

RESOLUTION NO. 3477

A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION RELATED TO ACQUISITION OF PROPERTY IN THE RIVER WEST DEVELOPMENT AREA

WHEREAS, under the authority granted by Indiana Code § 36-7-14, *et seq.* and in furtherance of the River West Development Area Plan (“Plan”), the South Bend Redevelopment Commission (“Commission”) has determined that it is necessary to acquire unencumbered fee simple interest in certain property located within the area designated as the River West Development Area (the “Area”) within the City of South Bend, Indiana (the “City”), which property is more particularly described at Exhibit A attached hereto and incorporated herein (“Property”); and

WHEREAS, on November 10, 2014, the Commission adopted Resolution No. 3256 amending the Plan and including the Property on the Area’s acquisition list; and

WHEREAS, two (2) independent appraisals of the Property were obtained in accordance with Indiana Code § 36-7-14-19(b), which average to Thirteen Thousand Dollars (\$13,000) (the “Average Appraised Value”); and

WHEREAS, the Commission previously authorized staff of the Commission to negotiate an offer for the purchase of the Property pursuant to Resolution 3466, provided that such offer did not exceed Twenty-Five Thousand Dollars (\$25,000) (the “Maximum Price”); and

WHEREAS, the owner of the Property would not agree to sell the Property at the Average Appraised Value or for less than the Maximum Price; and

WHEREAS, pursuant to Indiana Code § 36-7-14-19(b), the Commission may specifically authorize the acquisition of the Property at an amount exceeding the Average Appraised Value; and

WHEREAS, Commission staff has determined that the Property is integral for the purposes of the Plan and desires the Commission to authorize the acquisition of the Property.

NOW, THEREFORE, BE IT RESOLVED by the South Bend Redevelopment Commission that:

1. The Commission hereby authorizes and directs David Relos of the City’s Department of Community Investment, or his designee, in conjunction with legal counsel, to cause a purchase offer to be made in writing to the owners of the Property in the amount of Twenty-Seven Thousand Dollars (\$27,000) (“Purchase Agreement”), and to negotiate, prepare, and execute any documentation ancillary to the Purchase Agreement necessary to accomplish the acquisition of the Property in accordance with this Resolution and the Act.

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

ADOPTED at a Regular Meeting of the South Bend Redevelopment Commission held on March 14, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

**SOUTH BEND
REDEVELOPMENT COMMISSION**


David Varner, Vice President

ATTEST:


Donald E. Inks, Secretary

EXHIBIT A

PROPERTY DESCRIPTION

Lot Numbered 8 in Smith and Jackson's Subdivision of Lots Numbered 7, 8, 9, 12, 13, 14, and 15 in Kent and Garrison's Subdivision of Out Lot No. 1 in Henricks and Grant's Addition to the Town, now City of South Bend, as per plat thereof recorded October 14, 1909 in Plat Book 9, page 112 in the Office of the Recorder of Saint Joseph County, Indiana.

Commonly known as 618 Marion Street, South Bend, Indiana 46601

Parcel Key No. 018-1055-2355



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: March 14, 2019
FROM: David Relos, Property Development Manager
SUBJECT: Resolution No. 3477 – Property Acquisition Authorization (618 W. Marion)

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

This item is for the acquisition of 618 W. Marion, which was added to the River West Development Area’s acquisition list by Resolution No. 3256 on November 10, 2014. It was added in an effort to clear a key target area at Charles Martin Dr. and LWW.

The property is a two story residence built in 1914 and is 1,248 square feet. It contains 3 bedrooms, 1 bath, has an enclosed front porch, and an assessed value of \$39,900. It was appraised last October with an average value of \$13,000, with its highest and best use being residential. The property however is zoned Mixed Use, and could, among other things, become a convenience store as a permitted use under that zoning classification.

This is the last remaining property to be acquired in this block fronting LWW, and staff believes the negotiated acquisition price of \$27,000 is reasonable considering there will be no relocation benefits because the property is currently vacant, and not acquiring the property could be a large hindrance to future development of this block.

Staff requests approval of Resolution No. 3477, to allow for the acquisition of this property.

INTERNAL USE ONLY: Project Code: _____ N/A _____;
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? ____ Existing PO# _____ Inc/Dec \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | f 574.235.9021 | www.southbendin.gov