



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

*Marcia Jones* Pres/V-Pres

ATTEST: *William Sabo* Secretary

DATE: 5/22/23

Date: *May 25, 2023*

FROM: Joseph Molnar

APPROVED  Not Approved

SUBJECT: Transfer of 900 S Franklin To BPW

SOUTH BEND REDEVELOPMENT COMMISSION

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

PURPOSE OF REQUEST: Transfer of 900 S Franklin to the Board of Public Works as a part of a larger Affordable Housing Project

Specifics: During the fall of 2022, the Redevelopment Commission issued a Request for Proposals for a variety of RDC owned sites. Advantix Development Corporation, an Indiana based nonprofit, responded to the RFP with a request for a variety of properties. As directed by RDC, City Staff has been working over the past few months with Advantix for selection of a variety of scattered properties for a proposed 2023 Low Income Housing Tax Credit application.

City Staff and Advantix have identified properties for the application. All the properties except one are currently held by the Board of Public Works. The one large property that Advantix has requested for the application is 900 S Franklin. City Staff requests the transfer of 900 S Franklin to the BPW so that one purchase agreement with Advantix can be agreed upon.

If the proposed LIHTC application is not approved, City Staff will request a transfer of 900 S Franklin from BPW back to RDC.

City Staff recommends approval of the Resolution.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\_\_\_\_; Break down:

Costs: Engineering 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? Y/N

Is this item ready to encumber now? \_\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

## RESOLUTION NO. 3573

### A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE SOUTH BEND BOARD OF PUBLIC WORKS

WHEREAS, the South Bend Redevelopment Commission (the "Commission") is the governing body of the City of South Bend, Indiana (the "City"), Department of Redevelopment and exists, operates, and holds property pursuant to Indiana Code Section 36-7-14 (the "Act") and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and consequences.

WHEREAS, the South Bend Board of Public Works (the "Board") exists and operates pursuant to Indiana Code Section 36-4-9-5, and holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3; and

WHEREAS, the Commission owns one parcel of real property in the River West Development Area of the City, commonly known as 900 S Franklin., South Bend, Indiana, and more particularly described in Exhibit A (the "Property"); and

WHEREAS, the Board desires to obtain title to the Property pursuant to Ind. Code 36-1-11-8 for the purpose of transferring the Property to an Indiana non-profit and tax exempt entity under Section 501(c)(3) of the Internal Revenue Code, for the purpose of developing affordable infill housing; and


WHEREAS, it is anticipated that the Board will adopt a resolution accepting the Commission's conveyance of the Property to the Board and appointing a representative to accept and record the deed received from the Commission.

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

1. The Commission hereby authorizes and approves the conveyance of the Property to the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed.
2. The President and Secretary of the Board are authorized and instructed to execute and attest, respectively, the quit claim deed in substantially the form attached hereto as Exhibit B, conveying all of the Commission's right, title, and interest in the Property to the Board.
3. Upon acceptance of the conveyance by the Board, the Commission authorizes Joseph Molnar of the City's Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission's conveyance of the Property.
4. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on May 25, 2023.

SOUTH BEND REDEVELOPMENT  
COMMISSION



A handwritten signature in cursive script, reading "Marcia I. Jones", positioned above a horizontal line.

Marcia I. Jones, President

ATTEST:



A handwritten signature in cursive script, reading "Vivian S. Sallie", positioned above a horizontal line.

Vivian Sallie, Secretary

**EXHIBIT A**

**Description of Property**

**Tax ID No.** 018-8002-0061

**Parcel Key No.** 71-08-14-227-001.000-026

**Legal Description:** Lot 1 Sample & Lafayette Minor Sub 21/22 NP #1072

**Commonly known as:** 900 S FRANKLIN ST

**EXHIBIT B**

**Form of Quit Claim Deed  
1 Parcel containing 900 S FRANKLIN**

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

AUDITOR'S RECORD: \_\_\_\_\_  
TRANSFER NO. \_\_\_\_\_  
TAXING UNIT: \_\_\_\_\_  
PARCEL NO. 018-8002-0061

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH THAT the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (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 in St. Joseph County, Indiana:

**Tax ID No. 018-8002-0061**

**Parcel Key No. 71-08-14-227-001.000-026**

**Legal Description: Lot 1 Sample & Lafayette Minor Sub 21/22 NP #1072**

**Commonly known as: 900 S FRANKLIN ST**

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

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

[Signature page follows.]

Dated this Ma y 2 5, 2023  
GRANTOR:

South Bend Redevelopment Commission

SOUTH BEND REDEVELOPMENT  
COMMISSION



\_\_\_\_\_  
Marcia I. Jones, President

ATTEST:



\_\_\_\_\_  
Vivian Sallie, Secretary

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

Before me, the undersigned, a Notary Public for and in said County and State this 25 day of May 2023, personally appeared Marcia I. Jones and Vivian Sallie, 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 Quit Claim Deed, being authorized by Resolution 3573 of the South Bend Redevelopment Commission so to do.

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



Resident of St. Joseph County, Indiana  
Mary C. Brazinsky  
Mary C. Brazinsky, Notary Public  
Commission expires: 12.12.2024

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. Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601