restaurants. We have several programs in which we are working to get minorities an opportunity to skate. Dennis volunteers five days a week at McKinley Grade School. We had twenty kids skate for free and they basically have a scholarship until they are fourteen years old. They get equipment and league fees paid. This year there will be an

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additional twenty. During the summer months Heroes camp is run at the arena and they are completely full during the winter months. They could continue some core programs with more room and reach out to the Boys and Girls clubs in providing programs for them. We are in discussions of having a junior team (kids 16 to 21) that may play out of the arena which brings fans and additional opportunities. They would play in division three, division two hockey and possibly we could have a kid to play in division one.

President Jones asked when did the Ice Box start.

Mr. Jordan said the Ice Box started in 1974 and was ran by Steel Warehouse. The city of South Bend took it over for a while then South Bend youth hockey took it over and still runs the space. The space expanded in 1999 and Compton Arena came in about 2011.

Secretary Sallie commends the program in the outreach to low-income students. A few years ago, that was a concern.

Mr. Jordan stated that is one of the driving forces.

Matt Barrett, resident, also applauded the low-income initiatives. He states that as taxpayers we have to weigh the benefits against the cost of \$2M. What is the benefit to South Bend.

Mr. Jordan stated that it is an area that is in development right now but there isn't a lot of business there. Some new buildings are going up, which is positive. We think the expansion would bring in another 8,000 hotel rentals per year as people are coming into our city but also money being spent in the community at restaurants and shopping.

Mr. Barrett stated that St Joseph County gets a share how much of that cost is to the city. He is trying to quantify the benefit to the city. He believes it makes sense for there to be a quantification of the expected benefits to the city from all of this.

Mr. Bauer noted that the hotel/motel room nights is an estimate since there are times that there are unexpected decreases such in times of COVID. We think that 8,000 is the conservative estimate of the annual room nights if you break down the tournaments.

Mr. Barrett asked what is the revenue stream and the additional jobs that are created in restaurants.

Mr. Bauer stated that tracking and projecting out all the restaurant jobs that are created in South Bend is difficult. We could estimate the hotel/motel tax revenue and what that number of room nights would look like. He does not have the numbers in front of him but could follow-up.

Desmond Upchurch, resident asked about the new Mishawaka facility doing the

same thing.

Mr. Bauer noted that Mishawaka facility does not have ice hockey but will have other sports in that location.

Mr. Upchurch said if they did have ice hockey would that create a decrease in the area before a hockey tournament.

Mr. Bauer noted that if we had a completing hockey facility then yes you would have a potential decrease. At this point in time Mishawaka doesn't have secured funding to include hockey. Our region consist of Ice Box and the Compton Arena facilities.

Mr. Jordan noted that we have talked about having something in downtown South Bend but the minimum cost of two rental facilities is \$25M. You have to have at least two ice rinks to make it affordable to run a facility because you're compressors and chillers for an ice plant run 24 hours a day, 365 days per year. With lockers and concourse is \$30M. Mishawaka has looked at it but have never operated an ice rink. It is extremely cost prohibitive to them. Their rates per hour are the lowest in the state.

Commissioner Relos stated the area that the ice box is in is significantly economically depressed as it is an old truck transport that has been sitting empty for decades. It is a jewel to have an ice rink in that area.

Mr. Upchurch asked if it is possible to receive funds from St. Joseph County to help off-set cost.

Mr. Bauer noted that the hotel/motel tax board is a funding partner, and they collect taxes for the entire St. Joseph County. The agreement with the hotel/motel tax board is a separate MOU from the agreement that the city has. Any additional money from St. Joseph County is welcomed.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Development Agreement (South Bend Youth Hockey) submitted on Thursday, July 27, 2023.

B. Redevelopment General Fund (Pokagon)

1. Budget Request (Digital Equity Funding)

Patrick McGuire Presented a Budget Request (Digital Equity Funding). This budget request is for digital equity funding for people to have access and resources and skills needed to get online and thrive. A huge part of this is internet access itself; with 20% of households having no internet access at all. Twelve percent of the population rely on phone internet access. That is insufficient for distance learning and applying for jobs. We look at two key issues. We are looking at helping people connect with home internet and focus on different programs through our Community School Corporation partnerships providing students and families with wi-fi in the home as well as promoting affordable connectivity programs with a federal subsidy. We are looking to

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promote shared community access for people who move frequently or are between multiple homes. Our greatest tool is to provide shared community access in South Bend with open wi-fi which is our shared public internet network which we hope you have seen throughout the city. We currently have 135 access points which are generally outdoors, but we do have some indoor sites especially in community centers as well as trusted community sites such as the fire stations, parks and in South Bend corridors such as Western Avenue, Lincolnway and Miami along transit routes. We have been targeting areas with lower incomes with lower rates of internet connectivity. In 2022 we expanded into those areas and Phase I has not been completed. The network has doubled in size. We have received 141 nominations for future sites where residents would like to see connectivity. In 2023 we are looking at moving into another phase of open wi-fi expansion. This budget request is for that phase. The request would help fund an expansion that would include both city locations and sites that residents nominated outside the inner city. This will be targeted at eleven sites which represent thirty resident areas. We are looking at our unhoused population, LaCasa and our immigrant population with transportation areas.

Secretary Sallie noted that most of the sites are in the River West TIF.

Mr. McGuire states that is correct in most cases. The sites will provide an immediate unlimited accessible connection for residents in communities and neighborhoods. This is a digital equity funding which is more broadly in which we will be investing in infrastructure that makes the sites possible. This also makes future technological projects possible on sites which improve connectivity. Specifically, Choice Light Dark Fiber, formerly known as Metro Net, is a form of connectivity that powers open wi-fi solutions.

Commissioner Relos asked if the city puts wi-fi in an area such as St. Adalbert's does it only cover St. Adalbert's and how do residents and neighbors learn about it. How far does it reach in that area.

Mr. McGuire noted that they have had meetings with the providers of service that know the space the best and we have been able to target and deploy technology in those areas. For instance, at St. Adalbert's that have a courtyard between the school and the church as well as the parking lots that are covered. We were able to orient the antennas and equipment specifically to reach those areas. LaCasa was hoping to reach some of the outdoor courtyard and parking lot space. We worked to cover the perimeter especially where people spent a lot of time. In some instances, the coverage can bleed into the neighborhoods, but it is not targeted to do that.

Commissioner Relos asked if private residents, then receive their coverage through the School Corporation programs for students and their households.

Denise Reidl noted that the wi-fi that is used is similar to your home access, maybe a little more powerful. When the city partners with places such as LaCasa or St. Adalbert's that funding looks like a grant. We grant the wireless access point to connectivity, and they have to agree that the spaces we are connecting

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are open to anyone. The access is meant to be open to anyone in these areas and it is meant to supplement the wi-fi to any participants or nearby residents.

Mr. McGuire noted that in the donation agreement we have set up a release that we require signage that is to be displayed stating we provide wi-fi. People are asking for more signage awareness in areas where we have wi-fi.

Commissioner Relos asked if there is a password to get onto the network.

Mr. McGuire stated for the free wi-fi there is not a password but there is a landing page that has disclaimers, terms and conditions that has to be refreshed every 24 hours.

Secretary Sallie asked if there are security issues.

Mr. McGuire stated that they do have some filtering on the network. There are guidelines and in them it is stated that security is not as strong as in home internet. We do state to do very private things on a private network. They can also use a VPN.

Mr. Barrett, resident asked what the cost would be to provide free wi-fi throughout the entire city.

Mr. McGuire stated that is something that we have explored. There are new types of technology that can be used to create a broad network that can reach a significant part of the city. We have created a private LTE network that works similar to your mobile and it is currently in the pilot phase. We are continuing to explore that with the private sector and figuring out where we can best fill the gaps in the community. It is a little beyond the horizon.

Ms. Reidl noted that to actually provide free service to the entire city would cost hundreds of millions of dollars.

Mr. Bauer noted that this requested funding would help lay limited fiber extensions in addition to the open wi-fi sites.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (Digital Equity Funding) submitted on Thursday, July 27, 2023.

C. River East Development Area

1. Seitz Park License Agreement (Wharf Partners LLC)

Caleb Bauer Presented Seitz Park License Agreement (Wharf Partners LLC). This agreement is to access a portion of the Redevelopment Commission owned property that comprises Seitz Pak for the construction of a public access patio that connects into the first floor at the Three-Twenty Cascade Building. The proposed patio would connect into the East Bank Trail. The primary purpose of the license agreement is for the southern portion of the patio. The developer would be responsible for ongoing maintenance of that patio. If the patio is no

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longer accessible to the public, the developer would lose access to the Redevelopment Commission property. There will be a restaurant connected to the patio, but members of the public can go there. Commission approval is requested.

Commissioner Relos asked if people could just go there and sit down.

Mr. Bauer stated there may be someone there to seat you to purchase a drink or something else.

Commissioner Relos asked is the project is coming along.

Mr. Bauer stated that there are some unexpected challenges with the project, but they are for the project to be finalized Summer 2024. The East Bank Trail is the city's responsibility but the connection up to the patio and the patio itself is the responsibility of the Wharf Partners.

Mr. Barrett asked if the contract was Wharf Partners as opposed to the restaurant itself.

Mr. Bauer stated that Wharf Partners would be funding and making these improvements and they are the property owner of both. The restaurant could change but they are a tenant of the property owner. There is no cost for seating to the city which makes it attractive for us. It will be a more attractive restaurant space along the Riverwalk which makes it a more vibrant place.

Mr. Barrett asked about alcohol in the park, which is prohibited.

Mr. Bauer noted that the seating on the patio would not be owned by Wharf Partners and not the park.

Mr. Barrett asked if they needed to be a paying customer to sit down.

Mr. Bauer noted that yes.

Mr. Barrett noted in the agreement the termination arrangement is six months and that seems to be a long time.

Mr. Bauer noted those terms give the restaurant time to adjust their operations and potentially re-negotiate their lease with the property. We do not want to be punitive against the tenant.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Seitz Park License Agreement (Wharf Partners LLC) submitted on Thursday, July 27, 2023.

6. Progress Reports

A. Tax Abatement

1. Erik Glavich stated that at the Common Council meeting the Council approved the

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following:

- A resolution confirming mixed use development Real Property Tax Abatement for Five Corners, LLC. The petitioner will construct 108 residential apartments, four for-sale condo units, and approximately 5,000 square feet of retail space. The total private investment is \$31.5M. The abatement does not apply to the for-sale condo units. This is across from Trader Joe's.
- A resolution confirming Personal Property Tax Abatement for Crossroad Solar Enterprises, LLC. This abatement would apply to new equipment to be installed at 1901 N. Bendix Drive. The petitioner plans to purchase and install new construction line at \$1M. The investment is projected to quadruple the production of solar panels and enable the hiring of 15 new full-time employees (former felons).

B. Common Council

C. Other

1. Danielle Campbell Weiss, Assistant City Attorney stated that there is no legal strategy to share regarding the Commerce Center at this time. There was a hearing on Tuesday of this week regarding the motion to dismiss. Arguments were heard by both parties. The judge took it under advisement, and we will expect an order soon.

Commissioner Relos asked that Commerce Center is asking for the entire suit to be dismissed.

Ms. Weiss stated yes.

1. Mr. Barrett asked for an update on all projects that were to have filed their reports as of June 30, 2023, are those available.

Mr. Bauer stated some have been filed but not across the board. We have set a new standardization form and we are following up with those who have not filed.

7. Next Commission Meeting:

Thursday, August 10, 2023

8. Adjournment

Thursday, July 27, 2023, 10:31 a.m.

Troy Warner, Vice-President

Marcia Jones, President



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

August 10, 2023 – 9:30 am

<https://tinyurl.com/RedevelopmentCommission> or **BPW 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 Troy Warner, Vice-President – V Vivian Sallie, Secretary - IP David Relos, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Members Absent:	Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Corporation Counsel Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Brazinsky, Board Secretary Joseph Molnar, RDC Staff	
Others Present:	Caleb Bauer Erik Glavich Tim Corcoran Rosa Tomas Michael Divita Denise Reidl Zach Hurst Leslie Biek Jordan Gathers Jordan Smith Matt Barrett	DCI DCI DCI DCI DCI IT Engineering Engineering VPA SB Tribune Resident

2. Approval of Minutes

None

3. Approval of Claims

A. Claims Allowance 8.1.23

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved the claims allowance of August 1, 2023.

4. Old Business

5. New Business

A. River West Development Area

1. Budget Request (Technology Resource Center Lease Agreement)

Caleb Bauer Presented a Budget Request (Technology Resource Center Lease Agreement). This budget request is to re-new a three-year lease from River West TIF funds for the Technology Resource Center space at Ignition Park. The city has been leasing that space for a number of years and we are requesting your consideration of a renewal. The space is utilized as a very flexible location for city staff as well as numerous public facing events including training. The backside does serve as offices for the Department of Innovation and Technology, Sustainability and Commuters Trust Team. If approved this will also go before the Board of Public Works at their next meeting. If the funds are appropriated, the only change in the lease is that we negotiated to terminate prior to the end of the three-year lease with the city hall move. Commission approval is requested.

Denise Reidl states that when we originally leased the space at the TRC the vision was to foster collaboration and be a space for technology, training, and equity. We really hoped that it would be a platform for new programming around co-working, things like data boot camps, training, and partnerships. The TRC has been a space that has attracted regional and new programs and new events that would not have existed otherwise. We have been able to do a few PC digital equity refurbishing events with partnerships with the school systems.

Ms. Reidl stated that at any given time residents and partners can get monthly updates that are ran out of the IT Department and events are posted online as well as the Facebook page. Space can be booked through Event Brite to host their own forums. The city hosts their own training academy for programs such as Excel. We have community partners that provide training such as people who aid those that overdose. We have public events such as self-made and self-taught educational pathways. There are lunch and learning.

Mr. Bauer noted that the city is able to host larger events for the Department of Community Investment such as the Neighborhood Consortium which is a quarterly meeting of all the neighborhood associations in South Bend. We host our Pathways Workforce Development training program at the TRC since it is large enough to host events for over 50 people.

Ms. Reidl noted that there were hybrid meetings during COVID from the TRC. We had self-paced learning out of the TRC. During COVID the space was only open to certain events that were social distance under very specific circumstances. The SOPs were lifted at the end of 2021. In 2022 we went back to normal programming at the TRC. We tackled issues with solving SBIdeathon. Bigger partnerships were highlighted such as Google Cloud. We partner with all types of institutions including Notre Dame, the library, ND Turbo, and the Lucy institute.

Upon a motion by Secretary Sallie, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved Budget Request (Technology Resource Center Lease Agreement) submitted on Thursday, August 10, 2023.

2. Second Amendment to Real Estate Purchase Agreement (PNA)

Joseph Molnar stated the staff is asking to table this item. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission agreed to table the Second Amendment to Real Estate Purchase Agreement (PNA) submitted on Thursday, August 10, 2023.

3. Resolution No. 3577 (Accepting Transfer of Property from BPW to RDC: 534 Laporte)

Joseph Molnar Presented Resolution No. 3577 (Accepting Transfer of Property BPW to RDC: 534 Laporte). Last week the Board of Public Works approved a resolution transferring this property to the Redevelopment Commission. This resolution would be for the Redevelopment Commission to accept said property. The city acquired the property in 2017. The city has done some work on the property through a partnership with the state removing all the former underground storage tanks on the property. It is a former pumping station. The staff believes the RDC is a more appropriate owner. We do have some interest in the property. Staff does intend to put this property through the disposition process. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Resolution No. 3577 (Accepting Transfer of Property BPW to RDC: 534 Laporte) submitted on Thursday, August 10, 2023.

B. River West and West Washington Development Area

1. Budget Request (RWDA MLK)

Caleb Bauer Presented a Budget Request (RWDA MLK). The budget request(s) before you would help to complete the funding stack for the Martin Luther King Jr. Dream Center. This has been an important project with a lot of community engagement. The total estimated construction cost is \$24M. If you choose to appropriate these funds, we will reach our goal and be in the position to move forward with solidifying a guaranteed maximum price. By doing this the city would know that the maximum price we would pay is \$24M. This is the first project in which we used a construction manager at risk. We believe this to prevent significant cost overruns or bids that are not comparable to market pricing. Should the commission approve this budget, we would not return to the commission for funding this project again. Commission approval is requested.

Jordan Gathers, Acting Executive Director, VPA states this has been an exciting time with extensive collaboration and engagement with the community concerning the MLK Jr. Dream Center. This is going to be an advanced facility spanning over 40,000 feet and bringing hope to our community. The architect in charge out of Indianapolis has worked meticulously with our city leaders and our stakeholders to design a world class center that will be culturally vibrant. The center will be exceptional, offering fitness, recreation, wellness, educational opportunities, and playgrounds all paying tribute to Dr. Martin Luther King Jr.'s legacy. The location will house two full basketball courts, an indoor track, yoga, and a dance studio. There will also be a broadcasting lab and a financial learning center. We are very excited about this project for our community. We plan to release the bids next week and then award the project in mid-September. We understand this pushes the timeline back a bit, but we are still hoping to stay on target by the end of 2024.

Mr. Bauer stated that this project does lie within the West Washington Development area, however, we believe that the center will also benefit residents that live in the River West Development Area.

Commissioner Relos asked if that takes up the budget for WWDA TIF.

Mr. Bauer stated yes but our recent mid-year revenue has been higher than projected so there may be some funds.

Commissioner Relos asked Mr. Bauer to explain what construction manager at risk is.

Mr. Bauer states it is a form of procurement whereby a city can enter into an agreement through an RFP process with a firm that would act as the construction manager for a project. That construction manager then bids out all the different pieces of the project publicly. They would be opened through BPW, but BPW does not have to take official business. The construction manager can bid on some elements of the project but cannot bid on more than 10% of the project. Primarily they are there to manage.

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The construction manager becomes involved with the project prior to us taking it out for bid, which is earlier than we normally do. So essentially, we could still be in design phase and the construction manager could give input on engineering. The CM would enter into a contract that sets a guaranteed maximum price and would set a timeline. If the project is over the guaranteed maximum price that cost is incurred by the CM. Garmong is the CM that was selected by the Board of Public Works located in Indianapolis.

Mr. Gathers stated that Garmong actually has four offices throughout the state of Indiana. Bringing Garmong on board who has 100 years of experience within the construction landscape has been amazing to work with as far as receiving accurate cost opinions and project timelines based on the current market conditions. We also have DLZ on board and VS Engineering.

Secretary Sallie asked how the effort for fundraising is going.

Mr. Gathers states that our Chief Development Officer, Emily Sims, is dedicated to raising funds for those development efforts. We will continue to fundraise throughout the project and maybe even afterwards.

Mr. Barrett, resident asked if there would be damages if the project was not completed on time.

Mr. Bauer states yes. The estimated costs could go up, however, they could go down, but staff does not anticipate returning to the Redevelopment Commission for funding. We do not anticipate much change in costs.

Mr. Barrett asked if we are considering cost of additional maintenance.

Mr. Gathers noted that the city will continue with the staff in place and will be looking to hire additional staffing with the 2024 budget process for the facility. We do understand the building has grown significantly. He adds that with Garmong any contingency not used will be returned to the city.

Mr. Barrett asked what bucket those funds would go to.

Mr. Bauer stated they would most likely be put into the general fund.

Mr. Barrett noted the completion date for Seitz Park was August 9th and it is not completed do we have a date set.

Mr. Gathers noted there is not an update at this time. There have been some setbacks and he will give an update when he has a new timeline.

Commissioner Relos asked if the city engineering team is working on this project.

Zach Hurst noted that Kara Boyles and Becca are on the project along with other city engineers.

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Vice-President Warner asked if there was an expected start date.

Mr. Gathers noted we will have a date once bids are awarded in September.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (RWDA MLK) submitted on Thursday, August 10, 2023.

2. Budget Request (WWDA MLK)

Caleb Bauer Presented a Budget Request (WWDA MLK). See above budget request information. Commission approval is requested.

Upon a motion by Commissioner Relos, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (WWDA MLK) submitted on Thursday, August 10, 2023.

C. Redevelopment General Fund (Pokagon)

1. Budget Request (YSB)

Caleb Bauer Presented a Budget Request (YSB). This budget request is part of a donation agreement to support the Youth Service Bureau's new Center for Youth Success which is being constructed off of McKinley just east near the town and country development. If you recall the self-storage facility (a former Target) there is a 15-acre parcel to the west of the facility. That is where this project will be co-located with an exciting affordable housing development for South Bend Heritage Foundation called South Bend Thrive. The budget request is from the Pokagon fund and is part of a donation to the YSB.

The center will consolidate all of the Youth Service operations in St. Joseph County in one facility. Right now, there are several facilities scattered around. It would double the size of the safe station shelter which is part of the emergency shelter for young people aged 13 to 18, which can include runaways. Primarily it's used for teens that have maybe escaped a bad situation from home and need a safe place to go. YSB works with other service providers to move them into a safer living environment with family members or working with the state to find them places.

YSB has been a great partner in our community for a number of decades and we are requesting \$750k to support this project. The total investment from YSB is \$9M. They are in the midst of their capital campaign and are more than 75% to their goal. This request matches separate contributions made by St. Joseph County and the City of Mishawka. We are grateful for their partnerships of \$375k each. Commission approval is requested.

Upon a motion by Commission Relos, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Budget Request (YSB) submitted on Thursday, August 10, 2023.

D. South Side Development Area

1. Budget Request (Rebuilding Our Streets)

Leslie Biek Presented a Budget Request (Rebuilding Our Streets). The budget request is for the South Side Development area. We are in our third year of rebuilding our streets. A list of streets was provided in the agreement with one exception that the main one is Michigan Streets from Chippewa to Ireland which we are trying to get into the INDOT project that is currently happening. Commission approval is requested.

Commissioner Relos asked about a dip in the road at Donmoyer between Michigan and Main. Will that get leveled out.

Ms. Biek noted that will be fixed with the new paving.

Mr. Bauer noted that this list will round out the last of the first three years of rebuilding our streets. The Department of Public Works did publish a list of all the streets that would be paved with the plan. Part of this was made by some higher-than-expected revenues in the South Side Development Area and he will share a presentation of overall TIF revenues in the future.

Upon a motion by Secretary Sallie, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Budget Request (Rebuilding Our Streets) submitted on Thursday, August 10, 2023.

2. Budget Request (Fire Station No. 8)

Zach Hurst Presented a Budget Request (Fire Station No. 8). This budget request in the amount of \$500k from the South Side TIF would bring the total allotment for Fire Station No. 8 replacement to \$4M in January of this year. The commission approved \$3.5M of that allotment. Approximately \$288k went toward schematic compound design leaving a little over \$3.2M available for construction. Bids were recently opened for the project. We solicited bids based on a one Bay option that would house a single fire engine and an alternate bid for a two bay option which would include a stand-alone medic unit. We received a low bid of \$3.36M and a few higher bids. The additional budget would allow us to move forward with a contract for the two bay option which would include a medic unit.

President Jones asked if all fire stations have a medic unit.

Mr. Hurst noted this is the only site that does not have one. All fire fighters are cross trained as medics.

Upon a motion by Vice-President Warner, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Budget Request (Fire Station No. 8) submitted on Thursday, August 10, 2023.

6. Progress Reports

A. Tax Abatement

1. Erik Glavich stated that there were no tax abatements to report at this time.

B. Common Council

C. Other

1. Mr. Molnar stated that in July the city closed on the former Salvation Army building with the Momentum Group that was approved in June. They have taken possession of the building. The city still owns the parking lots for the next year, but they have an access agreement. Construction on the building will start October 2023.
2. Mr. Molnar state Cultivate Culinary broke ground on their new cold storage facility.

7. Next Commission Meeting:

Thursday, August 24, 2023

8. Adjournment

Thursday, August 10, 2023, 10:21 a.m.

Troy Warner, Vice-President

Marcia Jones, President



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

To: South Bend Redevelopment Commission
From: Kyle Willis, City Controller
Date: Tuesday, August 15, 2023

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims. I hereby submit them for allowance in the following amounts:

GBLN-0061356	\$33,308.37
GBLN-0061688	\$55,587.94

Total:	<u>\$88,896.31</u>
--------	--------------------

Kyle Willis

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

South Bend Redevelopment Commission

By: _____
Name:

Date:

Attest: _____

Name:

ance

l claims and

\$ 88,896.31

Expenditure approval

RDC Payments-8/8/23 Pymt Run

GBLN-0061366

Payment method: CHK-Total
Voucher: RDCP-00019015
Payment date: 8/8/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000918	JONES PETRIE RAFINSKI	46843	Design	8/13/2023	\$8,386.50	429-10-102-121-431002-- PROJ00000317	PO-0013624

Payment method: CHK-Total
Voucher: RDCP-00019016
Payment date: 8/8/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00008012	Keller Engineering, Inc	11240	MarMain Beam Investigation	7/25/2023	\$400.00	324-10-102-121-443001-- PROJ00000372	PO-0024665

Payment method: CHK-Total
Voucher: RDCP-00019017
Payment date: 8/8/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00010644	Indiana Dinosaur Museum Inc	6770	SBCC Grant Indiana Dinosaur Museum	8/8/2023	\$4,767.80	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	7032023	SBCC Grant Indiana Dinosaur Museum	8/2/2023	\$4,276.56	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	71923	SBCC Grant Indiana Dinosaur Museum	8/18/2023	\$15,477.51	324-10-102-121-441000-- PROJ00000403	PO-0022186

Expenditure approval

RDC Payments-8/15/23 Pymt Run

GBLN-0061688

Payment method: CHK-Total
Voucher: RDCP-00019215
Payment date: 8/15/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000191	BARNES & THORNBURG LLP	3126713	Legal Services Barnes & Thornburg - South Well Field	8/18/2023	\$2,326.50	430-10-102-121-431001-- PROJ00000082	PO-0015761

Payment method: CHK-Total
Voucher: RDCP-00019216
Payment date: 8/15/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000918	JONES PETRIE RAFINSKI	46842	Design	8/13/2023	\$5,154.00	429-10-102-121-431002-- PROJ00000317	PO-0013624

Payment method: ACH-Total
Voucher: RDCP-00019217
Payment date: 8/15/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001933	LYNN WETZEL	94	Commuter's Trust Prof Svs	8/18/2023	\$3,700.44	433-10-102-123-439300-- PROJ00000383	PO-0021586

Payment method: CHK-Total
Voucher: RDCP-00019218
Payment date: 8/15/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00004259	VS Engineering, Inc.	518303	Design	7/28/2023	\$22,160.00	324-10-102-121-431002-- PROJ00000365	PO-0019974

Payment method: CHK-Total
Voucher: RDCP-00019219
Payment date: 8/15/2023

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00010644	Indiana Dinosaur Museum Inc	7262023	SBCC Grant Indiana Dinosaur Museum	8/25/2023	\$11,447.00	324-10-102-121-441000-- PROJ00000403	PO-0022186
V-00010644	Indiana Dinosaur Museum Inc	64	SBCC Grant Indiana Dinosaur Museum	7/13/2023	\$10,800.00	324-10-102-121-441000-- PROJ00000403	PO-0022186



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 08/18/2023
FROM: Joseph Molnar
SUBJECT: Transfer Washington/Taylor to BPW

_____ 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: Transfer of Property at Washington/Taylor to BPW

Specifics: In the fall of 2022, the RDC issued a Request for Proposals for certain vacant properties that the RDC owns. One of those properties included was the northwest corner of the Washington/Taylor intersection. South Bend Heritage submitted a proposal for the property contemplating a six-unit mixed market rate and affordable apartment building in the style of a mansion house to match the historical character of the neighborhood.

As SBH is a non-profit organization, transferring the property to the Board of Public Works eases the transfer of property to SBH with all appropriate commitments secured. If the agreement with SBH falls through, BPW will transfer the property back to RDC.

Staff requests approval of the Resolution.

INTERNAL USE ONLY: Project Code: _____;

Total Amount new/change (inc/dec) in budget: _____; Break down:

Costs: Engineering Amt: _____; Other Prof Serv Amt _____;

Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;

Building Imp Amt _____; Sewers Amt _____; Other (specify) Amt: _____

_____ . Going to BPW for Contracting? Y/N

Is this item ready to encumber now? ____ Existing PO# _____ Inc/Dec \$ _____

RESOLUTION NO. 3578

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
AUTHORIZING THE TRANSFER OF REAL PROPERTY TO
THE SOUTH BEND BOARD OF PUBLIC WORKS**

WHEREAS, the South Bend Redevelopment Commission (the "Commission") is the governing body of the City of South Bend, Indiana (the "City"), Department of Redevelopment and exists, operates, and holds property pursuant to Indiana Code Section 36-7-14 (the "Act") and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the South Bend Board of Public Works (the "Board") exists and operates pursuant to Indiana Code Section 36-4-9-5, and holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3; and

WHEREAS, the Commission owns two parcels of real property in the River West Development Area of the City, commonly known as 601-605 Washington and 109-111 N Taylor., South Bend, Indiana, and more particularly described in Exhibit A (the "Property"); and

WHEREAS, the Board desires to obtain title to the Property pursuant to Ind. Code 36-1-11-8 for the purpose of transferring the Property to an Indiana non-profit and tax exempt entity under Section 501(c)(3) of the Internal Revenue Code, for the purpose of developing affordable infill housing; and

WHEREAS, it is anticipated that the Board will adopt a resolution accepting the Commission's conveyance of the Property to the Board and appointing a representative to accept and record the deed received from the Commission.

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

1. The Commission hereby authorizes and approves the conveyance of the Property to the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed.
2. The President and Secretary of the Board are authorized and instructed to execute and attest, respectively, the quit claim deed in substantially the form attached hereto as Exhibit B, conveying all of the Commission's right, title, and interest in the Property to the Board.
3. Upon acceptance of the conveyance by the Board, the Commission authorizes Joseph Molnar of the City's Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission's conveyance of the Property.
4. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on August 24, 2023.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Troy Warner, Vice-President

EXHIBIT A

Description of Property

Tax ID No. 018-1024-105602

Parcel Key No. 71-08-11-206-031.000-026

Legal Description: LOT 3 TAYLOR ST MINOR

Commonly known as: 601-605 W WASHINGTON ST

Tax ID No. 018-1024-105601

Parcel Key No. 71-08-11-206-030.000-026

Legal Description: LOT 2 TAYLOR ST MINOR

Commonly known as: 109-111 N TAYLOR

EXHIBIT B

**Form of Quit Claim Deed
2 Parcels**

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

AUDITOR'S RECORD: _____
TRANSFER NO. _____
TAXING UNIT: _____
PARCEL NO. 018-1024-105602
018-1024-105601

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (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 in St. Joseph County, Indiana:

Tax ID No. 018-1024-105602
Parcel Key No. 71-08-11-206-031.000-026
Legal Description: LOT 3 TAYLOR ST MINOR
Commonly known as: 601-605 W WASHINGTON ST

Tax ID No. 018-1024-105601
Parcel Key No. 71-08-11-206-030.000-026
Legal Description: LOT 2 TAYLOR ST MINOR
Commonly known as: 109-111 N TAYLOR

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

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

[Signature page follows.]

Dated this A u g u s t 2 4, 2023
GRANTOR:

South Bend Redevelopment Commission

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Troy Warner, Vice-President

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

Before me, the undersigned, a Notary Public for and in said County and State this ___ day of August 2023, personally appeared Marcia I. Jones and Vivian Sallie, 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 Quit Claim Deed, being authorized by Resolution ___ of the South Bend Redevelopment Commission so to do.

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

Resident of St. Joseph County, Indiana

_____, Notary Public
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. Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 08/22/2023
FROM: Joseph Molnar
SUBJECT: Authorizing Staff to Bid at Tax Sale

_____ 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: Resolution Authorizing Staff to Bid on Acquisition List Properties at Tax Sale

Specifics: On August 29th 2023, St. Joseph County will hold its annual Tax Sale for properties that are delinquent on their property taxes. There are several properties on the tax sale this year which are also on the Acquisition List for the River West Development Area. This resolution grants staff members of the Commission – specifically Joseph Molnar and Caleb Bauer – to bid on properties on the Commission’s behalf. Per the resolution, staff must only bid on properties that are on the Commission’s Acquisition List and cannot bid more than \$125,000 in total.

Staff requests approval of the resolution.

INTERNAL USE ONLY: Project Code: _____;

Total Amount new/change (inc/dec) in budget: _____; Break down:

Costs: Engineering Amt: _____; Other Prof Serv Amt _____;

Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;

Building Imp Amt _____; Sewers Amt _____; Other (specify) Amt: _____

_____. Going to BPW for Contracting? Y/N

Is this item ready to encumber now? ___ Existing PO# _____ Inc/Dec \$ _____

RESOLUTION NO. 3579

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
APPOINTING AUTHORIZED REPRESENTATIVES TO BID ON PROPERTIES
FOR SALE IN THE 2023 ST. JOSEPH COUNTY PROPERTY TAX SALE**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) exists and operates pursuant to the Redevelopment of Cities and Towns Act of 1953, as amended, cited as Indiana Code § 36-7-14 (the “Act”); and

WHEREAS, Section 12.2 of the Act provides that the Commission may acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods any interest in real property needed for the redevelopment of areas that are located within the boundaries of the unit; and

WHEREAS, the Commission has adopted (and subsequently amended, from time to time) its River West Development Area Plan (the “Plan”), which contemplates development of the real property located within its River West Development Area; and

WHEREAS, in connection with the accomplishment of the Plan, the Commission maintains a list of real property in which the Commission has an interest in acquiring (the “Acquisition List Properties”), which is described in **Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, several Acquisition List Properties will be available for public bid at the 2023 St. Joseph County Property Tax Sale (“Tax Sale”) beginning on August 29, 2023; and

WHEREAS, pursuant to Section 19 of the Act, the Commission is not required to obtain two independent appraisals before acquiring properties for sale at auction; and

WHEREAS, the Commission wishes to delegate to certain staff members of the City of South Bend (the “City”) the authority to bid on Acquisition List Properties available in the Tax Sale on behalf of the Commission, in furtherance of the Plan.

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

1. The following staff members (“Staff”) are authorized on behalf of the Commission, to bid on the Acquisition List Properties listed in **Exhibit A** that are being offered for sale at the Tax Sale:
 - a. Joseph Molnar
 - b. Caleb Bauer
2. Staff’s authority to bid on the Acquisition List Properties offered for sale at the Tax Sale is limited to a total maximum of One Hundred Twenty-Five Thousand Dollars (\$125,000.00).
3. Each bid must be approved by the Executive Director or any properly appointed

Acting Executive Director of the City's Department of Community Investment (the "Director").

4. Following the conclusion of the Tax Sale, at the next regularly scheduled meeting of the Commission, Staff will provide an overview of the Acquisition List Properties that Staff bid on.
5. The authority granted under this Resolution shall only be valid for the calendar year 2023 Tax Sale.
6. This Resolution shall be in full force and effect after its adoption.

ADOPTED at a meeting of the Commission held on August 24, 2023, at 1308 County- City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia Jones, President

ATTEST:

Troy Warner, Vice-President

EXHIBIT A
ACQUISITION PROPERTIES RIVER WEST DEVELOPMENT AREA

PARCELID

Properties approved Resolution #215
Properties approved Resolution #256
Properties approved Resolution #542
Properties approved Resolution #550
Properties approved Resolution #633
Properties approved Resolution #636
Properties approved Resolution #655
Properties approved Resolution #682
Properties approved Resolution #690
Properties approved Resolution #737
Properties approved Resolution #738
Properties approved Resolution #795
Properties approved Resolution #881
Properties approved Resolution #893
Properties approved Resolution #921
Properties approved Resolution #923
Properties approved Resolution #924
Properties approved Resolution #937
Properties approved Resolution #944
Properties approved Resolution #955
Properties approved Resolution #962
Properties approved Resolution #965
Properties approved Resolution #966
Properties approved Resolution #1077
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018-2182-680502
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