

**RESOLUTION NO. 211**  
**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT AUTHORITY**  
**ACCEPTING THE TRANSFER OF THE MORRIS PERFORMING ARTS CENTER**  
**COMPLEX FROM THE SOUTH BEND REDEVELOPMENT COMMISSION**

WHEREAS, the South Bend Redevelopment Authority (the “Authority”) was created pursuant to I.C. 36-7-14.5 (the “Act”) as a separate body corporate and politic serving as an instrumentality of the City of South Bend, Indiana (the “City”), to finance local public improvements for lease to the South Bend Redevelopment Commission (the “Commission”) and which is permitted by the Act to acquire real property in order to accomplish the purposes of the Authority under the Act; and

WHEREAS the South Bend Redevelopment Commission (the “Commission”), governing body of the South Bend Department of Redevelopment, exists and operates pursuant to I.C. 36-7-14; and

WHEREAS, the Commission owns certain real property in the River West Development Area, commonly known as the Morris Performing Arts Center Complex (the “Facility”); and

WHEREAS, the City intends to finance the improvements to the Facility in part through the issuance of bonds; and

WHEREAS, the structure of the bond transaction involves issuing the bonds from the Authority and a lease back to the Commission; and

WHEREAS, the Commission preliminarily approved the lease pursuant to its Resolution No. 3538, dated November 8, 2021, and approved the execution thereof and all other actions necessary to effectuate the lease pursuant to its Resolution No. 3540, dated November 22, 2021; and

WHEREAS, the Common Council of the City approved the execution and delivery of the lease and the transfer of the Facility as intended thereby pursuant to Resolution 4936-21, dated December 17, 2021 (“Council Resolution 4936-21”); and

WHEREAS, in order to effectuate the bond transaction, the Commission desires to convey the Facility to the Authority pursuant to I.C. 36-1-11-8 and subject to the terms of this Resolution.

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

1. The Authority hereby accepts the transfer of the Property from the Commission in accordance with Indiana Code Section 36-1-11-8, the Act, and Council Resolution 4936-21, pursuant to a quit claim deed in a form substantially similar to the document attached hereto as Exhibit A, conveying all of the Commission's right, title, and interest in the Property to the Authority.

2. The Authority authorizes Andrew Netter of the City's Department of Community Investment to deliver the Deed for recordation to the Office of the Recorder of St. Joseph County, Indiana and execute any other document necessary to affect the Authority's acceptance of the Property from the Commission.

3. This Resolution will be in full force and effect upon its adoption by the Authority.

***Signature Page Follows***

ADOPTED at a meeting of the South Bend Redevelopment Authority held electronically on January 19, 2022, as authorized by Executive Order 20-09 issued by the Governor of the State of Indiana, as subsequently renewed.

SOUTH BEND REDEVELOPMENT AUTHORITY

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\_\_\_\_\_, President

ATTEST:

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\_\_\_\_\_, Secretary/Treasurer

**EXHIBIT A**

**Form of Quit Claim Deed**

[See attached.]

RETURN TO:  
City of South Bend  
227 W Jefferson Blvd., Ste 1400S  
South Bend, IN 46601

AUDITOR'S RECORD: \_\_\_\_\_  
TRANSFER NO. \_\_\_\_\_  
TAXING UNIT: \_\_\_\_\_  
PARCEL NO. 018-1002-0043

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT the Department of Redevelopment of the City of South Bend, by and through its governing body, the South Bend Redevelopment Commission (the "Grantor") CONVEYS AND QUITCLAIMS TO the South Bend Redevelopment Authority (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located at 103 W. Colfax Ave., South Bend, in St. Joseph County, Indiana (the "Property"), more particularly described as follows:

Lot Numbered One (1) as shown on the recorded Plat of Morris Civic Minor Subdivision, recorded July 13, 1998 as Document Number 9836277 in the Office of the Recorder of St. Joseph County, Indiana.

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quitclaim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quitclaim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this \_\_\_\_ day of January 2022.

GRANTOR:  
SOUTH BEND REDEVELOPMENT COMMISSION

By: \_\_\_\_\_  
\_\_\_\_\_, President

ATTEST:  
  
\_\_\_\_\_  
\_\_\_\_\_, Secretary

STATE OF INDIANA            )  
  ) SS:  
ST. JOSEPH COUNTY         )

Before me, the undersigned, a Notary Public for and in said County and State this \_\_\_\_ day of January 2022, personally appeared \_\_\_\_\_ and \_\_\_\_\_, known to me to be, respectively, as the President and Secretary of the South Bend Redevelopment Commission, the Grantor named herein, and acknowledged the execution of the foregoing Quitclaim Deed, being authorized by Resolution \_\_\_\_\_ of the South Bend Redevelopment Commission so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
Resident of St. Joseph County, Indiana  
Commission expires: \_\_\_\_\_

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Corporation Counsel, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

