



SOUTH BEND | ELKHART
REGIONAL DEVELOPMENT AUTHORITY

Smart | Connected | Communities
REGIONAL DEVELOPMENT PLAN

QUARTERLY PROGRESS REPORT
4Q 2017

c/o South Bend - Elkhart Regional Partnership
4477 Progress Drive, South Bend, IN 46628
574-400-5432

Table of Contents

- I. Regional Cities Initiative**
 - 1. RCI Active Project Status Overview**
 - 2. Updates on Active Funded Projects**
 - 3. List Non-Funded Projects**

- II. Regional Development Authority**
 - 1. Operations**
 - 2. Regional Economic Development Strategy**

- III. Attachments**
 - a. RDA Meeting Minutes**
 - i. November 9, 2017**
 - ii. January 9, 2018**
 - b. Subrecipient Agreements**
 - i. Project #03, IU South Bend/Elkhart Center**
 - ii. Project #20, The 500 Building**
 - c. Regional Economic Development Strategy Plan (updated Feb 2018)**

- A: RDP Projects – Recommended for Funding Allocation

A: RDP Projects – RDP Projects: Funded and Active

02 Renaissance District Studebaker Factory Building 84.



3Q 2017



2Q 2017

Project Summary. This project will remove the most highly visible barrier for development in South Bend’s Innovation District by completing the restoration of the Studebaker Building 84 north facing façade. The project will also accelerate the redevelopment efforts of Studebaker 84 and enhance a complex that will serve as an economic magnet similar in relative scope to the American Tobacco Factory in Durham, North Carolina.

4Q '17 Status Update.

- **Project Status:** Demolition of the existing façade is underway. The next step will be a building scan and ordering the windows and related materials. The building owner has engaged Kite Realty/Stronbox to manage the construction, property management and leasing as they pursue their goal for a “density of technologist” locating in the Renaissance District.
- **Subrecipient Agreement and completion guarantee executed and sub grantee is in compliance with the agreement.**
- **Timeline:** The project is expected to be complete by July 2018.
- **Funds:** \$1,876,428 of RCI Funding remaining, as one draw of \$1,623,572 was disbursed on 02/02/18 from the RDA.

[LINK TO RD STUDEBAKER FACADE PHOTOS](#)

3Q '17: Subrecipient Agreement executed 8/11/17; Completion Guarantee executed. Bond financing closed on 10/6/17. Demolition of the existing façade commenced immediately and is underway. The next step will be a building scan and ordering the windows and related materials. The project is expected to be complete by July 2018. Ribbon cutting for Studebaker 112 Building on 10/24/17. Tenants include South Bend City Church, CupPrint and Woodsmith. [SBT Article Ribbon Cutting Building 112 Oct 2017](#)

2Q '17: May 25, 2017 City of South Bend Redevelopment Commission approved the bond structure for placement of the \$3.5 Million bond as the local match. Bond is in process and expected to be completed mid-August. Construction contract expected by early August. Subrecipient Agreement with project team for execution. Performance guarantee being drafted by RDA counsel. First Construction selected to serve as the construction contractor.

1Q '17: Project Approved by IEDC & Subrecipient Agreement is with the Project Team for execution. We are working on the financial structure for distribution of the local and state public match dollars into the project. March 22, 2017 was the ground-breaking for the adjacent \$22 Million Project, Ivy at Berlin Place (4 apartment buildings and 10,000 SF retail) which was catalyzed by this project. [WSBT Story re Berlin Flats Groundbreaking 032217](#)

2016: The RDA allocated \$3.5MM for this project and the IEDC has approved the claim form and distributed \$3.5MM of funds to the RDA. Construction is anticipated to commence April 2017 with preparation of the full

- A: RDP Projects – Recommended for Funding Allocation
building façade for renovation. The 2nd phase (Jan-Sep '18) would be the installation of window system that will result in fully completed façade. Also within the Renaissance District, building 113 constructions is nearing completion and F-Cubed has moved into the building.

Primary Project Contact.

Kevin Smith and Shawn Peterson, VP of Strategic Initiatives & General Counsel, Union Station Technology Center | 574.933.8540 | s.peterson@ustechcenter.com | ustechcenter.com

- A: RDP Projects – Recommended for Funding Allocation

03 Health Education Active Learning Lab

Project Summary. Expansion of graduate health science programs at the IUSB Elkhart Center, include three new graduate (doctoral) programs that will be deployed. RDA's funding will cover a portion of construction of a speech and hearing clinic with individual treatment rooms as well as occupational therapy labs (ADL and sensorimotor) at Indiana University South Bend's Elkhart Center (125 Franklin Street, Elkhart, IN 46516).

4Q '17 Status Update.

- **Project Updates:**
 - o architectural plans for the laboratories for Speech Language Pathology (SLP) and Occupational Therapy (OT) are complete. The RFP for construction bids will be released in March by the university.
 - o Required equipment for the SLP and OT laboratories has already been acquired and is ready for installation upon completion of construction.
 - o National search is underway for the faculty director of the SLP program. The two-year master's program is currently on track for a fall 2019 start, with the first cohort of 25 graduate students. The Bachelor of Health Science degree program with the new concentration in Speech Language Pathology is starting to offer classes this fall – subject to the successful hiring of the program director before fall semester. Recruitment of students for the new undergraduate SLP concentration, which will lead into the master's program, is already underway.
 - o The new doctoral program in Occupational Therapy (which is being launched in partnership with IUPUI) is currently in a waitlist status for approval by the accrediting body, due to the fact that IUPUI's program OT is entering reaccreditation this coming academic year, during which time a new program location is not permitted to be opened as an extension center. Once the IUPUI program has achieved reaccreditation, IU South Bend's OT program at the Elkhart Center will move forward. Despite this slight setback – estimated to last no more than one academic year – the search for a program director for the IU South Bend Elkhart Center location has been started. It is forecasted that the new doctoral program in Occupational Therapy at the Elkhart Center will enroll its first cohort of 25 students in fall 2020, rather than fall 2019.
 - o The doctoral program in Physical Therapy will begin a search for a faculty program director in 2019, with a target launch date for enrollment of a 25-student annual cohort the following year, in fall semester 2021.
- **Timeline:**
 - o Subrecipient Agreement was fully executed 12/12/17 and the sub grantee is in compliance with the terms.
 - o First draw is anticipated Fall 2018.
 - o Once a contractor has been selected, construction will take three to four months to complete. It is estimated that construction will be completed by fall

3Q '17: The IU South Bend team met with the IU University Architect's Office representatives as well as the external architect (Alliance), who has been engaged to design the Elkhart project. The team reviewed the two possible floor plans, as well as made high-level programming inquiries. At this planning meeting, no major concerns were raised regarding the viability of the possible floor plan within the RCNI budget. In a few weeks, the Alliance architect and Dean Fisher are visiting the IUPUI Occupational Therapy lab in order to better understand their programming needs. Generation of the detailed architectural plans are still several weeks away. Nevertheless, Elkhart demolition work will likely be performed by our IU South Bend maintenance crew and is planned to commence this December. Currently reviewing sub grantee comments to the Subrecipient Agreement.

2Q '17: Project is in the planning process; we anticipate that the Audiology Lab and the Occupational Therapy Lab and exam rooms will begin construction in September-Oct 2017 and complete construction by December 2017. We anticipate the Masters of Science in Speech/Language Therapy to begin in Fall 2018 and for the Doctorate of Physical Therapy to begin in Fall 2019.

1Q '17: \$400,000 grant awarded by the Elkhart County Community Foundation to serve as the private match for use in building a lab or labs that support(s) the new advanced health sciences programs at the Elkhart Center. Based on this amount, IU South Bend prioritized building the labs and equipment to support the new academic programs (Speech/Language Therapy and Occupational Therapy) as phase one. They are moving ahead with design of the labs and will have at least one of the labs completed by the end of 2017. The total capital cost of Phase One will be reduced from \$1,996,610 to \$500,000; and

- A: RDP Projects – Recommended for Funding Allocation
the RCI funding will be reduced from \$399,322 to \$100,000. Once the programs are up and running and IU South Bend can demonstrate private and local foundation support, they will move to phase two – developing the building out the physical therapy lab and regional nursing simulation lab.
2016: The RDA allocated \$399,322 for this project and the IEDC has conditionally approved the claim form subject to proof of the private match funding and detail on the status of commission approvals.
Construction on the reduced scope will begin in early 2017 with completion by December 31, 2018. With accreditation for new graduate programs being provided by IUPUI, IU South Bend will be able to begin searching for program coordinators and faculty to implement new degree programming in phases, beginning with the Speech Language Pathology program in 2018, Physical Therapy and Occupational Therapy by 2019. The Dwyer College of Health Sciences would be able to begin offering additional clinical simulation services for students and health professionals using the HEALL facility by December, 2018. The project is moving ahead with design of the labs and will have at least one of the labs completed by the end of 2017.

Primary Contact.

Terry Allison, Chancellor, IU South Bend | 574.520.4220 | tlalliso@iusb.edu

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04 Technology Training & Demonstration Center

Project Summary. The Technology and Demonstration Center, which will be located at 635 S. Lafayette Blvd. in South Bend, will offer residents of northern Indiana additional education space, including classrooms and advanced manufacturing space, in a manner that encourages industry collaboration and educational outcomes. Local partners that will rent dedicated office space include enFocus, Purdue University, South Bend Code School and Springboard 3D. The facility, which will enable a unique ability to enhance training while fostering industry connections, will be equipped with computers in three classrooms for coding and design, 3D printers and other equipment and is expected to be installed this fall. The total project investment is \$2.64 Million, with state funding of \$507,000.

4Q '17 Status Update.

- Innovation Center construction in progress, anticipated completion date Spring 2018.
- Purdue Polytechnic space under construction, anticipated completion date Spring 2018.
- The building owner has engaged Kite Realty/Stronbox to manage the construction, property management and leasing as they pursue their goal for a “density of technologist” locating in the Renaissance District.
- Current Purdue equipment has been inventoried at a value at \$533,178 as of Fall 2017, preparing for late Spring 2018 occupancy in the Studebaker tenant space. New equipment will be purchased after Purdue has moved into its space.
- First draw is anticipated during 1Q 2018.

[LINK TO TECH TRAINING & DEMO CENTER PHOTOS](#)

3Q '17: Innovation Center construction in progress, anticipated completion date December 2017. Purdue Polytechnic space under construction, anticipated completion date Spring 2018. Current Purdue equipment has been inventoried at a value at \$533,178 as of Fall 2017, preparing for late Spring 2018 occupancy in the Studebaker tenant space. New equipment will be purchased after Purdue has moved into its space. Current expenditures for tenant improvements and equipment total \$914,942 of \$2,657,932 (35% of total budget).

2Q '17: Subrecipient Agreement fully executed. IEDC Press Release sent out 7/31/17. Equipment quotes in process. Purdue space anticipated to be completed by Fall 2017.

1Q '17: IEDC has approved the project and the project team is reviewing the Subrecipient Agreement. EnFocus is the subrecipient and will disburse part of the funds (\$259,692) to Purdue for equipment purchases and the balance (\$270,041) for build out and equipment to go in the Innovation Center. Purdue Polytech plans to open classroom space for the fall 2017 semester.

2016: On Nov 1, the RDA approved an allocation of \$507,000 for this project. The project team reduced the application and request by nearly half to focus on the primary economic and educational uses, as other funding may be available to support the remaining entrepreneurial efforts. The revised application will generate internships, fellowships and trained new employees, provide for Purdue Polytechnic and the Purdue Technical Assistance program’s expansion in our region, expand the impact of the South Bend Code School and other information technology partners, and introduce professional grade additive manufacturing to our region.

Recent Articles: Irish Cup Maker Finds U.S. Home at Studebaker Building (09.11.16) <http://bit.ly/2cb6HPR>

Primary Contacts.

Andrew Wiand, SB Enfocus | 574-329-1058 | a.wiand@sbenfocus.org

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Bob Sutton, Springboard 3D | 574.514.4351 | bsutton@springboardengineers.com

- A: RDP Projects – Recommended for Funding Allocation

09 ETHOS Science Center



Project Summary. To accommodate its rapidly growing programs and activities, including the high-demand robotics program, ETHOS will move into a long vacant building at 1025 N. Michigan Ave. in Elkhart, which was donated by Bayer. This investment will be used to transform the building into a facility that will allow ETHOS to serve as a regional provider of STEM programming and specifically, its K-12 robotics programming. This project includes renovations necessary to transform the building into a facility that is adequate for ETHOS to serve as a regional provider of STEM programming, with emphasis placed on expanding its K-12 robotics programming. The new facility will be double the size of the current facility and will allow ETHOS to better satisfy the demand for science activities.

4Q '17 Status Update.

- ETHOS is moved in and operating out of their new building. They have completely vacated the old building on Industrial Parkway.
- Indiana Gov. Governor Holcomb visited the ETHOS Science Center 11/10/17 to discuss his multi-pronged plan to expand the state's economy and fill skilled jobs.
- Building Grand Opening scheduled for April 20-21, 2018

[LINK TO ALL ETHOS PROJECT PHOTOS](#)

3Q '17: Notice of Completion sent to IEDC 10/30/17. All RCI Funds Disbursed to Project. ETHOS is in the process of physically moving during October, with over \$18,000 of in-kind donations from Lippert Components to manage the move. Some classes will begin in November and the Center will be fully operational in January. A ribbon cutting will be scheduled for December or January.

2Q '17: The construction is well underway estimated for completion by the end of October. 100% of the local public funding and \$1.6 Million of the private funding has been expended as of the end of July.

1Q '17: Subrecipient Agreement is fully executed. Renovations to the former Bayer Corp facility, located in the Elkhart Technology Park Redevelopment Area, are underway. The Elkhart City Council approved a contribution of \$532,325. Annual campaign is underway, recently receiving a \$250,000 award from Indiana Michigan Power.

2016: The RDA allocated \$532,325 for this \$3.63 million project. The IEDC has approved the claim form and disbursement of funds to the RDA is pending. They are in the process of finalizing the building transfer from Bayer to ETHOS and finalizing the City authorization of funds. Renovations are expected to start during October 2017.

Recent Articles/Press.

[Article re Gov Holcob visit 11-11-17](#)

<http://wsbt.com/news/local/ethos-science-center-in-elkhart-is-moving-to-a-new-home>

[WSBT News Article 03-13-17](#)

[Elkhart Truth Article 09-11-16](#)

Primary Contact. Patsy Boehler, ETHOS Science Center | 574.266.7149 | patsy@ethosinc.org | ethosinc.org

- A: RDP Projects – Recommended for Funding Allocation

11 Entrepreneurship Centers in Plymouth & Culver (#11)

Project Summary. Marshall County has had a rich history of entrepreneurship and successful businesses as a result of these efforts. By cultivating an environment that leverages its past, Marshall County can regenerate an entrepreneurship spirit. The Marshall County Entrepreneurship Center / Business Incubator is a strategic plan to establish two centers, one in the City of Plymouth, and one in the Town of Culver. Both centers will utilize dark fiber as a business advantage with the goals of cultivating the entrepreneurial spirit and leveraging an educational platform with Indiana universities and secondary education providers.

4Q '17 Status Update.

- No Update

3Q '17: No Updates

2Q '17: No Update.

1Q '17: No Update.

2016: The RDA allocated \$800,000 for this \$4 million project. The funds will not be disbursed until the loan from Project 40 (Shell Buildings) is repaid (estimated one year). The project team is preparing information requested by RDA to submit a claim form to the IEDC. The building and developer have been identified for the Plymouth phase of the project. The Culver phase would follow, once a building, developer and broadband solution are identified.

Primary Contact.

Jerry Chavez, Executive Director, Marshall County EDC

574.935.8499 | jerry@marshallcountyedc.org | marshallcountyedc.org

- A: RDP Projects – Recommended for Funding Allocation

13 Housing Resurgence Marshall County (4 projects)

Project Summary. This is a four-pronged project with individual housing developments in Bremen, Plymouth, Bourbon and Culver. The total Regional Cities allocation is for \$1,762,980 and the total cost of all related projects is anticipated to be \$17,629,980.

Status Update. The four housing projects are in various stages of preliminary development, as follows:

a. PLYMOUTH (RIVER GATE SOUTH):

River Gate South is a \$10+ Million project to construct a three-building 39-unit apartment complex on the River in downtown Plymouth, being developed by Scott Sivan.



[LINK TO ALL RIVER GATE SOUTH PHOTOS](#)

4Q '17 Status Update

- **Project Status:** Demo complete and foundation work underway. Pedestrian Bridge over River being installed 1/31/18. All foundations and the underground storm drainage system have been installed. Masonry bearing walls will start the week of 2/5/18 followed by pre-cast columns and beams the week of 2/12/18. By the end of February, all podium parking structures (pre-cast columns, beams, and planks) should be complete and wood framing above them will have commenced.
- **Subrecipient Agreement:** Executed 5/27/17 and the sub grantee is in compliance with the terms.
- **Funds:** \$1,410,384 of RCI Funds remain as no funds have been requested or disbursed from the RDA to date. Investments to date have been private equity and city funding. The first bank inspector visit was conducted on 1/31/18 to establish the baseline of the work completed to date. The report is expected by 2/7/18. First RDA Draw Voucher to be submitted in early February for payment at the end of February.
- **Updated Timeline:** Building A to be complete July 2018, Buildings C & B to be complete August 2018.

3Q '17: Construction has started with clearing and demolition complete and excavation for foundations underway. During November the foundations will be completed and the columns and beams are in fabrication with precast to be done by the end of 2017; Subrecipient Agreement: Executed 5/27/17 and the sub grantee is in compliance with the terms; Funds: \$1,410,384 of RCI Funds remain as no funds have been requested or disbursed from the RDA to date. Investments to date have been private equity and city funding. The loan with Horizon is in process, currently awaiting appraisal. The first draw from the RDA is anticipated in November; Construction is underway and anticipated to be complete by July 2018.

2Q '17: Groundbreaking was held July 18th at the site. Full construction will commence after receipt of the IDEM Comfort Letter, currently in senior technical review and should be issued no later than July 31st. All agreements with the City of Plymouth and City of Plymouth Redevelopment Commission have been signed.

1Q '17: Ready to break ground. Construction delayed from June 13 to July 20th, when the comfort letter is expected from IDEM.

- A: RDP Projects – Recommended for Funding Allocation

b. BREMEN (SUNRISE MEADOWS SUBDIVISION):

New subdivision offering 26 home sites in Phase 1 and a total of 50 when complete. Sites will be available for sale and others will be developed into housing, with the objective to create mid-level priced home and provide upward mobility for town residents so lower priced home will then become readily available.



4Q '17 Status Update:

- First and Final RDA draw anticipated in February 2018.
- Infrastructure for phase one of Sunrise Meadows subdivision was recently completed, offering 26 home sites immediately and a total of 50 when it is fully built out. To date 2 villas and 3 duplexes {6 condos} have been constructed. Plans are underway for 2 new homes to be built within the subdivision this spring. Along with villas and condos, lots are available for construction of conventional homes within the subdivision.

3Q '17: Project Complete. Subrecipient Agreement: Fully Executed 10/3/17 and sub grantee is in compliance with the terms of the agreement. Funds: \$82,496 of RCI funds remain, as no funds have been requested or disbursed from the RDA to date. The RDA requested expedited transfer of funds from IEDC on 10/2/17 and upon receipt will disburse in accordance with sub grantees' request.

2Q '17: Construction in progress with 1 new condo and 1 new duplex. All public infrastructure, as described in the Regional Cities plan has been constructed.

1Q '17: Construction in Progress for 56 lots. 2 condos, 1 villa and 1 house completed.

- A: RDP Projects – Recommended for Funding Allocation

c. CULVER (SAND HILL FARM):

Sand Hill Farm is a 24-unit apartment complex on 13.66 acres in Culver, being developed by Kevin Berger. Opening mid-2018, Sand Hill Farm is a progressive community offering entry-level housing to young families and professionals. Part of the Town of Culver's Stellar Grant application, this will create a work/school/life balance for residents.

4Q '17:

- Subrecipient Agreement: Fully Executed 9/18/17 and sub grantee is in compliance with the terms of the agreement.
- Funds: \$270,000 of RCI Funding remaining, as no funding has been requested or disbursed from the RDA. The first draw is anticipated for April, concurrent with the timing of the local public investment. The City's construction plans are 95% complete and they should be going out to bid within 2 weeks and accepting bids within 6 weeks.
- Timeline: Construction started 10/23/17; Official groundbreaking ceremony was 11/5/17, the same day as Culver's Stellar Cities award ceremony. Building pad was completed by the end of November, footings and frostwalls completed the second week in December and they began underslab infrastructure Christmas week. During January the underslab infrastructure (plumbing, electrical and sprinkler) was complete and floor slabs were poured 1/30/18. Framing will begin the first full week of February. Completion anticipated mid-2018. Construction should be completed by August 2018.

website: <http://sandhillfarmdev.com/>

Twitter: @SandhillCulver

Instagram: sandhillculver

[Link to Sand Hill Farm Photos](#)

3Q '17: Subrecipient Agreement: Fully Executed 9/18/17 and sub grantee is in compliance with the terms of the agreement. \$270,000 of RCI Funding remaining, as no funding has been requested or disbursed from the RDA. Culver Town Council approved the Tax Abatement. Timeline: 10/23/17 Construction begins; mid-November building pad complete, December framing begins. The first draw is anticipated in November 2017.

2Q '17: Redevelopment Commission and the Town of Culver recently approved the public-sector funding for the project, ordinance from the Town has been provided. The project is awaiting approval from IDEC and will then seek to close bank financing and begin construction.

1Q '17: The Culver Project is moving forward with construction and the Claim Form will be submitted to IEDC before June 15th. CRC approved funding \$200,000 to extend new route of water and sewer to the Sand Hill Farm development. Engineering complete, design of utilities will be complete soon. CRC and Town Council met 5/9 to look at development agreement and discuss financing. Public input will be heard at the 5/23 council meeting.

Primary Contacts.

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Plymouth: Scott Sivan, sivan@insite-dev.com | 574-855-1540

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Bremen: Jim Pomeroy, kaynelover@yahoo.com | 574-248-0362

- A: RDP Projects – Recommended for Funding Allocation

16 South Bend Blueways. East Bank Village Development Projects

Project Summary. South Bend Blue Ways is a coordinated series of public spaces associated with mixed use development along the St. Joseph River in South Bend’s East Bank Village. The project will include the creation or enhancement of public spaces and amenities, including park enhancements, continuous riverfront trail, and other infrastructure upgrades, that will support pending private development. South Bend Blue Ways would upgrade portions of the Northside and East Bank Trails between Madison Street and the South Bend Farmers Market. Both trails are part of the City’s Riverwalk system, part of the larger regional Indiana-Michigan River Valley Trail, soon to connect Niles, Michigan, to Mishawaka with potential future eastern expansion to Elkhart. This network also connects several key educational institutions, including the University of Notre Dame, Saint Mary’s College, Holy Cross College, Indiana University South Bend, and Purdue University’s South Bend Extension. Improvements as part of South Bend Blue Ways will include the creation of gathering places, seating areas, river overlooks, and public art; new trail and plaza surfaces; new trail routing near the River Walk (former Transpo maintenance garage) development site; access to the new University of Notre Dame boathouse; removal of physical barriers (ADA accessibility) and enhanced pedestrian/bicycle connections; decorative railings; preservation and integration of historic WPA stone walls and elements; and installation or upgrade of lighting, signage, bike racks, water fountains, and landscaping. This work, which will create an amenity package for the broader community, will coordinate with South Bend’s Riverfront Parks and Trails Master Plan process currently underway.

[LINK TO BLUE WAYS PROJECT PHOTOS](#)

4Q ’17 Status Updates.

Project Status:

- Subrecipient Agreement is executed and sub grantee is in compliance with the agreement.
- Project Updates:
 - Howard Park (City): 9/21 ground breaking held, construction efforts will resume in the spring. Project Budget has increased to \$15M (from \$12M) and the city and private funding sources have been secured. Blue Ways Howard Park Construction. City of South Bend approved \$23 Million in Redevelopment and Park Bonds on October 23, 2017. \$10 Million to be spent on Blue Ways Riverwalk projects. <http://sbvpa.org/mysbparksandtrails/projects/>
 - Wharf Partners (Perri): No Update.
 - Hydroelectric Project (ND): Contractor has been hired and groundbreaking is scheduled for 3/1/18.
 - River Race Flats (Matthews): No Update
 - Emporium Building River facing façade (Matthews): No Update.
 - Street Sidewalk and sewer improvements in the Howard Park /East Bank Village: No Update.
 - Village at Riverwalk/Transpo Site (Seradski): Construction is well underway. Two single-family homes are approaching completion within 60 days and two sets of six townhomes will be completed shortly after.
 - Notre Dame Boathouse: Complete
- Subrecipient Agreement: Fully Executed 9/1/17 and sub grantee is in compliance with the terms of the agreement.
- Timeline: The project is expected to be complete by early 2019.
- Funds: \$4,804,940 of RCI Funding remaining, as one draw of \$195,060 was disbursed on 01/22/18 from the RDA.

3Q ’17 Status Updates.

Blue Ways Project Updates:

- Howard Park (City): 9/21 ground breaking held and construction has commenced on the \$12 Million Blue Ways Howard Park Construction. City of South Bend approved \$23 Million in Redevelopment and Park Bonds on October 23, 2017. \$10 Million to be spent on Blue Ways Riverwalk projects. [WNDU Story on Howard Park Improvements http://sbvpa.org/mysbparksandtrails/projects/](http://sbvpa.org/mysbparksandtrails/projects/)
- Wharf Partners (Perri): Working on construction phasing with City of South Bend (river walk) and University of Notre Dame (hydro-electric project). Anticipated ground-breaking early 2018.
- Hydroelectric Project (ND): Construction delayed by 2 months due to FERC license transfer, expected to

- A: RDP Projects – Recommended for Funding Allocation begin in early 2018. Expected to last 18 months.
- River Race Flats (Matthews): Zoning is complete, project is in design. No construction date yet – modular option is no longer on the table as company went out of business. Construction to begin in approximately one year (October 2018).
- Emporium Building River facing façade (Matthews): Mid-permit process with the DNR for the Emporium riverside expansion. 1/3 if the windows on the street side are replaced (middle building), and the middle building was painted, with awning also replaced. The Jefferson building is next, which will get new windows (clear, non-tinted), as well as an expansion over the river.
- Street Sidewalk and sewer improvements in the Howard Park /East Bank Village: 8/30 Construction Completed on City's East Bank Phase 5 Sewer Separation Project, which separated the sanitary and storm sewers in the area as part of a CSO Long Term Control Plan and included new curbs, sidewalks, lighting, and trees that will support the new development.
- Village at Riverwalk/Transpo Site (Seradski): 8/30 ground breaking held to celebrate beginning of construction for the Village at Riverwalk The Village at Riverwalk by Century Builders includes a combination of market rate single family detached homes as well as townhomes. The development will feature 43 single family homes, 48 townhomes, and 42 apartment units with construction on the first phase having started July 2017. [SB Tribune Article on Village at Riverwalk](#)
- Notre Dame Boathouse: Complete
- Subrecipient Agreement: Fully Executed 9/1/17 (copy attached) and sub grantee is in compliance with the terms of the agreement.
- Funds: \$5,000,000 of RCI Funding remaining, as no funding has been requested or disbursed from the RDA.
- Timeline: Howard Park Improvements are slated to be complete in spring 2019. The first draw is anticipated December 2017.

2Q '17: Ground breaking for park & trail work will be held in mid-late September. City met 7/24 to adopt an ordinance that officially appropriated the \$5 Million Regional Cities grant for this project. The ordinance is scheduled to be discussed and adopted at the council meeting on the 24th.

1Q '17: Letter from City of South Bend confirming \$2 million commitment sent to IEDC in May. On Dec 29, 2016, the City of South Bend executed a Development Agreement for the Wharf Site, which represents a \$16M private investment into the site combined with a \$2.5M city investment.

[Press Release 02-22-17](#)

2016: The RDA allocated \$5,000,000 for this \$83,384,303 project. IEDC has conditionally approved the claim form subject to the details and status of the private components of the project. The City held the second public meeting of the Riverfront Parks & Trails (i.e. Blueways) Master Design process on November 2nd. Howard Park and Seitz Park plans have been fast tracked for execution in 2017.

Timeline:

Summer-Fall 2016: Development of Riverfront Parks and Trails Master Plan; Fall 2016-Spring 2017: Engineering / Survey and Design; Summer 2017: Project Bidding; Fall 2017: Construction Starts; Fall 2018: Construction Ends

All Private Development Projects are underway or expected to be underway within the next 8 months and primarily completed by the end of 2018.

Primary Contact.

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- A: RDP Projects – Recommended for Funding Allocation

17 Market District/Blue Zone Initiative. Downtown Elkhart

Project Summary.

This project includes commercial and housing development in the Market District of Downtown Elkhart. The project will incorporate a 120-unit residential component to compliment the retail investment and support a more vibrant, walkable neighborhood center. Additional planning for more density and strategic recruitment may also allow for additional retail space will small shops or restaurants. The Martin’s Supermarket would be reconstructed on a non-river frontage portion of the site. These units will provide the first new construction housing units in downtown Elkhart since the 1980s. The mixed-use residential and commercial development takes advantage of the sites’ proximity to the Elkhart River and existing RiverWalk as well as the many downtown attractions and amenities.

4Q '17 No update.

- Status of local match: Gary Boyne has produce all the necessary document of Rich Deahl/B&T/ GLC attorney to review. We are also going through a replat for TIF retooling on site. All that is going well and quickly.
- Status of private match: 100% confirmed through Great Lakes Capital fund. Centier is committed to lending, and is waiting for the final updated proforma since the site has dramatically changed (although the economic have not varied much).
- Project Status: Still under contract with the property, Tenant financial lease details are agreed and the form, language, etc. with lease execution expected in the next few weeks. The project took an extra 6-8 months for the community to engage and participate in the process. to process updated proforma as the site has dramatically changed and, while that’s the case, economics should not vary too much.
- Subrecipient Agreement will be drafted by RDA upon IEDC approval of the project.
- Funds: \$2.7 Million of RCI Funding remaining, as no funding has been requested or disbursed from the RDA.
- Timeline: Firm detail including timeline, including anticipated start of draws, construction milestones, and estimated project completion will be available in the next week to two.

3Q '17: Project Status: Project team is under contract and in the due diligence process including site assessment detail work and tenant lease work and finalizing details with the bank. Coordinating with the City and others to engage the river and ensure appropriate flow and density on the site and with the neighboring projects. Subrecipient Agreement will be drafted by RDA upon IEDC approval of the project. Funds: \$2.7 Million of RCI Funding remaining, as no funding has been requested or disbursed from the RDA.

2Q '17: City of Elkhart confirmed financial support in the form of a \$4.5 Million loan to Great Lakes Capital (to be paid back to the City via the Tax Increment generated from the project). Loan commitment proposal received from Centier Bank. Project team is in development and design phase.

1Q '17: Project team is working to formalize matching funds.

2016: The RDA allocated \$2.7 million for this \$28,235,625 project. The IEDC has conditionally approved the project claim form subject to additional detail on the plan and financing to be submitted.

Original Timeline:

Construction will start spring of 2017 and take 24 months. The Foundry multifamily project, which is on the adjacent site, has advanced with Flaherty & Collins developers and state and local incentives outside of the RCI funds.

Primary Contact.

Brad Toothaker, Great Lakes Capital | 574.237.6000 | btoothaker@bradleyco.com

- A: RDP Projects – Recommended for Funding Allocation

18 The Mill at Ironworks

Project Summary. The Mill at Ironworks Plaza will add 233 market-rate luxury apartment units and 16,500 square feet of retail and restaurant space in the heart of downtown Mishawaka on 3.8 acres near the Beutter Park Riverfront. The new development is estimated to generate more than \$500,000 in new real estate taxes to the community each year. The Mill at Ironworks Plaza sets a tone for downtown Mishawaka, creating density, serving as an amenity and increasing social connectivity by creating a centrally-located space for residents and visitors to live, shop, work and play in one of north central Indiana's urban cores.

4Q '17 Status Updates.

- **Project Status: Under Construction.**
- **Subrecipient Agreement: Executed 8/1/17 and sub grantee is in compliance with the agreement.**
- **Funds: \$4,719,229 of RCI Funding remaining, as \$549,001 has been disbursed to date by the RDA.**
- **Timeline: Construction completion slated for Summer 2019 (21-month construction project) with the first phase delivering 206 units expected in March 2019, second phase delivering 20 additional units Summer 2019.**

3Q '17: Groundbreaking was held 9/21/17 and the project is under construction. Subrecipient Agreement: Executed 8/1/17 (attached) and sub grantee is in compliance with the agreement. Funds: \$4,837,172 of RCI Funding remaining, as one draw of \$431,058 was disbursed on 10/10/17 from the RDA. Timeline: Construction completion slated for Summer 2019 (21-month construction project) with first units possibly December 2018 or January 2019.

2Q '17: Subrecipient Agreement revised and with project team for execution. Private and nonpublic funds secured and held meeting to coordinate disbursement process. Groundbreaking slated for Sept 21.

1Q '17: Project team is in full design mode of the project and has Schematic design packages completed. From here the design will get much greater in detail and as they plan the interiors at the next step. They are currently contemplating adding additional public parking to the project which would increase the project cost, with the City of Mishawaka covering that increased cost.

2016: The City of Mishawaka is planning to submit the development agreement to the Redevelopment Commission at the end of this January. Once approved, they plan on going before the City Council to approve TIF bonds in April or May. Construction still anticipated to start in June.

Recent Articles: [Regional Cities Initiative in Mishawaka targets millennials](#)

Primary Contact. Brian R. Prince II, Flaherty & Collins Properties | 317.816.9300 | bprince@fco.com | fco.com

- A: RDP Projects – Recommended for Funding Allocation

20 Hotel Elkhart Development (#20)

Project Summary. The former Hotel Elkhart (HE) is the tallest building in Elkhart Co and has for years served as the commercial and residential center of the City. Current use includes 82 formerly income-restricted elderly apartments and over 30,000 square feet of vacant or underutilized commercial space that will be transitioned into a proposed 98-unit boutique hotel with retail and commercial on the ground floor, office on the second floor, and renovation of the 9th floor event space, as well as updated commercial space.

4Q '17 Status Update.

- Status of the project in the execution phase and progress made during previous quarter:
 - Construction will commence 2nd quarter 2018
- Up-to-date timeline for the project, including construction milestones and anticipated RCI disbursements:
 - Subrecipient Agreement: Executed 12/15/17 and sub grantee is in compliance with the agreement.
 - Funds: \$900,000 of RCI Funding remaining, as no draws have been requested from the RDA to date.
 - Timeline: Estimate construction start- 2nd quarter 2018. Estimated at 12-13 months of construction, with anticipated 2Q 2019.

[LINK TO ALL 500 BUILDING PHOTOS](#)

3Q '17: Sub grantee provided comments to subrecipient agreement on 9/13/17. Being reviewed by RDA legal. Timeline: Estimate construction start- December 2017 with monthly draws to cover construction expenses over the course of the construction timeline, estimated at 12-14 months (beginning 1st draw Jan 2018).

2Q '17: Revised Project team is being led by Ed Bradley of Newmark Grubb Cressy Commercial. Claim for submitted to IEDC and waiting for final approval. \$900,000 local public commitment made by the City of Elkhart and loan commitment proposal received from Centier Bank.

1Q '17: Project team is working on the claim form that will be submitted to IEDC for review and approval. Because of multiple meetings with the preferred boutique hotel franchise, the unit mix is pushing toward a higher percentage of hotel rooms. This shift is beneficial for the operations of the Hotel, which, in turn, benefits the Investors. In addition to the supporting data from the Hotel Market Study, the opening of the Aquatic Center will also further support the higher count of hotel rooms. There have been multiple rounds of detailed meetings with Investors and commitments are expected by mid-February.

2016: On Nov 1, the RDA approved an allocation of \$900,000 for this project. Immediately following Closing, production of the Construction Documents for the existing building will begin. Concurrently, design and engineering for the Skybridge, as well as, the exterior public improvements will be coordinated with the City of Elkhart. With the existing residential tenants and overall scale, this project will be redeveloped/constructed in two phases.

Primary Contact.

Ed Bradley, Cressy Commercial, ebradley@cressy.com | 574.271.4060

- A: RDP Projects – Recommended for Funding Allocation

22 Goshen Theater Restoration

Project Summary. The Goshen Theater, a 750-seat historic performing-arts theater, closed in 1968 and has since suffered decay, water damage, historic façade removal and unresolved maintenance needs. This project will fully renovate the facility, saving the community's shared heritage and bringing new life to the region. Restoring the historic cultural amenity will provide a source of culture and entertainment for the community and bolster the economic activity of the downtown.

4Q '17 Status Update.

- Private Fundraising as of 12/31/17 is \$866,975. The Proforma is being finalized and then will be used to approach several banks who are waiting for that information. The team is cautiously optimistic that they can raise an additional \$800,000 by March 31, 2018 (RDA deadline for securing match).
- Subrecipient Agreement has not been executed.
- Funds: \$835,000 of RCI Funding remaining, as no draws have been requested from the RDA to date.
Timeline: An anchor annual event for the theater is the Riverbend Film Festival, which occurs each spring. Because of cash flow with when pledges will be received, they are anticipating construction to begin immediately after the Riverbend Film Festival in 2019 and be completed by the end of 2019.

3Q '17: Private Fundraising is going well, raising \$515,225 as of 10/27/17. The goal is to raise \$2 million by 12/31/17 and a total goal of \$2.5 million. Subrecipient Agreement has not been executed.

2Q '17: Construction status including changes to anticipated start and completion dates

Start Date: July 2018. End Date: June 2019.

The theater board ("GTI") received official confirmation in December 2017 that it will not receive some of the private funds for this project it had anticipated. For this reason, the board has determined it must phase the project. Phase 1 activities for the project are estimated to cost \$4,170,000:

1Q '17: GTI is in the process of organizing its fundraising plan. It has secured Aly Sterling Philanthropy to guide the process. It is hiring a 3/4-time Campaign Manager. The project team is currently working on securing match funding and preparing additional information for the RDA prior to submitting the Claim Form to IEDC.

2016: The RDA allocated \$1.8 million for this \$9 million project. The \$4M Bond from City has been approved by Council, \$5M pending from Community Foundation of Elkhart County, Capital Campaign will run through 2016-2017, Construction Plans will be developed Summer 2017, Construction to commence February 2018 and be complete by mid-2019.

Primary Contact.

Gina Liechty | Downtown Goshen & Eyedart | 574.312.5677 | gina@eyedart.com | cityonthego.org

- A: RDP Projects – Recommended for Funding Allocation

23 Community Wellness Center and Natatorium

Project Summary. This project includes construction of a 160,000-square foot, \$65,000,000 community wellness center and natatorium in the Market District of Downtown Elkhart. A collaboration between Community Foundation of Elkhart County and Beacon Health Systems has been identified as the ownership and operating entity for the project. Due to the size substantially increasing, the timeline has expanded to 2019 completion. The aquatics center has expanded in size and a weight loss clinic has been added.



4Q '17 Status Update.

- Initial bids were approved and structure has been erecting. The pool is expected to be delivered from Italy any day
- In the overall fundraising effort, \$1.1MM remains to be raised of the \$69.5MM.
- Subrecipient Agreement is fully executed and sub grantee is in compliance with the terms of the agreement.
- Funds: \$7,128,621 of RCI funding remain, as \$1,871,379 has been disbursed through two draws from the RDA to date. A third draw in the amount of \$998,561 is being processed by the RDA currently.
- Timeline: Spring fundraiser event is planned where they will officially name the facility; Fundraising will be closed by Summer 2018; Beacon plans to start selling memberships to the public by Fall 2018; On Target for opening at the end of March 2019.

[LINK TO ALL ELKHART AQUATICS CENTER PHOTOS,](#)

[LINK TO FACEBOOK PAGE](#)

[LINK TO PROJECT WEBSITE UPDATES](#)

3Q '17: Subrecipient Agreement is fully executed and sub grantee is in compliance with the terms of the agreement. Project Update: Contracting the masonry and other vendors who are in immediate need Curbs are in for the parking lot. Prep for asphalt is underway. Steel started on Wednesday 10/25/17. Main structural steel will take 2-3 months for topping off. In the overall fundraising effort, \$1.4MM remains to be raised of the \$69.5MM. \$9,000,000 of RCI Funding remains, as no funds have been disbursed from the RDA to the sub grantee. The RDA just received the first request for an appropriation of RCI funding in the amount of \$1,010,224 and the related documentation is being reviewed by the RDA. Broke ground March 2017; completion of construction process is anticipated Spring 2019.

2Q '17: Demolition is complete. The earth is packed and ready for foundations to start in September. Steel is ordered. Video of the site demolition: <https://vimeo.com/227624296> Updated info at: <https://elkhartcenter.com/#the-project>

1Q '17: The demolition process has started for the existing buildings and should be completed for the construction site by mid-February. The team is planning a formal public announcement about the project confirming the partners and timeline by the end of February; with a groundbreaking taking place in the Spring.

2016: The RDA allocated \$9,000,000 for this \$55 million project. An event was held in October to communicate the project plans to stakeholders in the community.

Primary Contact.

Shelley Moore | President, Insight Strategic Concepts, Inc. | 574-970-1322 | shelley@insightsc.com

Dr. Pete McCown | President | Elkhart County Community Foundation | 574.295.8761 | pete@elkhartccf.org

- A: RDP Projects – Recommended for Funding Allocation

29. Marshall County Wellness and Life Enrichment Center (Plymouth Aquatics Center)

Project Summary. The Marshall County Wellness and Life Enrichment Center includes construction of two facilities. The first is a ten-lane competition swimming pool, complete with day care facilities, educational classrooms, and concessions. The second is an indoor / outdoor soccer complex with two indoor turf arenas and a general-purpose turf area aiding indoor practice for football, baseball and other sports during inclement weather. The soccer facility will also have two outdoor soccer fields to accommodate competitive matches and tournaments.

4Q '17 Status Update

- Status of the project in the execution phase and progress made during previous quarter:
 - The Site plan, construction drawings and construction contract have been completed for the Learning Center. The new plans and specifications for the Wellness Center are being developed to expand the center into a 10-lane pool and should be completed shortly.
 - The Fieldhouse is still pending the signing of a deal with a Tier 1 health provider. While close to done, the deal is not signed yet and the deal is sure to have a significantly positive impact on the size and scope of the Fieldhouse.
- Up-to-date timeline for the project, including construction milestones and anticipated RCI disbursements:
 - Subrecipient Agreement is in final form and being routed for signatures.
 - The project has commitments to receive New Market Tax Credits. Closing on the NMTC financing structure is anticipated for 3/28/18. Construction will start by April 15 and is anticipated to be completed within 12 months., by April 15, 2019.
 - Funds: \$2,000,000 of RCI Funding remaining, as no draws have been requested from the RDA to date. are anticipated to start April 2018.

[LINK TO ALL PLYMOUTH AQUATICS CENTER PHOTOS](#)

3Q '17: Subrecipient Agreement has not been executed. Aquatics Center: Site plan is updated, construction drawings are in and ground breaking is planned for December 1, 2017 (Rendering and floor plan provided); The project has expanded to include a day care facility to be managed by Growing Kids (Mike Garatoni), co-located with new offices for The United Way and the Marshall County Community Foundation. The Fieldhouse is still pending the signing of a deal with a Tier 1 health provider. While close to done, the deal is not signed yet and the deal is sure to have a significantly positive impact on the size and scope of the Fieldhouse. The project has commitments to receive New Market Tax Credits. Closing on the NMTC financing structure is anticipated for 12/31 but funding will be advanced out of TIF3 through a reimbursement resolution to get the hole dug before heavy frost sets in. \$2,000,000 of RCI Funding remains, as no funds have been disbursed from the RDA to the subgrantee.

2Q '17: No Update

1Q '17:

- Retained Michael Kinder and Sons to build the Aquatics Center as design-build contractor. They have also been assisting with the fieldhouse, but have not been retained to perform the construction. Team had their second construction planning meeting with them on January 13, 2017 and have worked with Kinder to narrow their selection of architectural firms to 2 qualified candidates, both of whom have long experience in the construction of aquatics centers. They anticipate getting a funding timeline from them in January so that they may provide all parties (RDA, Plymouth's Redevelopment Commission and the Developer, Mr. and Mrs. Rick Miller) anticipated timelines for such funding.
- They have secured the necessary approvals for \$2.2 Million of funds from the City of Plymouth's TIF district #3 and have made good progress with Frank Hoffman of Ice Miller toward securing the necessary New Markets Tax Credit Allocation anticipated, and necessary to build the desired 10-lane pool.
- They plan to break ground on the fieldhouse in March. The aquatics center operating budget relies on cooperative leases from both Plymouth Community Schools and Ancilla College, both of which prefer such leases start in August or September of any given year. Given the time that has been required to get the final approval for TIF funds and the time necessary to get the final agreement from the RDA, it became clear that they could not complete construction of the aquatics center by August 2017. Consequently, they plan to break

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ground in August of this year so that they can be under roof before winter and open in time for the 2018-19 school year.

The RDA allocated \$2 million for this \$13,467,463 project and the IEDC has approved the claim form and distributed the funds to the RDA. The project team has composed a committee, secured a private developer, negotiated verbal agreements with Community School Corporation, City of Plymouth and Ancilla College, determined construction and operating costs and secured a verbal commitment for the land acquisition.

Primary Contacts.

Chad Barden | chad@tristreamadvisors.com | 574-933-3479

Angela Drury | Executive Director | Plymouth Sharks | 574.780.2188 | presidentplymouthsharks@gmail.com

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35 South Shore Train: Double Tracking PE&E

35a. Double Tracking.

This request prepares all documentation necessary to advance the project to final design and construction. NICTD has received federal approval to enter Project Development and has entered into a contract with HDR Engineering to perform preliminary engineering and environmental (PE & E) to support the project (\$4,000,000).

Benefits of Double tracking include increased scheduling flexibility and reliability and will reduce travel time from South Bend to Chicago (for every train) to under 2 hours (from 2.35 hours), with some express trains making the trip in 1:45 minutes. It will also allow for additional service to South Bend, 2-3 trains per weekday and additional Saturday service as well.

4Q '17: PROJECT COMPLETED AS OF 3Q '17.

3Q '17: Notice of project completion sent to IEDC 10/30/17. All funds have been disbursed in accordance with the claim form.

2Q '17: HDR is continuing their work on the preliminary engineering and environmental project. To date, NICTD has paid HDR \$3,233,859 out of the \$4,000,000 total project cost. Project completion and the final payment will occur in June.

Related, work continues for the next phases of the Double Tracking and South Bend Station Realignment phases.

- Double track project passed in the Indiana General Assembly 2017 session as HB1144:
<https://iga.in.gov/legislative/2017/bills/house/1144#document-c2b23441>
- State funding approved in the Budget (25% of project; \$72.5MM).
- St. Joseph County must approve our \$18.125MM local match by the end of June.
- The double tracking project and the South Bend Airport Station realignment are considered parts of one master project to complete our goal of a 90-minute trip to Chicago by the end of 2020.
- To meet NICTD's timeline, St. Joseph County is working to approve funding of the doubletracking and the City of South Bend is working to approve funding of the station realignment.

1Q '17: Work on the Preliminary engineering and environmental work that has been assigned to the engineering firm HDR is underway and expected to be completed by September 2017. This will conclude the phase of the project related to the Regional Cities Funding.

35b. Infrastructure Renewal

The South Shore continues to upgrade its overhead power distribution system between Michigan City and South Bend as part of its annual infrastructure renewal program. The project is expected to be completed in 2020.

35c. South Bend Realignment

This would further reduce the trip time by 10-12 minutes, getting to 90-minute trip time. It was agreed that the county should treat the double tracking and the South Bend Station Realignment as one project to generate community and political support to raise funds at once with the aggregate goal of reducing travel time to 90 minutes, rather than as two separate projects. This means we are looking for \$38.125MM. NICTD has included \$1M in their 2017 capital plan to conduct the environmental and preliminary engineering work necessary to proceed with the airport relocation. They anticipate completion of this work in 2018 and if funding is secured, construction will be concurrent to the doubletracking, with both being completed and 90-minute service starting October 2020.

Project Contact.

John N. Parsons, Northern Indiana Commuter Transportation District
219.926.5744 x. 204 | John.Parsons@nictd.com | nictd.com

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40 Marshall County Manufacturing Shell Buildings

Project Summary.

This project is being developed to attract new business and industry, and fill the void in the market place for "move in" ready buildings. Such buildings will adequately meet the needs of business and industry, and allow Marshall County to respond to more leads and be more competitive in attraction projects. The project includes the construction of 4 shell buildings in various communities throughout the County.

The RDA allocated \$800,000 for this project, conditional upon it being a loan and that the repaid funds from the loan would then be allocated to Project 11 Plymouth & Culver Entrepreneurship Center/Business Incubator. Additional project detail is being prepared prior to submitting Claim Form to IEDC.

4Q '17 Status Update.

- Status of the project in the execution phase and progress made during previous quarter:
 - Foundation and building permits were issued.
 - Grading for the building pad is complete.
 - Foundation for 50,000 sq. ft. has been poured and this item is complete.
 - Wall panels, insulated precast, have been erected, north and east wall.
 - Structural steel to arrive on site 2/14, it will be erected soon after.
 - Sub-division plat is under review at plan commission.
- Up-to-date timeline for the project, including construction milestones and anticipated RCI disbursements:
 - Subrecipient Agreement and Loan Document fully executed.
 - \$800,000 of RCI Funds remain, as no draws have been processed by the RDA to date.
 - \$198,000 has been spend on the project as of 1/31/18.
 - Construction completion by Spring 2018.

[Link to Argos Shell Building Photos](#)

3Q '17: Local SWWP being reviewed at local level. Grading and foundation permits will be pulled upon IDEM's review. Grading to begin late October. Subrecipient Agreement fully executed September 2017. Loan documentation being prepared by RDA attorney to reflect the project status as a loan rather than a grant with repayment one year after construction completion at zero interest; 9/13 technical review meeting with the town and building officials. Timeline: The first draw is anticipated in November. Construction completion by Spring 2018.

2Q '17: The Argos Shell Building is moving forward based on a 50,000 SF building which will be expandable to 300,000 SF. The funding model will be: \$400,000 Regional Cities Loan; \$1,600,000 Bank Loan with the Town of Argos paying the interest on the loan Timeline: Groundbreaking planned for Summer 2017 with completion of shell building by December 2017.

No information available on the 2nd of the two shell buildings (Plymouth) at this time.

Primary Contact.

Jerry Chavez, Executive Director, Marshal County EDC | 574.935.8499 | jerry@marshallcountyedc.org

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46 Commerce Center Mixed Use Development



Project Summary.

This new construction project will add more than 200 residential units, a full-service grocery store and pharmacy in the East Bank Village of downtown South Bend. The mixed-use space will be located at 401 E. Colfax Ave. in South Bend, which is part of a 100-year-old building complex that formerly served as a power plant and currently houses several technology and medical companies. This quality of place project will enable residents and visitors to easily access services and interact with others, contributing to the region's goal of creating high-performing communities.

4Q '17 Status Update.

- Project Status:
- Parking garage schedule was provided and the total cost is \$12.5MM
- An overflow parking lot was paved at the end of Madison St in October 2017 (\$160k).
- Floorplans for the mixed-use building are 50-75% complete at the Schematic Design phase (should complete in May). Construction Documents should start in April.
- Developer has a revised site plan for the parking garage and the mixed-use building. The grocery store will be able to expand to 2x the shown square footage (2 floors).
- Developer is working with AEP to remove their easements, and allow a larger 1st floor footprint. They move slow, but the developer is making plans to build even without their easement vacation.
- Timeline: Construction on the garage is expected to start in May 2018. mixed-use building will begin when the garage is complete (winter 18 - Spring 19).
- Subrecipient Agreement executed and project is in compliance with its terms.
- \$4,909,604 of RCI Funding remains, as no funds have been disbursed from the RDA to the sub grantee. Monthly draws are anticipated to start in 2018 when construction on the garage commences.

[LINK TO ALL COMMERCE CENTER PROJECT PHOTOS](#)

3Q '17: The base coat of asphalt at the overflow parking lot (Madison St. northwest of Corby's) is complete. If weather permits, a top coat will also get paved this year. In Spring 2018, half of the Commerce Center parking lot will be removed and the garage will go up. The designer vacancies we had are now filled, with everyone starting sometime this year. Close to finalizing selection of a firm to complete the garage engineering. Soil samples for geotechnical analysis was completed earlier in 2017. We will finish East Bank and Commerce Center with traditional panelized construction. The current schedule is to have the garage go up in Spring if 2018. Once opened, we can start construction on the mixed-use building. The mixed-use building will take about two years, so opening in 2020, but we will have a firmer date once the garage work is complete.

2Q '17: Project has a new site plan and Velvet is working on the architectural drawings. The East Bank Flats project is in construction, underground, infrastructure, 1st floor concrete and rough plumbing is complete. The floors 2 - 6 are 80% complete, but the manufacturing company (Mark Line Industries) that was constructing the pre-fab modules went out of business, and 1st Source Bank has taken the modules. The sub grantee and banks attorneys are sending letters back and forth. The Commerce Center portion has all the entitlements complete (zoning, development agreement with city, etc.). And we are looking to have the parking structure construction in 2018, and the building follow (2019, but we will move it up if we can).

1Q '17: East Bank Flats site is under construction. Regarding the Commerce Center site:

- City Council endorsed the project in a 7 to 1 vote for an increase in height as well as a local match of

- A: RDP Projects – Recommended for Funding Allocation
\$5,000,000 of local tax incremental financing fund (TIFF).
- The project has about 6 more weeks of local approvals before entering in to design phase.
- Martin’s Supermarket is on board to bring a pharmacy and full-service grocery store to the development that will house approximately 144 market rate apartments, and have an oversized parking garage for future neighborhood expansion. The local redevelopment commission also approved the TIFF allocation.
- The RDA allocated \$4,909,604 million for this project and the IEDC has approved the claim form and distributed the funds to the RDA.

Primary Contact.

David Matthews, Owner, Matthews, LLC | 574.409.3841 | david@davidmatthews.com | matthewsllc.com

- A: RDP Projects – Recommended for Funding Allocation

54 City of WaNee Vision 2020/Boys & Girls Club Elkhart County

Project Summary. Joint collaboration between the City of Nappanee, the Boys & Girls Clubs of Elkhart County (BGCEC), Wa-Nee Community Schools, Family Christian Development Center (FCDC), and Elder Haus Senior Center of Nappanee with the support of the Town of Wakarusa. First, a premier soccer complex will be built at Wellfield Park. The current soccer field will then be the new home to the BGCEC - Nappanee building. Upon the completion of the new BGCEC building, FCDC will move into the current BGCEC location. The final stage of the project will be a new public parking lot that is much needed in Nappanee. Total Project cost is \$5,150,000. RDA Allocation is \$100,000.

Status Update.

4Q '17: Claim Form submitted to RDA and under review

3Q '17: Selected for RDA allocation of \$100,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact.

Kevin Deary, Boys & Girls Club Elkhart County, kdeary@bgcelkhartcounty.org; 574-534-5933

- A: RDP Projects – Recommended for Funding Allocation

55 (41) Boys & Girls Club Marshall County

Project Summary. To provide a safe-haven for all school age children in Marshall County to attend. Our project began with tearing down the dilapidated old restaurant building that was converted to a Club 20+ years ago. The new Clubhouse consists of two stories at approximately 12,000 square foot with the Teen Center located on the upper level. The new Clubhouse will be dedicated to innovative new programming and will be energy and resource efficient. The two-story facility will provide safe, attractive, supervised and accessible spaces for youth. The Boys & Girls Club program space will be designed to provide youth in our community with age-appropriate youth development programming that is aimed at helping today's youth to develop their full potential as productive, caring and responsible citizens. Total Project cost is \$2,700,000. RDA Allocation is \$100,000.

Status Update.

4Q '17: No Update

3Q '17: Selected for RDA allocation of \$100,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact. Billie Treber, Boys & Girls Clubs of Marshall County, billiet@bgcmarshallcounty.com; 574-936-0660

59 Ironworks Phase II, Mishawaka

Project Summary. Two private mixed-use housing developments: Riverwalk Apartments, the Townes at Kamm Island Phase II, and Buetter Park Phase II (includes a Garden Café, sculpture skating rink/path, restrooms, maintenance building, bridge lighting, pavilions, parking, and utility improvements). These three projects represent a \$22.3M investment. RCI funds would be directed toward the \$7.1M Buetter Park Phase II project. RDA Allocation is \$114,000.

Status Update.

4Q '17: No Update

3Q '17: Selected for RDA allocation of \$114,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact. Ken Prince, City of Mishawaka, kprince@mishawaka.in.gov; 574-258-1625

60 Millrace Multi-Use Pavilion, Goshen

Project Summary. Construction of a city owned, open-air multi-use pavilion on the west side of the Millrace Canal on a 9-acre former brownfield site that is now open greenspace adjacent to one of the City's busiest greenways, just blocks from downtown Goshen. The venue will serve the community year-round as a covered ice skating facility in the winter months and a gathering place to hold events and activities throughout the remainder of the year. The City's Park & Recreational Department will manage the facility and the space will provide an opportunity for growth of the many programs and events that our Parks' Department already offers. Total Project Cost is \$7,114,593. RDA Allocation is \$300,000.

Status Update.

4Q '17: No Update

3Q '17: Selected for RDA allocation of \$300,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact. Becky Hershberger, City of Goshen, beckyhershberger@goshencity.com; 574-533-3579

- A: RDP Projects – Recommended for Funding Allocation

61 Potawatomi Zoo Improvement, South Bend

Project Summary. A new front entry with gift shop and restrooms at Potawatomi Zoo is Phase I of a 10-year, \$37 million master plan. Total Project Cost is \$2,254,760. RDA Allocation is \$450,000.

Status Update.

4Q '17: Fundraising private dollars is active, with an event planned for 3/10/18.

3Q '17: Selected for RDA allocation of \$450,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact. Marcy Dean, Potawatomi Zoo, mdean@potawatomizoo.org; 574-340-4090

62 REES Theater Project, Plymouth

Project Summary. Restoration of the Rees Theater including masonry, roofing, structural, streetscape, ADA compliance, interior restoration, sound and lighting, mechanical and electrical systems. This downtown theater has been closed for seven years and will be transitioned into a community theater/event center with respect for the arts in film, live performances and dinner theater capabilities, as well as children's arts education. Total Project Cost is \$2,840,000. RDA Allocation is \$300,000.

Status Update.

4Q '17: We toured the property on 1/30/18; Fundraising of private dollars in in the quite phase.

3Q '17: Selected for RDA allocation of \$300,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact. Randy Danielson, randy@johnson-danielson.com, 574-936-2829

63 South Bend Chocolate Factory & Museum

Project Summary. South Bend Chocolate Destination Project -- South Bend Chocolate Company will construct a new factory for its headquarters and expanded manufacturing operations and create a year-around, one-of-a-kind education and experiential attraction for the South Bend-Elkhart region and the State of Indiana. The Project features several attractions, including a Chocolate Factory Experience (inclusive of specially designed factory tours, a Chocolate Cafe Restaurant and Candy Store, and an interactive, educational Chocolate Museum), the Indiana Dinosaur Museum (the largest interactive kid-centric in the Midwest), a Farmer's Market Showcase (vineyards, orchards, pumpkin patches, buffalo grazing), a Winery and Specialty Restaurant, a Conservation Trail (linking to Chain O'Lakes Conservation's Club, trails, fishing resources, South Bend Country Club, and Chain of Lakes Gun Club), and development sites for two hotels. Independent of the hotel developments, the site is estimated to attract 150,000 to 250,000 visitors annually and create 144 direct new jobs and support 353 jobs in the region. Total Project Cost is \$ \$14,007,282. RDA Allocation is \$500,000.

Status Update.

4Q '17: No Update

3Q '17: Selected for RDA allocation of \$500,000 during 9/14/17 Board Meeting. Must meet all matching criteria and submit Claim Form to IEDC by 3/31/18.

Primary Contact. Mark Tarner, South Bend Chocolate, mtarner@sbchocolate.com; 800-301-4961

- B: RDP Projects – Private (No RCI Funding)

i. B: RDP Projects – Not Seeking RDA Funding

Project ID #	Project Title
ND1	St. Joseph River Hydropower Project in Downtown South Bend
ND2	The Overlook at Notre Dame
ND3	Embassy Suites, Eddy Street Commons

ND1 St. Joseph River Hydropower Project

Project Summary. The University of Notre Dame will construct a 1.83-megawatt hydropower facility on the city-owned dam in Seitz Park on the Blue Ways river walk in downtown South Bend. Power from the facility will be conveyed to campus by way of an underground transmission line traversing the 1.5-mile distance to campus. This will reduce campus carbon emissions, increase electric reliability, fix a portion of campus utility costs, provide academic research opportunities and create strong partnerships with local governments. The University will provide the City with funding to return Seitz Park to its existing or an enhanced condition, which supports the RCI Blue Ways Project.

Project Update.

4Q '17: Contractor has been hired and groundbreaking is planned for March 1 2018.

3Q '17: Construction now anticipated to begin spring of 2018.

2Q '17: Hydropower Project received approval from South Bend Parks and Recreation on December 12th, 2016. Construction scheduled to begin in October of 2017.

[WNDU Article Link](#)

1Q '17: No Update

4Q '16: A Memorandum of Understanding was put in place on July 1, 2016, between the City of South Bend and the University of Notre Dame. Currently, the parties are drafting a long-term lease agreement for the property.

Contact. Tim Sexton, Assoc. VP Public Affairs, University of Notre Dame | 574.631.1785 | sexton.30@nd.edu

ND2 The Overlook at Notre Dame (Completed)

Project Summary. Tim Troeger of Overlook LLC will construct phase two of this apartment complex located at the east edge of Notre Dame’s campus in South Bend. This expansion will add 120 apartments to the first and only community designed specifically for the MPA, Graduate and professional students, as well as researchers, staff and faculty of Notre Dame. This project creates residential and commercial density in South Bend at the edge of the Notre Dame campus. By providing opportunities for Notre Dame students, faculty and staff to live closer to South Bend, this enables connections between the campus, the community and area residents.

Project Update. Complete. The Overlook at Notre Dame is complete and opened its third building in August. There are 359 beds, all of which are leased.

Contact. Stephen Studer, Counsel, Krieg DeVault | 574.277.1207 | sstuder@kdlegal.com | overlooknd.com

- B: RDP Projects – Private (No RCI Funding)

ND3 Embassy Suites Hotel. Eddy Street Commons at Notre Dame



Project Summary. This project includes a \$30 million 164-room Embassy Suites hotel project to be constructed by Kite Realty Group in Eddy Street Commons in South Bend, just north of the University of Notre Dame campus. This is the final component of Eddy Street Commons Phase One.

Project Update.

4Q '17: **No Update; still on track to be open fall of 2018**

3Q '17: Kite Realty broke ground June 2017 and is anticipated to open in the fall of 2018.

3Q '17: Kite Realty broke ground June 2017 and is anticipated to open in the fall of 2018.

[South Bend Tribune Article 062817](#)

2Q '17: The 150-room Embassy Suites hotel is now part of Eddy Street Commons Phase 2, which received approval from the Redevelopment Commission on December 29th, 2016, kicking off the approval process.

1Q '17: Jan 4: Kite Realty presents to the City of South Bend's Economic Development Commission

Jan 9: Kite Realty presents to the City Council for the first readings.

Jan 23: City Council will vote on the project

[South Bend Tribune Article 123016](#)

2016: Conversations continue with the public process potentially beginning before year end.

As anticipated, this project did not submit an application for RCI funding and is moving forward independent of RCI funding. Kite Development continues to plan for Embassy Suites as well as for Phase 2 of Eddy Street Commons.

Contact. Tim Sexton, Associate Vice President for Public Affairs, University of Notre Dame | 574.631.1785 | sexton.30@nd.edu | nd.edu | eddycommons.com

- B: RDP Projects – Private (No RCI Funding)
- **Projects Submitted which were not selected by the RDA.**

Project ID #	Project title
Not Funded in September 2017 Round	
51	Vested Interest/251 Sample Project
53	933 Corridor (LaSalle Trail to East Bank Trail)
56	Career Exploration & Environmental Innovation Center
57	Indoor Family Entertainment Center
58	Imanico Office Incubator
Received allocation in 2016 but did not meet criteria to receive funding	
27a	Apex Climbing South Bend
34	Marshall County Trail System (Lake Maxinkuckee Trail)
Did not Seek RDA Funding in 2017	
Ranked "A" and unfunded in 2016	
24	Market District Ice Sports Facility
25/27b	Central Park Goshen / Apex Climbing *Allocated as part of Project 60 in Sept 2017)
Ranked "B" and unfunded in 2016	
1	Renaissance District - Studebaker Administration Building
41	Boys & Girls Club Clubhouse (Marshall County)
Ranked "C" and unfunded in 2016	
5	Experiential Learning Center (The STREAM Factory)
36	Marshall County Infrastructure Development
Did not Seek RDA Funding in 2016 or 2017	
7	Project Lead the Way
8	St. Joseph County Education Alliance
10	Metronet Expansion
12	Bethel College Free Enterprise Center
14	Urban Development Revolving Loan Fund
19	The Armory Kitchen and Winery
26	Outdoor Entertainment & Arena Space
28	Indiana University South Bend/HealthLinc Health and Wellness Center
32	Riverwalk Mapleheart Connection
42	Marshall County Neighborhood Co-Operative
ND1*	St. Joseph River Hydropower Project in Downtown South Bend
ND2*	The Overlook at Notre Dame
ND3*	Embassy Suites, Eddy Street Commons

*Updates included on these projects, which were an original part of the RDP.

Regional Development Authority

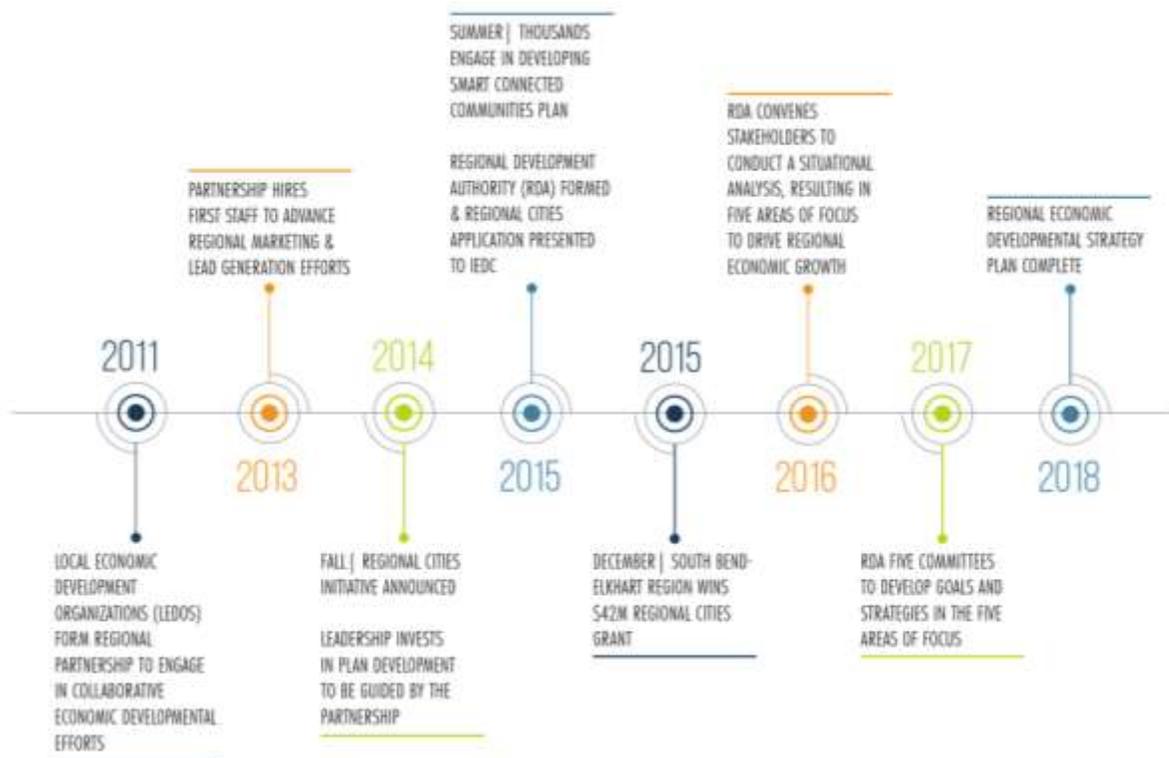
Operations

Minutes of the 11/09/17 and 01/09/18 meetings are attached for reference. The 2018 board meetings are scheduled as follows:

01/11/18	4:30-6:00	INOVA Federal Credit Union, Elkhart
03/29/18	4:30-6:00	Swan Lake, Plymouth
05/10/18	4:30-6:00	IU South Bend, Admin, Fireside Room, South Bend
07/26/18	4:30-6:00	Swan Lake Conference Center, Plymouth
09/13/18	3:00-4:30	INOVA Federal Credit Union, Elkhart
11/08/18	3:00-4:30	Studebaker Building 113, Renaissance District, South Bend

Regional Economic Development Strategy

Leaders in the region have been collaborating since the formation of the Michiana Partnership in 2011. The region’s success in winning the \$42 million grant demonstrated how the region working together is in everyone’s best interest and served as a catalyst for formation of the Regional Development Authority. Even as the RDA was implementing the regional cities projects, community leaders voiced strong interest in developing a comprehensive plan that would build economic strength in the region and lead our efforts beyond the quality of place focus. Throughout 2016 and 2017, the RDA convened hundreds of stakeholders in developing strategies to support the overarching goal of increasing per capita personal income in the region to equal or surpass the national average.



The comprehensive regional economic development strategy focuses on five key areas: Entrepreneurship, Industry, Workforce, Talent, and Inclusion. A Regional Opportunities Forum was attended by over 200 community leaders on February 6th where the RDA and Partnership reviewed the plan and the key benchmarks:

WORKFORCE

RAISE THE POST-SECONDARY ATTAINMENT LEVELS FROM **30 TO 50 PERCENT**

TALENT

TRANSFORM NET MIGRATION TO A **POSITIVE IN-MIGRATION**

INDUSTRY

GROW JOBS IN HIGHER PAY TRADED INDUSTRY CLUSTERS **BY 20 PERCENT**

STARTUPS

ESTABLISH 200 **HIGH POTENTIAL** STARTUPS

INCLUSION

IMPROVE THE REGION'S NATIONAL RANK OF MINORITY INCOME DISPARITY TO THE **80TH PERCENTILE**

[Link to Detail on REDS Plan](#)

[Link to Press Release 020618](#)

[WSBT Story: Local Leaders unveil plan for next 8 years](#)

The RDA and the LEDOs developed the following governance structure to support the Partnership in its execution of the REDS Plan. This structure enables the key stakeholders to effectively align their economic development efforts. Representatives from of the LEDOs, Local Government, Southwest Michigan, Private Industry and other key stakeholders, along with the committee chairs representing our five strategic drivers will govern the South Bend-Elkhart Regional Partnership as it works to execute the strategies in the REDS Plan.

