Regional Development Authority Board Meeting Minutes

The June 26, 2024, meeting of the Northern Indiana Regional Development Authority (RDA) was held at South Bend – Elkhart Regional Partnership (Regional Partnership), 635 S. Lafayette Blvd., South Bend, IN 46601. Mr. John DeSalle, Chair, called the public meeting to order. Roll call was taken, and it was noted that a quorum was present.

Roll Call

RDA Board Members Present: Dallas Bergl, INOVA Federal Credit Union
John DeSalle, University of Notre Dame
Pete McCown, Community Foundation of Elkhart County
Kristin Pruitt, Lake City Bank
Tim Sexton, University of Notre Dame

RDA Board Members Absent: N/A

Others Present: Caleb Bauer, City of South Bend
Kevin Danti, Town of Culver
Lori Flotow, South Bend – Elkhart Regional Partnership
Debbie Gardner, MACOG
Taryn MacFarlane, South Bend – Elkhart Regional Partnership
Audra Sieradzki, Great Lakes Capital Partnership
Stephen A. Studer, Krieg DeVault LLP
Alayna Wort, South Bend – Elkhart Regional Partnership

Report of Secretary
Ms. Taryn MacFarlane confirmed that the required public notice was made for the meeting.

Meeting Minutes
There were no additions or corrections to the May 22, 2024 meeting minutes.

A MOTION WAS MADE TO APPROVE THE MINUTES FROM THE MAY 22, 2024 MEETING, AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

Reports of Officers, Consultants and Staff

Treasurer’s Report
Ms. Kristin Pruitt presented the Treasurer’s Report, which included the year-to-date May 31, 2024 Financial Statements, as well as an accounting of payments recommended for ratification and approval.
A MOTION WAS MADE TO APPROVE THE **YTD MAY 31, 2024 FINANCIAL STATEMENTS** AS PRESENTED, AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

A MOTION WAS MADE TO **RATIFY ALL INVOICES** APPROVED AND PAID BY THE TREASURER OR PENDING IN ACCORDANCE WITH THE POLICY OF THE BOARD, AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

**Michiana Area Council of Government’s (MACOG) Contract**
Ms. DeSalle directed attention to the proposed **Third Amendment to Services Agreement** between the RDA and MACOG for review and approval.

A MOTION WAS MADE TO APPROVE THE **THIRD AMENDMENT TO SERVICES AGREEMENT** AS PRESENTED, AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

**Reports of Committees and Partners**

**Regional Partnership**
In Ms. Bethany Hartley's absence, Ms. MacFarlane provided updates from the Regional Partnership. View Full SBE Regional Partnership Report.

**Old Business**

**READI 1.0 Update**
Ms. MacFarlane provided **READI 1.0** updates, highlighting the following:

- Four capital projects are fully disbursed: Potawatomi Zoo, Air Cargo & Logistics Center (SBN), Marshall County Career and Innovation Center, and Mishawaka Fieldhouse.
- The IEDC has informed regions that no region can draw down READI 2.0 project funds until 65% of READI 1.0 awards have been disbursed to projects. To clarify, this is not a specific date; it is a milestone that depends on the region's rate of project completion. Currently closing in on 35% of regional allocation being disbursed and individual project check-ins are being conducted to generate cash flow forecasts.
- IEDC has also stated a goal that every project complete at least one disbursement by September 30, 2024 (which is the close of the federal fiscal budget year). Regional Partnership staff are working with every project who has not yet submitted a disbursement to determine ability to meet this goal.
- Further, September 30, 2024 is the deadline for any READI 1.0 project to adjust its project scope in terms of work to be done, match commitments, and any other components that comprise the complete project scope that had previously been approved by the RDA and
IEDC. Regional Partnership staff have communicated to all projects that their first match documentation submission is due in August to comply with this requirement.

- Groundbreaking ceremony for Bremen pickleball court to take place July 16, 2024.
- Marshall County Career and Innovation Center to begin groundbreaking within the next 1 – 2 months.
- Wellfield Botanic Gardens Visitor Center projecting a soft opening in November 2024.

A discussion took place regarding current capital projects statuses and efforts being made to reach the goal of at least 65% disbursed before READI 2.0 projects can draw down funds. Currently, the region's disbursement is at 33.7%. Ms. MacFarlane will continue to provide further project status updates at future meetings.

**Project Update: GLC**

Ms. Audra Sieradski and Mr. Caleb Bauer presented updates on the Madison Lifestyle District project. Highlights included the following:

- Real Estate Purchase Agreement - Beacon and Great Lakes Capital (GLC)
  - GLC to accept transfer of the Project Site, Summer 2024.
  - 300 spaces in the northern parking garage reserved for Beacon Health System employees.
  - Beacon releases license to project site upon completion by the City of the surface parking lot for Beacon employee use where South Bend Medical Foundation currently exists.

- Development Agreement – City of South Bend and GLC
  - GLC participation in planning of parking garage(s) and site work to prepare site for development of housing, hotel, and commercial components.

- June 26, 2024, City of South Bend awarded the South Bend Medical Foundation site demolition contract - $1.763M.
  - Target project completion: Q2 2025.
  - City of South Bend will still need to award paving and striping to fully complete parking lot agreement with Beacon.

- GLC to notify all proposed project scope and budget changes for discussion with the Indiana Economic Development Corporation (IEDC) by August 15, 2024.

**Project Update: Culver**

Mr. Kevin Dante provided updates on the Culver South Main Housing Project: The Dunes. Highlights included the following:

- Culver Town Council meeting takes place June 26, 2024 to vote on approving the site plan for the development.
- The previously approved bond ordinance toward the project to close July 30, 2024.
• Advertisement to accept project bids for water and sanitation work expected in the beginning of August 2024.
• Anticipate receiving notice to proceed in September 2024 and to begin drawing down initial READI funds for building materials costs at that time, with final draw down of READI award projected to take place by April 2025.
• Phase One of the project has an 18 month build out process and hopes are for unit occupation by next summer.

New Business

**LEI Blight Project Submissions**

Ms. MacFarlane provided [LEI Blight Project submissions](#) for review and discussion. Highlights included the following:

- Lilly Endowment, Inc. (LEI) awarded a $250M grant to the IEDC, which will be used to compliment the state's READI 2.0 investment.
  - The funding will allocate $185M to blight remediation and redevelopment projects that align with regional development strategies focused on improving quality of life and quality of place.
  - Additionally, the funding will allocate $65M to arts and culture projects that align with regional development strategies focused on improving quality of life and quality of place.
- The role of the RDA is to make recommended blight remediation and redevelopment project, as well as arts and culture project, submissions to the IEDC.
  - IEDC will evaluate arts and culture projects in coordination with Indiana Arts Commission (IAC) and other partners, based on the RDA's recommendations and submissions.
  - IEDC will administer and have sole discretion on which projects receive funding.
  - Region is allowed to submit up to four blight remediation and redevelopment projects, as well as up to four arts and culture projects.
- Seven blight remediation and redevelopment projects have been received by the RDA for consideration of submission to IEDC. All submissions do not have to be done at one time, therefore the RDA prefers to submit strong applications in a timely manner, while also communicating with other applicants from which clarification or additional information may be needed for submission consideration.
  - Seven blight remediation and redevelopment projects have been received by the RDA for consideration of submission to IEDC. All submissions do not have to be done at one time, therefore the RDA prefers to submit strong applications in a timely manner, while also communicating with other applicants from which clarification or additional information may be needed for submission consideration.
  - Of the seven application submissions, two were identified as clearly meeting the eligibility criteria outlined by the IEDC and currently being considered by the RDA for submission.
    - Benham Neighborhood Initiative – requesting funding of 18.5% of the total project cost of $96,500,000.
    - Westside Housing City of South Bend - requesting funding of 7.7% of the total project cost of $150,839,784.
A lengthy discussion took place regarding the project applications and their submission to the IEDC for blight remediation and redevelopment funding consideration. Evaluation of project applications will continue and further discussion on projects will take place at the next RDA meeting on July 16, 2024.

A MOTION WAS MADE TO APPROVE THE SUBMISSION OF BENHAM NEIGHBORHOOD INITIATIVE AND WESTSIDE HOUSING CITY OF SOUTH BEND PROJECTS TO IEDC FOR CONSIDERATION OF BLIGHT REMEDIATION AND REDEVELOPMENT FUNDING. AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

**LEI Arts and Culture Project Submissions**
Ms. MacFarlane presented an update on LEI Arts and Culture Project submissions. Highlights included the following:

- Individual project applications were not reviewed at this meeting, in part due to the process entailing a batch application submission to IEDC, unlike the rolling submission of blight remediation and redevelopment funding applications.
- The deadline for LEI arts and culture project submissions to IEDC is July 31, 2024.
- Response time from IEDC is 60 days.

**READI 2.0 and LEI Rollout Timeline**
Ms. MacFarlane presented the [READI 2.0 and LEI rollout timeline](https://southbendelkhart.org/regional-development-authority/northern-indiana-regional-development-authority-2024-public-meeting-notice/) for 2024. Highlights included:

- July 16, 2024 RDA board meeting; RDA board decides on initial LEI blight projects for submission to the IEDC.
- August 30, 2024: READI 2.0 applications due to the Regional Partnership.
- October 16, 2024 RDA board meeting; READI 2.0 project presentations to the RDA board.
- November 20, 2024 RDA board meeting; board votes on READI 2.0 project awards.
- Timeline is extendable but proposed dates are with the intention of meeting IEDC’s official due dates, which have not yet been provided.

**Other Items/Upcoming Dates**

**Meeting Schedule**
The next meeting will be held July 16, 2024, from 3:00 – 5:00 pm EST, location to be determined.


**Adjournment**
Upon a motion made, the Chair adjourned the public meeting.