

BE IT REMEMBERED THAT, The Board of Commissioners of the County of St. Joseph met in a regular session in the County City Building on May 30, 2023 at the hour of 6:00P.M.(EST) at which time in the following members were present: Carl Baxmeyer, Derek Dieter, and Dr. Deborah Fleming D.M.D. were present.

PLEDGE OF ALLEGIANCE

OPENING AND READING OF BIDS ON:

None

REPORTS AND REQUESTS FROM:

COMMISSIONERS

**A)
IN THE MATTER OF APPROVING
THE ACCOUNTS PAYABLE DOCKETS**

Dr. Fleming moved to accept the Accounts Payable Docket as read and outlined.
Motion seconded by Mr. Dieter.
Motion adopted by a 3-0 vote.

**B)
IN THE MATTER OF APPROVING
BILLS PASSED BY THE ST.
JOSEPH COUNTY COUNCIL**

<u>BILL NO.</u>	<u>ORDINANCE NO.</u>
60-23	75-23

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Dieter.
Motion adopted by a 3-0 vote.

**C)
IN THE MATTER OF APPROVING
RESOLUTION R-13-C-2023-
RESOLUTION OF THE BOARD OF
COMMISSIONERS APPROVING
A DEVELOPMENT AGREEMENT
BETWEEN ST. JOSEPH COUNTY,
THE ST JOSEPH COUNTY
REDEVELOPMENT COMMISSION
AND GENERAL MOTORS, LLC**

Bill Schalliol, Economic Development Director, offices on the 11th floor.
This resolution will supersede Resolution R-12-C-2023. The difference between them is the inclusion of the two provisions. One related to gas and one related to electric. Prior to the Redevelopment Commission meeting and the Board of Commissioners meeting we removed the language that's listed here as draft language because it was language, we just didn't feel was appropriate or that we could work with as part of the development agreement. We came up with language that both parties, General Motors and the County could agree with. We added that back into the Council resolution and the Council version of the development agreement. We would like your approval and then take it back to the Redevelopment on June 6th for their final approval.

Dr. Fleming moved to accept the above request as read and outlined.
Motion seconded by Mr. Dieter.

Motion adopted by a 3-0 vote.

D)
IN THE MATTER OF APPROVING
RESOLUTION R-14-C-2023-
RESOLUTION IDENTIFYING 1417
VANBUREN ST. SOUTH BEND,
IN FOR TRANSFER

This is a potential sale to an adjacent landowner. The resolution and notice that follows is the Indiana Code that's required in the state law.

Dr. Fleming moved to approve the above request as read and outlined.
Motion seconded by Mr. Dieter.
Motion adopted by a 3-0 vote.

E)
IN THE MATTER OF APPROVING
AN MOU BETWEEN THE SJC
COMMISSIONERS AND INTEGRATED
LEADERSHIP AND CONSULTING, LLC

This memorandum provides review of the proposals that we received for Portage Manor.

Mr. Dieter moved to accept the above request as read and outlined.
Motion seconded by Dr. Fleming.
Motion adopted by a 3-0 vote.

ARCHIVES

IN THE MATTER OF APPROVING
A WASTE MANAGEMENT AGREEMENT

Katerina Carter, Archives, South Bend, IN.

It is time to renew our trash removal services. I contacted Republic Services and found out that our contract rolled over with them. I asked for quotes from them and Waste Management. I got a better deal with Waste Management. Therefore, I would like to cancel the rollover contract with Republic Services. We are currently paying them \$263.94 a month and even though there bid amount is \$151.90. Waste management fee for the same size dumpster and the service is approximately \$88.42 a month. I would like to move forward with Waste Management.

Dr. Fleming moved to approve the above request subject to legal review as read and outlined.
Motion seconded by Mr. Dieter.
Motion adopted by a 3-0 vote.

PROCUREMENT

A)
IN THE MATTER OF APPROVING
A REQUEST TO ADVERTISE-
FLEET MANAGEMENT-REQUEST
FOR PROPOSALS

Bree Roberts, Director of Procurement, offices on the 7th floor.
The County is requesting proposals from qualified firms and/or entities to provide fleet vehicle procurement, maintenance, and management services. This is requested to be advertised on June 2nd and June 9th, 2023 with a bid opening on July 5th, 2023.

Mr. Dieter moved to accept the above request as read and outlined.
Motion seconded by Dr. Fleming.

Motion adopted by a 3-0 vote.

B)
IN THE MATTER OF APPROVING
A REQUEST TO ADVERTISE-
FACILITIES ASSESSMENT STUDY(FAS)
AND SPACE ALLOCATION STUDY(SAS)-
REQUEST FOR PROPOSALS

This was previously started in 2018. The plan is to have this new work build on that effort. This would be advertised on June 2nd and June 9th, 2023, with a bid opening on July 11th.

Mr. Dieter moved to accept the above request as read and outlined.
Motion seconded by Dr. Fleming.
Motion adopted by a 3-0 vote.

INFRASTRUCTURE, PLANNING, AND GROWTH:

A)
IN THE MATTER OF APPROVAL
OF ENGINEERING SERVICES
AGREEMENT-RIVERSIDE
GARAGE ASSESSMENT

Sky Medors, County Engineer, offices on the 7th floor.

This agreement outlines the responsibilities of each party and is in an amount not to exceed \$65,000.00.

Motion made by Mr. Dieter to accept the recommendation of the Department of Infrastructure Planning and Growth in reference to the above request as read and outlined.
Motion seconded by Dr. Fleming.
Motion adopted by a 3-0 vote.

OLD BUSINESS:

Portage Manor update:
Dr. Atalla, Granger, IN.

I submitted a proposal and there's certain conditions that this proposal, in order to go forward. One is the funding that the County, the \$2.7 million. Without that funding, I can not proceed. The second is licensing. I was asked to provide licensing which I am not able to obtain a license to operate the building if I do not own the building. So, I leave that in the Commissioners hands because without these two things cannot go forward. In order to operate the building, I will need a license and when I emailed, they said for the license they would need proof of purchase saying I own the building. Without that I cannot apply. There has to be some kind of document that the state wants to see, saying the building will be taken over on whatever date and then in that condition they will provide licensing.

Frank Agostino, South Bend, IN.

Concerning licensing. The entity that would require the property, a place for everyone, needs to demonstrate an interest in the property. If they don't have an interest, if there's no purchase agreement, if there is no deed that shows ownership in the property you can't schedule an inspection of the property for the new owner because they don't have any rights in the property. We acknowledge the difficulty the county would be in. The County is the operator of this property. Needs to provide proper care for the residents of the property. You can't just transfer the property over without the proper licensing in place for the entity that's taking it over and the licensing wouldn't be granted until you deed the property over to that entity. So, as the doctor pointed out there is a catch 22. There are issues with the funding as well. There would be required input to make upgrades to this property. The plan they had in place would require that money coming from the county.

Private funding would not be available for at least a year down the line with that. So, again, the idea of an immediate transfer of the property faces feasibility issues with regard to licensing and funding. The doctor still fully supports trying to pursue a viable option for this property. That may include what the task force proposes, a public-private partnership. That's not before the Commissioners today to decide. That may include another plan where the residents are secured in another location, the property is transferred to a place for everyone or another entity and then the property is upgraded, and the residents return. But, again, that is not before you today as the Commissioners. What is before you today is whether you would transfer the property currently to a place for everyone. We recognize that there are difficulties with regards to feasibility on that. Both on the funding and a licensing scale. We had met with the expert that was designated to use by the county for operations to facilitate this and they recognize that this type of transition usually is about a year transition. Doctor has diligently pursued this within a 60-day time frame. Within this time frame she has set up an entity. She has obtained their 501C3 designation. Licensing and funding still remain open but again she has pursued this at a brisk pace. I feel she should be commended for this. We thank the Commissioners for considerations for proposals and their diligence and care for their patients and wanting to keep this property open and we look forward to the Commissioners decision on that.

Mr. Baxmeyer. We do want to commend Dr. Atalla for your diligence.

Mr. Dieter. Thank you for all your hard work. We will have our final determination.

PUBLIC COMMENTS:

Laura McClellan, Ohio.

Comments on Dr. Atalla's presentation and the confusion of this process with Portage Manor.

Roy Saenz, South Bend, IN.

Speaks on events of Portage Manor.

There being no further business to come before the Board at this time, Mr. Baxmeyer asked for a motion to recess, Mr. Dieter so moved, seconded by Dr. Fleming. Meeting recessed by a 3-0 vote.



ST. JOSEPH COUNTY COMMISSIONERS

*Please refer to the St. Joseph County website for the full audio and visual of the St. Joseph County Commissioners meeting if needed.