



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: 04/11/24  
FROM: Joseph Molnar  
SUBJECT: Establishing Offering Price Former Claeys

*Marcia Jones* \_\_\_\_\_ \_Pres/V-Pres  
ATTEST: *Joseph Molnar* \_\_\_\_\_ \_Secretary  
Date: 4.11.24  
 APPROVED  Not Approved  
SOUTH BEND REDEVELOPMENT COMMISSION

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

PURPOSE OF REQUEST: Establishing Offering Price  
Former Claeys Candy Building

Specifics: Attached is a resolution establishing the offering price of property in the River West Development Area for the disposition of the former Claeys Candy Building at 525 S. Taylor Street.

The minimum offering price of \$382,000 is the average of two appraisals by qualified, independent, professional real estate appraisers.

Staff requests approval of the offering price for the eventual disposition of this property.

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 \$ \_\_\_\_\_

**RESOLUTION NO. 3599**

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT  
COMMISSION ESTABLISHING THE OFFERING PRICE OF  
PROPERTY IN THE RIVER WEST DEVELOPMENT AREA**

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

WHEREAS, the Commission may dispose of real property in accordance with Section 22 of the Act; and

WHEREAS, the real property identified at Exhibit A attached hereto and incorporated herein (the "Property") has been appraised by two qualified, independent, professional real estate appraisers and a written and signed copy of their appraisals is contained in the Commission's files; and

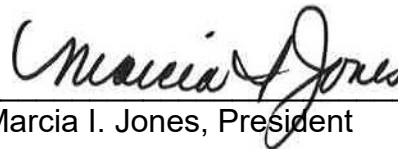
WHEREAS, each such appraisal has been reviewed by a qualified Redevelopment staff person, and no corrections, revisions, or additions were requested by such reviewer.

NOW, THEREFORE, BE IT RESOLVED by the Commission, pursuant to Section 22 of the Act, that based upon such appraisals, the offering price of the Property described at Exhibit A is hereby established as stated therein, which amount is not less than the average of the two appraisals, and all documentation related to such determination is contained in the Commission's files.

IT IS FURTHER RESOLVED that all notices and other actions required by Section 22 of the Act be performed in order to effectuate the disposal of the Property.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on April 11, 2024 at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT  
COMMISSION

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

ATTEST:

  
\_\_\_\_\_  
David Relos, Commissioner

**EXHIBIT A  
TO RESOLUTION NO. 3599**

**Offering Sheet**

<b>Property</b>	<b>Size</b>	<b>Minimum Offering Price</b>	<b>Proposed Re-Use</b>
525 S. Taylor Street South Bend IN 46601  018-3043-1650 018-3043-1653	Site:  Former Candy Factory approximately 26,134 sq. ft.	<u>\$382,000</u>	Projects that are permitted within the I Industrial Zoning Districts  Strong emphasis will be placed during the review process on compatibility with and support of the goals and objectives of the River West Development Area and the surrounding businesses and neighborhood. Bids will only be considered if all lots are bid on.