

RESOLUTION NO. 3437

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
AUTHORIZING STAFF TO STUDY POTENTIAL BENEFITS OF
AMENDING TAX INCREMENT FINANCING AREAS**

WHEREAS, the South Bend Redevelopment Commission (“Commission”), the governing body of the South Bend, Indiana, Department of Redevelopment (“Department”), exists and operates under the provisions of I.C. 36-7-14, as amended from time to time; and

WHEREAS, pursuant to I.C. 36-7-14-11, the Commission has a duty to investigate, study, and survey areas needing development within the City of South Bend, Indiana (the “City”), as well as to re-plan areas needing redevelopment in the manner that best serves the social and economic interests of the City and its inhabitants; and

WHEREAS, the Commission previously designated and declared certain areas in the City to be either economic development areas or redevelopment areas, as well as allocation areas for the purposes of tax increment financing (“TIF”), and adopted development plans for each area, all of which have been amended from time to time; and

WHEREAS, Resolution No. 818 was adopted by the Commission on October 23, 1987, declaring the “West Washington-Chapin Development Area” (“West Washington”) to be a redevelopment area and an allocation area for the purposes of TIF, which resolution was confirmed by the Commission on December 11, 1987 by Resolution No. 824, and which resolution has been amended from time to time; and

WHEREAS, the Commission adopted Resolution No. 919 on February 23, 1990, declaring the “Airport Economic Development Area” to be an economic development area and an allocation area for purposes of TIF, which resolution was confirmed by the Commission on June 27, 1990 by Resolution No. 938, and which resolution has been amended from time to time; and

WHEREAS, the “South Side Development Area” (“SSDA”) was declared to be a redevelopment area and an allocation area for purposes of TIF by the Commission on November 1, 2002 via Resolution No. 1914, which resolution was confirmed by the Commission on December 20, 2002 by Resolution No. 1928, and which resolution has been amended from time to time; and

WHEREAS, on November 17, 2003, the Commission adopted Resolution No. 2016, declaring the “Northeast Neighborhood Development Area” to be a redevelopment area and an allocation area for purposes of TIF, which resolution was confirmed by the Commission on December 19, 2003 by Resolution No. 2021, and which resolution has been amended from time to time; and

WHEREAS, on November 10, 2014, the Commission adopted Resolution No. 3255,

which expanded and renamed the Northeast Neighborhood Development Area as the “River East Development Area” (“River East”), and Resolution No. 3256, which expanded and renamed the Airport Economic Development Area as the “River West Development Area” (“River West”); and

WHEREAS, the Department desires to study the boundaries of River East, River West, West Washington, and SSDA to determine whether such boundaries should be adjusted pursuant to the document attached hereto as Exhibit A, which has been presented to the Commission as well as to the Common Council of the City of South Bend, Indiana; and

WHEREAS, the Commission desires that the Department study and create a report regarding the benefits of amending the boundaries of River East, River West, West Washington, and SSDA.

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

1. The Department, through its staff and in consultation with other advisors as necessary, shall survey, study, and investigate whether amendments to River East, River West, West Washington, and/or SSDA and their respective development plans would benefit public health and welfare.

2. The Department, through its staff and in consultation with other advisors as necessary, shall cause to be prepared maps and plats of the River East, River West, West Washington, and SSDA territories, showing the boundaries thereof and any proposed amendments to said boundaries, and indicating the locations of various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, re-platting, re-planning, rezoning, or redevelopment of the River East, River West, West Washington, and SSDA territories, as well as any portions thereof to be used for public purposes under amended plans for economic development of River East, River West, West Washington, and SSDA.

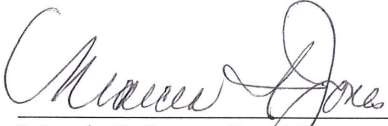
3. The Department, through its staff and in consultation with other advisors as necessary, shall perform any additional actions required to fulfill the purpose of this Resolution.

4. This Resolution shall be in full force and effect upon its adoption.

SIGNATURE PAGE FOLLOWS

ADOPTED at a meeting of the South Bend Redevelopment Commission held on July 12, 2018, at 227 West Jefferson Boulevard, Room 1308, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT COMMISSION



Marcia I. Jones, President

ATTEST:



Donald E. Inks, Secretary

EXHIBIT A

TIF Area Adjustments Presentation



CITY OF SOUTH BEND
Department of Community Investment

Update on Potential TIF Area Adjustments

July 12, 2018

APPROVED

**SOUTH BEND
REDEVELOPMENT COMMISSION**

Alanna S. Grogan Pres/V-Pres
ATTEST: *David E. Smith* Secretary/V-Pres
DATE: *July 12, 2018*

Today's Agenda

1. Policy Goals
2. Overview of Areas
3. River East
4. River West — North and Central
5. River West/South Side Options



Policy Goals

Growth of wages, gross municipal product, assessed value, population, etc.

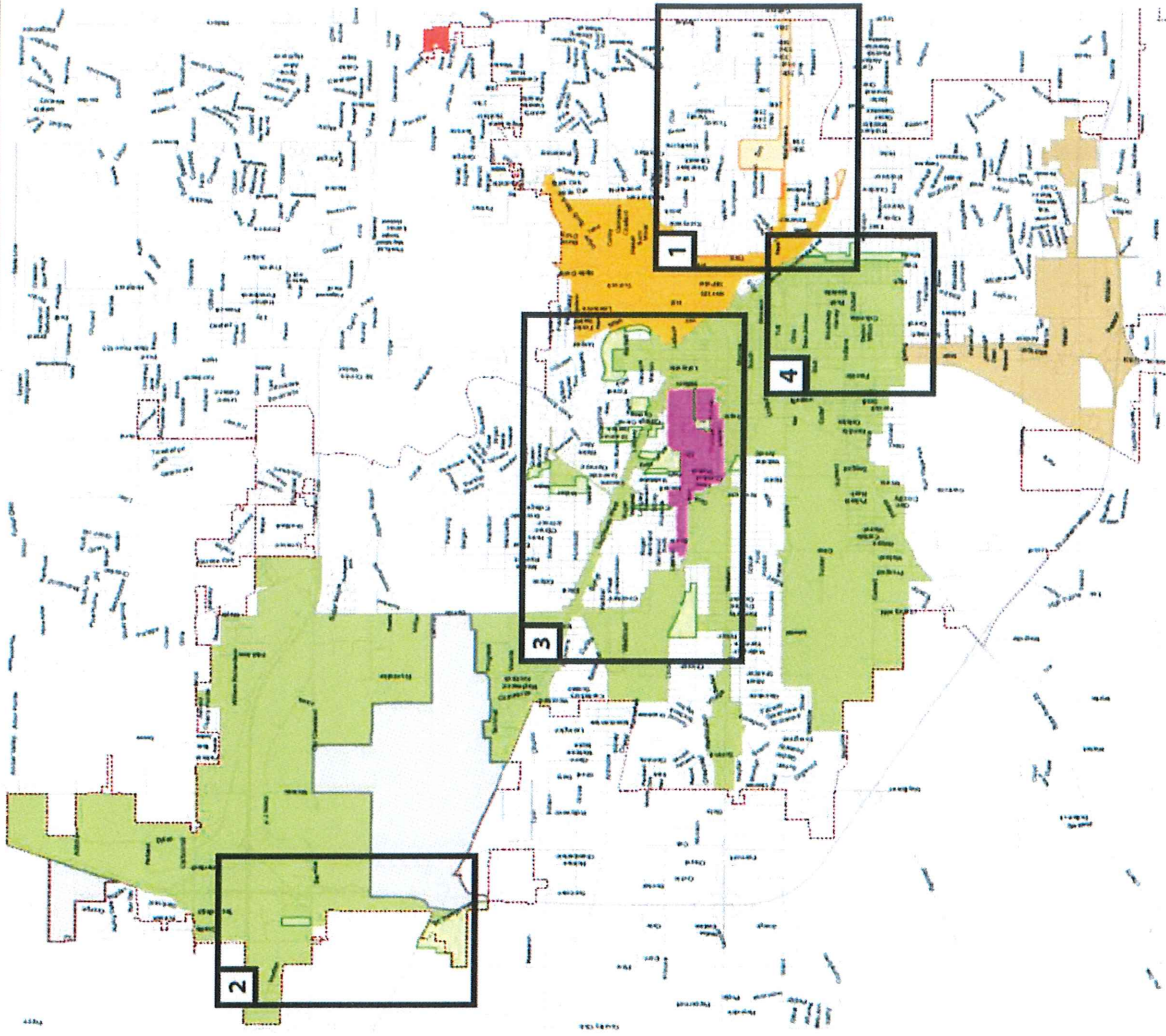
- **Productivity**—dense, vibrant neighborhoods; workforce development and upskilling; entrepreneurship and business acceleration
- **Inclusion**—inclusive professional networks; access to affordable housing, childcare, transit options, etc.
- **Placemaking**—quality of place and culture that attracts and retains talent and jobs
- **Sustainability**—robust infrastructure; long term stewardship of resources



Overview of Areas

Potential Adjustments

1. River East
2. River West – North
3. River West – Central
4. River West/ South Side



Legend

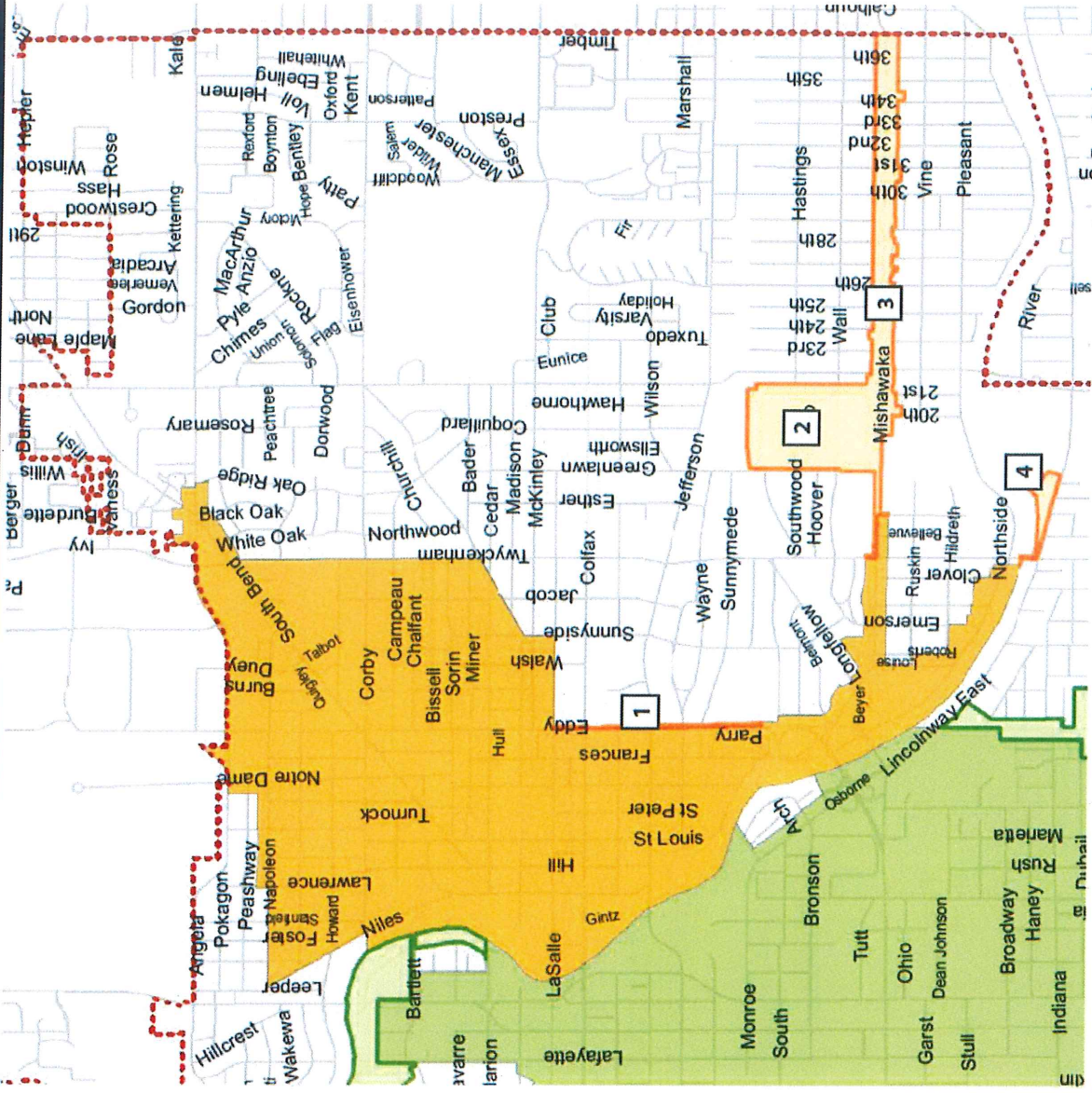
- River West
- River East
- South Side
- West Washington (no change)
- Douglas Road (close est. 2020)



River East

1. Eddy Street ROW only
2. Potawatomi Park/Zoo
3. Mishawaka Ave. Corridor
4. Lincoln Way East / IUSB Connection

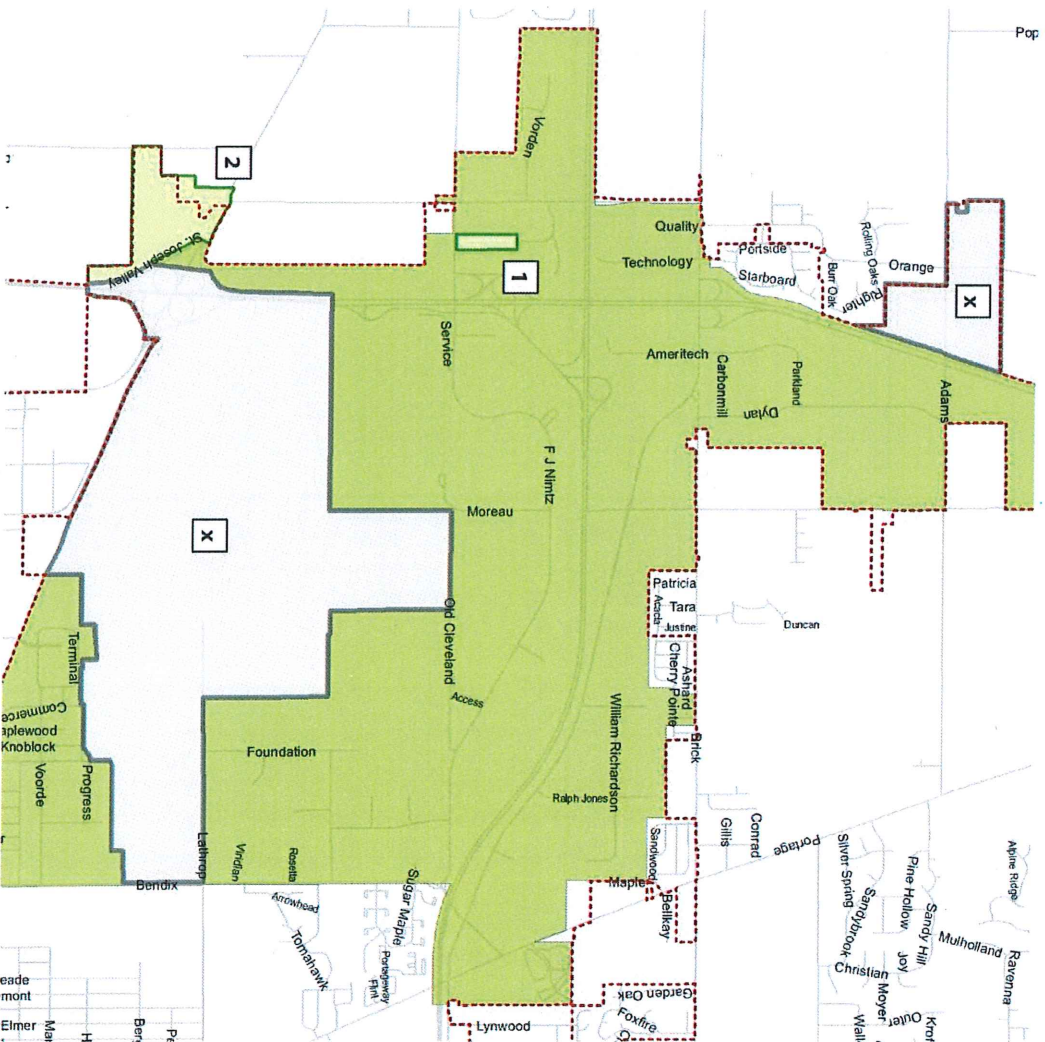
119 acres added
0 acres removed



River West – North

1. Baney Property
2. South Bend Chocolate Factory

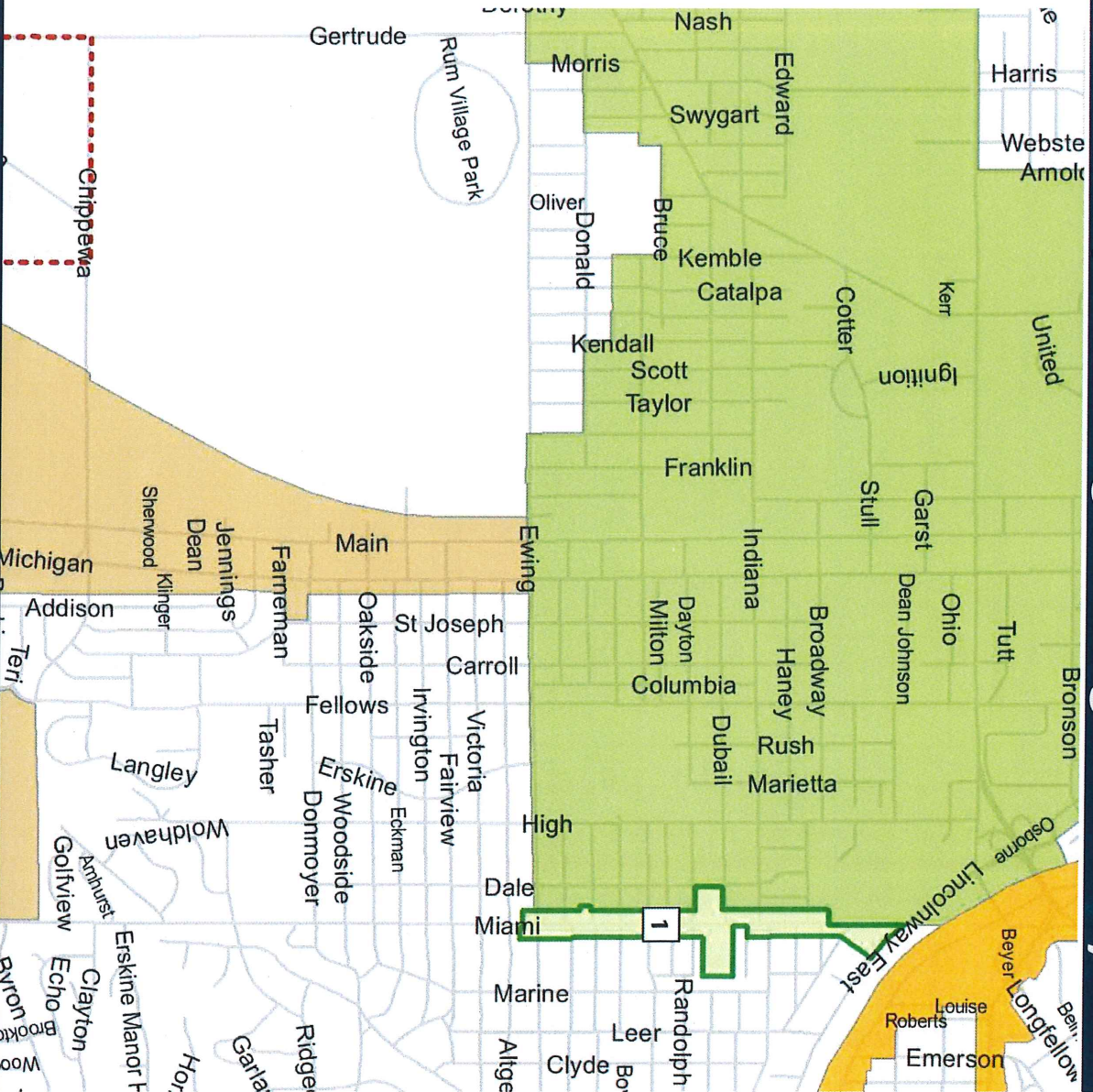
96 acres added
1,467 acres removed



River West – South (Option 1: expand neighboring TIF area)

1. Miami Street Corridor

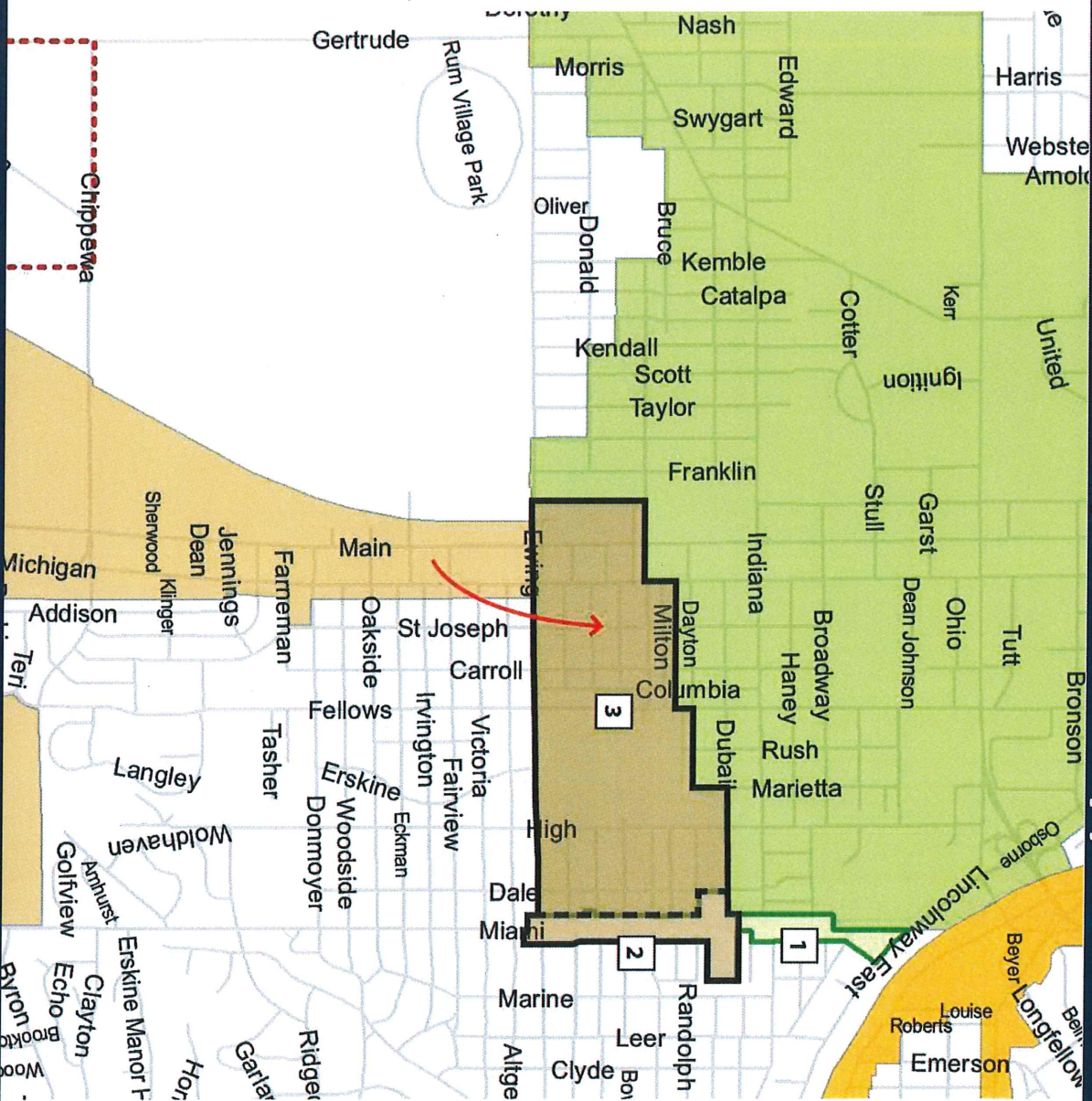
36 acres added
0 acres removed



River West – South (Option 2: expansion, partial swap)

1. Miami Street Corridor (River West)
2. Miami Street Corridor (South Side)
3. TIF swap (partial SE Master Plan)

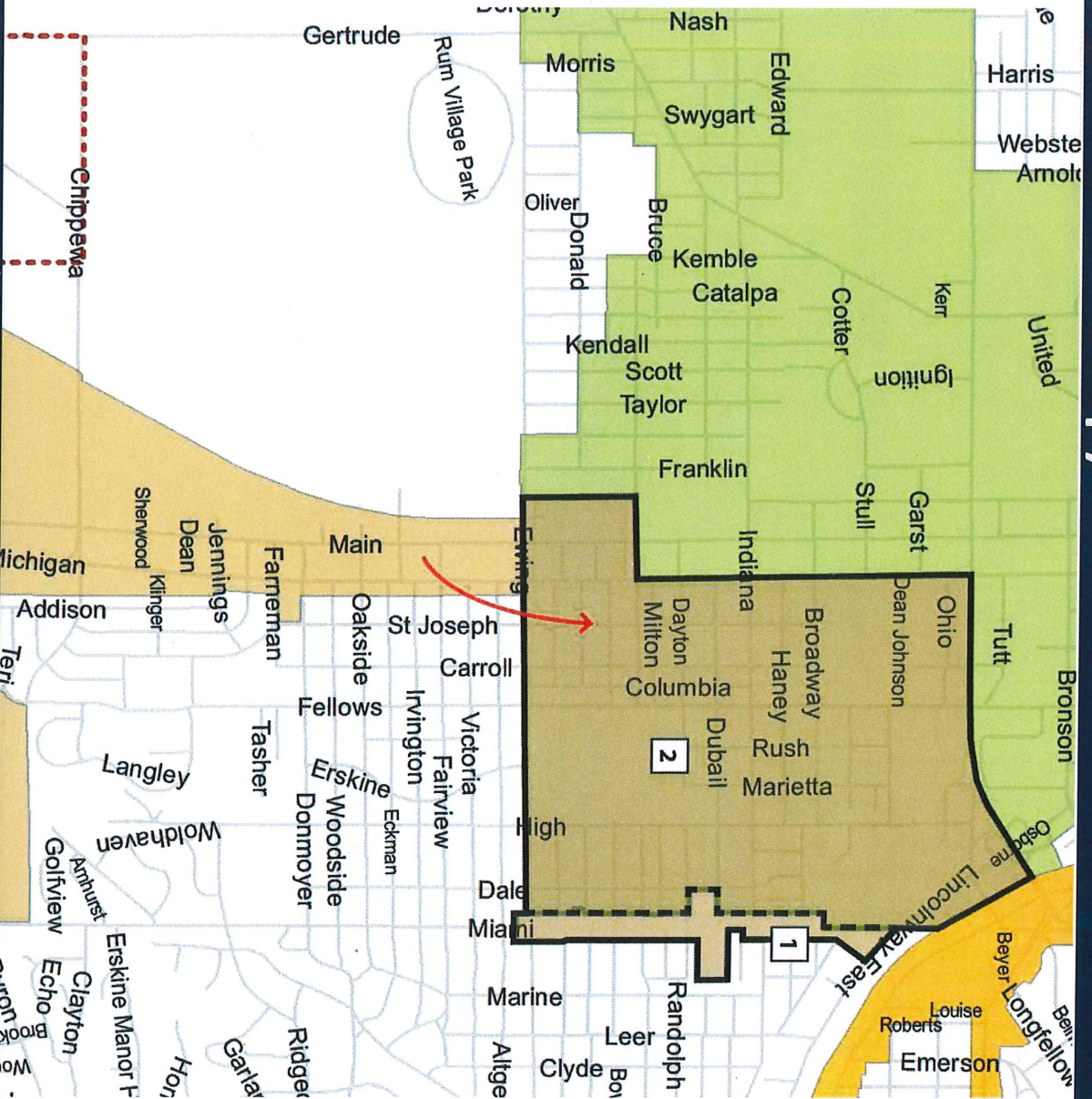
12 acres added to River West
 24 acres added to South Side
 198 acres transferred from River West to South Side



River West – South (Option 3: Full swap)

1. Miami Street Corridor (South Side only)
2. TIF swap (full SE Master Plan)

36 acres added to South Side
 551 acres swapped from River West
 to South Side



Initial Feedback

- ❖ South Side
 - + Recently annexed areas SE of Ireland-Ironwood intersection
 - + Miami Hills Apartments
- ❖ River West
 - + Connection into Museum area
 - + East-West connection between coal line trail and city cemetery along Linden
 - + Neighborhood SE of LaSalle Park



Summary

1. 2014 River West commitments
2. Mishawaka Ave. and Miami Street Corridors
3. Parks, Trails, and Potawatomi Zoo
4. West Side Main Streets Plan, SE Master Plan, and City Cemetery Plan
5. Development at City edge / annexations
6. Potential net reduction of total TIF area
 - 458 acres added*
 - 1,467 acres removed
 - Up to 551 acres swapped

**Addition of potential Southwest annexation would be 374 additional acres into River West*

