



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: December 13, 2018  
FROM: David Relos, Property Development Manager *DR*  
SUBJECT: Resolution No. 3466 (Declaring Certain Properties Blighted)

Which TIF? (circle one) **River West**; River East; South Side; Douglas Road; West Washington

### PURPOSE OF REQUEST:

Last year a new Section 19.5 was added to the Redevelopment Statute. This Section allows the Commission to acquire property that is blighted, unsafe, abandoned, foreclosed, or structurally damaged from a willing seller.

Resolution No. 3466 declares six properties blighted, unsafe, and/or abandoned. These six properties are in a key target area of the West Side Main Streets Plan, at LWW / Marion / and Scott streets. Five of these properties have been vacant for years, with the sixth being a vacant and boarded up house.

Staff requests approval of Resolution No. 3466, to allow these properties in an identified redevelopment target area to be acquired.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_  
Total Amount **new**/change (inc/dec) in budget: \_\_\_\_\_; Breakdown:  
Costs: Demolition Amt: \_\_\_\_\_; Other Prof Serv Amt \_\_\_\_\_;  
**Acquisition of Land/Bldg** (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\_\_\_;  
Building Imp Amt \_\_\_\_\_; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_  
Going to BPW for Contracting? **N**  
Is this item ready to encumber now? **No** Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

**RESOLUTION NO. 3466**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
DECLARING CERTAIN PROPERTIES TO BE BLIGHTED AND  
IN NEED OF REDEVELOPMENT**

**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**, the Commission previously designated and declared certain areas in the City of South Bend (the “City”) to be blighted and in need of redevelopment, including the River West Development Area (“River West”); and

**WHEREAS**, pursuant to I.C. 36-7-4-19.5, the Commission may acquire property within the City that it determines is blighted, unsafe, abandoned, foreclosed, or structurally damaged from a willing seller and with a purchase price of not more than Twenty-Five Thousand Dollars (\$25,000), so long as the Commission has the funds to do so; and

**WHEREAS**, the Department staff has identified certain properties located within River West that they believe to be blighted, unsafe, and/or abandoned and for the purchase of which they would like to negotiate, which properties and their descriptions are set forth on **Exhibit A** (the “Properties”); and

**WHEREAS**, the Department staff desires the Commission to declare the Properties to be blighted, unsafe, and/or abandoned and to allow the Department staff to negotiate with the owners for the purchase of the Properties by the Commission each at a price less than Twenty-Five Thousand Dollars (\$25,000).

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

1. The Commission has reviewed Exhibit A and determines and declares that the Properties as set forth thereon are blighted, unsafe, or abandoned and in need of redevelopment.
2. The Commission hereby authorizes David Relos of the City’s Department of Community Investment, or his designee, to negotiate with the owners of the Properties for the City’s acquisition thereof at a purchase price of less than Twenty-Five Thousand Dollars (\$25,000) each.
3. 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 December 13, 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**

***Properties to Be Acquired***

**611 Marion Street**

Tax ID 018-1055-2342

Vacant, Untended Lot with Small Structure





**618 Marion Street**  
Tax ID 018-1055-2355  
Vacant, Abandoned, Structurally Deteriorating House  
*See Attached Photos*



**620 Marion Street**  
Tax ID 018-1055-2354  
Vacant, Untended Lot





**528 N Scott Street**  
Tax ID 018-1055-2336  
Vacant, Abandoned, Small Structure  
*See Attached Photos*



**602 N Scott Street**  
Tax ID 018-1054-2320  
Vacant, Untended Lot





**620 N Scott Street**  
Tax ID 018-1056-2397  
Vacant, Untended Lot

