



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 08/18/2023
FROM: Joseph Molnar
SUBJECT: Transfer Washington/Taylor to BPW

Marcia Jones Pres/V-Pres
 ATTEST: _____ Secretary
 Date: 8.24.23
 APPROVED Not Approved
 SOUTH BEND REDEVELOPMENT COMMISSION

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

PURPOSE OF REQUEST: Transfer of Property at Washington/Taylor to BPW

Specifics: In the fall of 2022, the RDC issued a Request for Proposals for certain vacant properties that the RDC owns. One of those properties included was the northwest corner of the Washington/Taylor intersection. South Bend Heritage submitted a proposal for the property contemplating a six-unit mixed market rate and affordable apartment building in the style of a mansion house to match the historical character of the neighborhood.

As SBH is a non-profit organization, transferring the property to the Board of Public Works eases the transfer of property to SBH with all appropriate commitments secured. If the agreement with SBH falls through, BPW will transfer the property back to RDC.

Staff requests 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. 3578

**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

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 two parcels of real property in the River West Development Area of the City, commonly known as 601-605 Washington and 109-111 N Taylor., 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 August 24, 2023.

SOUTH BEND REDEVELOPMENT
COMMISSION



Marcia I. Jones, President

ATTES



Troy Warner, Vice-President

EXHIBIT A

Description of Property

Tax ID No. 018-1024-105602

Parcel Key No. 71-08-11-206-031.000-026

Legal Description: LOT 3 TAYLOR ST MINOR

Commonly known as: 601-605 W WASHINGTON ST

Tax ID No. 018-1024-105601

Parcel Key No. 71-08-11-206-030.000-026

Legal Description: LOT 2 TAYLOR ST MINOR

Commonly known as: 109-111 N TAYLOR

EXHIBIT B

**Form of Quit Claim Deed
2 Parcels**

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. 018-1024-105602
018-1024-105601

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. 018-1024-105602
Parcel Key No. 71-08-11-206-031.000-026
Legal Description: LOT 3 TAYLOR ST MINOR
Commonly known as: 601-605 W WASHINGTON ST

Tax ID No. 018-1024-105601
Parcel Key No. 71-08-11-206-030.000-026
Legal Description: LOT 2 TAYLOR ST MINOR
Commonly known as: 109-111 N TAYLOR

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 A u g u s t 24, 2023
GRANTOR:

South Bend Redevelopment Commission

SOUTH BEND REDEVELOPMENT
COMMISSION



Marcia I. Jones, President

ATTEST:

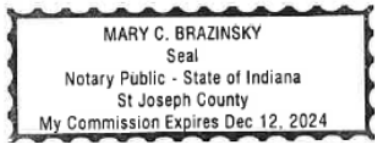


Troy Warner, Vice-President

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

Before me, the undersigned, a Notary Public for and in said County and State this 24 day of August 2023, personally appeared Marcia I. Jones and Troy Warner, 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 No. 3578 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