



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

November 9, 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 Eli Wax, Commissioner - IP David Relos, Commissioner – IP	IP = In Person V = Virtual
Members Absent:	Troy Warner, Vice-President Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Brazinsky Sears, Board Secretary Joseph Molnar, Property Manager	
Others Present:	Caleb Bauer Sarah Schefer Erik Glavich Chris Dressel Michael Davita Rosa Tomas Kara Boyles Zach Hurst Charlotte Brach Leslie Biek Jordan Smith Matt Eckerle Sue Kesim Gemma Stanton Scott Jessup	DCI DCI DCI DCI DCI DCI Engineering Engineering Engineering Engineering South Bend Tribune Baker Tilly Resident Resident Resident

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, October 12, 2023**

Upon a motion by Secretary Sallie, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, October 12, 2023, with correction.

3. Approval of Claims

- A. Claims Allowance 10.10.23
- B. Claims Allowance 10.17.23
- C. Claims Allowance 10.24.23
- D. Claims Allowance 10.31.23

Upon a motion by Commissioner Relos, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the claims allowances of October 10, October 17, October 24 and October 31, 2023.

4. Old Business

5. New Business

A. River West Development Area

1. **Budget Request (Coal Line Multiuse Trail Phase III Design)**

Chris Dressel Presented a Budget Request (Coal Line Multiuse Trail Phase III Design). This request for \$100k is for the design of the Coal Line Trail Phase III between Lincoln Way West and Linden Avenue. The continuation of the trail was identified as a priority within the Kennedy Park Neighborhood Plan with a connection to the future Martin Luther King Dream Center.

Caleb Bauer stated that construction of this phase is scheduled for 2026. This project is an 80/20 match with state funding. The city will pay 100% of the project up front and be reimbursed.

Upon a motion by Commissioner Wax, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved a Budget Request (Coal Line Multiuse Trail Phase III Design) submitted on Thursday, November 9, 2023.

B. River East Development Area

1. **Budget Request (Angela Boulevard Improvements)**

Leslie Biek Presented a Budget Request (Angela Boulevard Improvements). This funding request is for improvements to the Angela Boulevard project. The bid came in over budget and additional funding is needed to award the project. Half of the amount will be reimbursed by Notre Dame. The ask is for \$375,300 in additional funds.

Caleb Bauer stated that as the Notre Dame portion is more decorative that they will be paying more like 2/3 of the total on this project.

Sue Kesim, resident at 422 Indiana Avenue stated that she is inquiring for her friend about the traffic on game days and how the landscaping slows down the traffic on those days.

Upon a motion by Commissioner Relos, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved a Budget Request (Angela Boulevard Improvements) submitted on Thursday, November 9, 2023.

C. River West, River East, and South Side Development Areas

1. Budget Request (TIF Projections and Bond Capacity Analysis Baker Tilly)

Caleb Bauer Presented a Budget Request (TIF Projections and Bond Capacity Analysis Baker Tilly). Redevelopment Commission staff is requesting approval of funding to support TIF revenue projections and bond capacity analysis for River West, River East, River East Residential and South Side Development Areas. The TIF projections are set at a not-to-exceed \$15k per development area.

Upon a motion by Secretary Sallie, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved a Budget Request (TIF Projections and Bond Capacity Analysis Baker Tilly) submitted on Thursday, November 9, 2023.

6. Progress Reports

A. Tax Abatement

B. Common Council

C. Other

1. Joseph Molnar noted that construction at the old Salvation Army site has begun which is within the contract agreement.
2. Lafayette OpCo, LLC building is scheduled for their closing February 2024. Lafayette OpCo LLC, has been in the building planning and doing their due diligence.
3. Danielle Campbell Weiss/Caleb Bauer noted that Barehands submitted a packet of expenses to staff by the deadline. Staff is currently reviewing all documentation to determine what qualifies for reimbursement.
 1. Commissioner Wax asked if they will be turning the property back over to the Redevelopment Commission.
 2. Mr. Bauer stated that we will have to wait and see but we do not have an indication that they would not.
4. Mr. Bauer introduced Sarah Schaefer, Deputy Director, Department of Community Investment. Sarah comes to us from the U.S. Department of Housing and Urban Development, and had previous experience at the New York City Housing Authority with an earlier position at HUD in Washington D.C. Sarah will bring a lot of operational expertise and experience in housing policy to the team.

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5. Sue Kesim, resident, asked about the vacant lots throughout the city and asked if the city is considering boxable housing/tiny houses for low-income individuals that would be energy efficient.
 1. Mr. Bauer noted that we are working with South Bend Heritage on supportive housing to stabilize the use of those areas.
6. Mr. Molnar stated that the LIHTC Awards will be announced on November 18, 2023. We are hoping for positive outcomes for both Advantix and KCG.

7. **Next Commission Meeting:**
Monday, November 20, 2023

8. **Adjournment**
Thursday, November 9, 2023, 9:48 a.m.

Vivian Sallie, Secretary

Marcia Jones, President