

RESOLUTION NO. 27-2025

A RESOLUTION OF THE CITY OF SOUTH BEND, ACTING THROUGH ITS BOARD OF PUBLIC WORKS APPROVING THE TRANSFER OF REAL PROPERTY TO THE SOUTH BEND REDEVELOPMENT COMMISSION

WHEREAS, the City of South Bend, acting through its Board of Public Works (the “City”), is the owner of certain property identified herein; and

WHEREAS, pursuant to I.C. 36-1-11-8, the City may transfer or exchange property with another governmental entity upon terms and conditions agreed upon by the two (2) entities as evidenced by the adoption of substantially identical resolutions of each entity; and

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the South Bend, Indiana, Department of Redevelopment (the “Department”), exists and operates under the provisions of I.C. 36-7-14, as amended from time to time (the “Act”), and is a body corporate and politic; and

WHEREAS, the City desires to the transfer to the Commission certain real property commonly known as 105 S. Olive St., and more particularly set forth in ***Exhibit “A”*** attached (the “Property”); and

WHEREAS, the Commission desires to accept the transfer of the Property from the City for purposes of redevelopment and will execute a mirroring resolution documenting such desire; and

WHEREAS, the Commission is expected to adopt a corresponding resolution consistent with I.C. 36-1-11-8.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND BOARD OF WORKS AS FOLLOWS:

1. The transfer of the following described real property situated in St. Joseph County, Indiana:

*See **Exhibit “A”***

by the City to the Commission, without consideration, shall be, and hereby is, approved and authorized.

2. The Property Development Manager of Growth & Opportunity for the City of South Bend shall cause the recording of a quit claim deed conveying all the right, title and interest of the South Bend Redevelopment Commission in and to the Property, for the use and benefit of its Department of Redevelopment.

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

ADOPTED at a meeting of the South Bend Board of Public Works held on November 12, 2025, at 215 S. Dr. Martin Luther King, Jr. Blvd., Room 301, South Bend, Indiana 46601.

**CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS**



Elizabeth A. Maradik, President



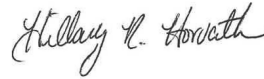
Joseph R. Molnar, Vice President



Gary A. Gilot, Member



Breana Micou, Member



Attest: Hillary R. Horvath, Clerk

Murray L. Miller, Member

Date: November 12, 2025

EXHIBIT A

Parcel Description

Parcel ID: 018-4096-3578

State ID: 71-08-10-180-039.000-026

Address: 105 S OLIVE ST

Legal Description: S Of RR W and adj Olive St Sec 10-37-2e

HOLD FOR:
City of South Bend
215 S. Dr. Martin Luther King, Jr. Blvd, Ste. 500
South Bend, IN 46601

AUDITOR'S RECORD:
TRANSFER NO. _____
TAXING UNIT: _____
DATE: _____
PARCEL NO. 018-4096-3578

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (the "Grantor") CONVEYS AND QUIT CLAIMS TO 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 "Grantee"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana:

Parcel ID: 018-4096-3578

State ID: 71-08-10-180-039.000-026

Address: 105 S OLIVE ST

Legal Description: S Of RR W and adj Olive St Sec 10-37-2e

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

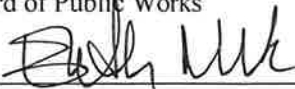
The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this 12th day of November 2025.

GRANTOR:

Civil City of South Bend, Indiana,
acting by and through its
Board of Public Works

By: 
Elizabeth Maradik, President

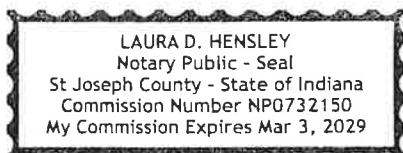
ATTEST:

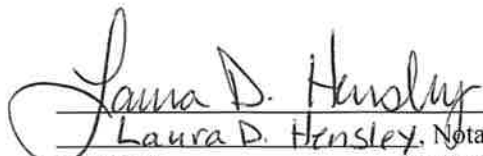

Hillary Horvath, Clerk

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

Before me, the undersigned, a Notary Public for and in said County and State this 12th day of November, 2025, personally appeared Elizabeth Maradik and Hillary Horvath, known to me to be, respectively, as the President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor named herein, and acknowledged the execution of the foregoing Quit Claim Deed, being authorized by Resolution 11-2025 of the City of South Bend, Indiana, Board of Public Works so to do.

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




Laura D. Hensley, Notary Public
Resident of St. Joseph County, Indiana
Commission expires: March 3, 2029.

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. /s/ Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Senior Assistant City Attorney, 215 S. Dr. Martin Luther King, Jr., Blvd, Suite 600., South Bend, Indiana 46601

**BOARD OF PUBLIC WORKS
AGENDA ITEM REVIEW REQUEST FORM**

Date	11/4/2025		
Name	Erin Michaels	Department	DCI
BPW Date	11/12/2025	Phone Extension	5931

Review and Approval Required Prior to Submittal to Board

Diversity Compliance and Inclusion Officer	<input type="checkbox"/>	Officer Name	
BPW Attorney	<input type="checkbox"/>	Attorney Name	
Dept. Attorney	<input checked="" type="checkbox"/>	Attorney Name	Danielle Campbell Weiss
Purchasing	<input type="checkbox"/>		

Check the Appropriate Item Type – Required for All Submissions

<input type="checkbox"/> Professional Services Agreement	<input type="checkbox"/> Contract	<input type="checkbox"/> Proposal
<input type="checkbox"/> Open Market Contract	<input type="checkbox"/> Amendment/Addendum	<input type="checkbox"/> Special Purchase, QPA
<input type="checkbox"/> Bid Opening	<input type="checkbox"/> Bid Award	<input type="checkbox"/> Req. to Advertise <input type="checkbox"/> Title Sheet
<input type="checkbox"/> Quote Opening	<input type="checkbox"/> Quote Award	<input type="checkbox"/> Reject Bids/Quotes
<input type="checkbox"/> Proposal Opening	<input type="checkbox"/> C/O & PCA No. _____	<input type="checkbox"/> PCA
<input type="checkbox"/> Chg. Order, No. _____	<input type="checkbox"/> Traffic Control	<input checked="" type="checkbox"/> Resolution
<input type="checkbox"/> Other: Temporary License Agreement		<input type="checkbox"/> Ease./Encroach

Required Information

Company or Vendor Name	Redevelopment Commission of South Bend
New Vendor	<input type="checkbox"/> Yes <input type="checkbox"/> If Yes, Approved by Purchasing
	<input type="checkbox"/> No
MBE/WBE Contractor	<input type="checkbox"/> MBE <input type="checkbox"/> WBE
	Completed E-Verify Form Attached <input type="checkbox"/> Yes <input type="checkbox"/> No
Project Name	Resolution Approving the Transfer of the Former SBARC Building to Redevelopment Commission
Project Number	
Funding Source	
Account No.	
Amount	
Terms of Contract	
Purpose/Description	Request to transfer City property – 105 S. Olive St – to the Redevelopment Commission for proposed redevelopment of the site.

For Change Orders Only

Amount of	<input type="checkbox"/>	Increase	\$	
	<input type="checkbox"/>	Decrease	(\$)	
Previous Amount			\$	
		Increase		%
Current Percent of Change:		Decrease	(%)	
New Amount			\$	
		Increase		%
Total Percent of Change:		Decrease	(%)	
Time Extension Amount:				