



Department of  
**Community Investment**

**Memorandum**

February 12, 2015

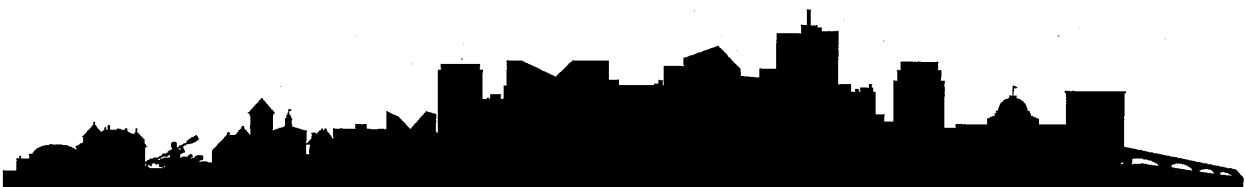
TO: Redevelopment Commission  
FROM: David Relos, Economic Resources *DR*  
SUBJECT: Resolution No. 3274 & Addendum to the Master Agency Agreement  
Hotel La Salle Multi-Use Rehabilitation

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This Resolution and Agency Agreement is for site and building improvements for the Hotel La Salle's rehabilitation into a multi-use, market rate apartment building.

On November 24, 2014, the Commission approved a Development Agreement with Real America for this project, and this Addendum will authorize the Board of Public Works to act as the Commission's agent, overseeing improvements to the site.

Staff requests approval of Resolution No. 3274 and the Addendum to the Master Agency Agreement, in a not-to-exceed amount of \$1,800,000.



**RESOLUTION NO. 3274**

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
APPROVING AND AUTHORIZING THE EXECUTION OF  
AN ADDENDUM TO THE MASTER AGENCY AGREEMENT  
(Hotel La Salle Multi-Use Rehabilitation Project)**

**WHEREAS**, effective January 1, 2014, the South Bend Department of Redevelopment, acting by and through its Redevelopment Commission (the “Commission”) and the South Bend Board of Public Works (the “BPW”) entered into a Master Agency Agreement which authorized the BPW to act as agent for and on behalf of the Commission for certain projects; and

**WHEREAS**, pursuant to the Master Agency Agreement, the Commission desires to add the **Hotel La Salle Multi-Use Rehabilitation Project** to the Master Agency Agreement by way of this Addendum.

**NOW, THEREFORE, BE IT RESOLVED** by the South Bend Redevelopment Commission as follows:

Section 1. The Commission hereby approves the Addendum to Master Agency Agreement **Hotel La Salle Multi-Use Rehabilitation Project** and hereby authorizes its execution in substantially the form attached hereto with such changes as the Commission may deem necessary or appropriate upon the advice of counsel, said execution thereof to be conclusive evidence of the Commission’s approval of such changes. The Clerk is hereby directed to file a copy of the Addendum with the BPW.

Section 2. This Resolution shall be in full force and effect after its adoption by the Commission.

Section 3. Commission staff members are authorized to execute on behalf of the Commission any documents necessary to carry out the intent of this resolution.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on February 12, 2015, at 9:30 a.m., in Room 1308, County-City Building, South Bend, Indiana 46601.

**CITY OF SOUTH BEND,  
DEPARTMENT OF  
REDEVELOPMENT**

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**South Bend Redevelopment Commission**

**ATTEST:**

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**South Bend Redevelopment Commission**

**ADDENDUM TO  
MASTER AGENCY AGREEMENT  
(Hotel La Salle Multi-Use Rehabilitation)**

This Addendum to Master Agency Agreement (this “Addendum”), made and entered into as of the 12<sup>th</sup> day of February, 2015, by and between the South Bend Department of Redevelopment, acting by and through its Redevelopment Commission (the “Commission”) and the City of South Bend, Indiana, a municipal corporation duly organized and existing pursuant to the laws of the State of Indiana, acting by and through its Board of Public Works (the “BPW”) for purposes of the Commission designating the BPW to act as the Commission’s agent to undertake the **Hotel La Salle Multi-Use Rehabilitation** (the “Project”).

**WHEREAS**, effective January 1, 2014, the Commission and the BPW entered into a Master Agency Agreement which authorized the BPW to act as agent for and on behalf of the Commission for certain projects; and

**WHEREAS**, pursuant to the Master Agency Agreement, the Commission desires to add the Project to the Master Agency Agreement by way of this Addendum.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the BPW and the Commission agree as follows:

1. The Commission hereby empowers and appoints the BPW, pursuant to the Master Agency Agreement, to act as the Commission’s agent for the limited purpose of contracting for and managing the completion of the Project, the scope of said Project being more specifically described in “Exhibit A”, attached hereto and made a part hereof.
2. All of the terms and conditions of the Master Agency Agreement shall

control this appointment and this Addendum shall be attached to the Master Agency Agreement.

3. Commission members are authorized to execute on behalf of the Commission any documents necessary to carry out the intent of this Addendum.

**IN WITNESS WHEREOF**, the undersigned execute this Addendum to Master Agency Agreement to be effective as of the date first written above.

**CITY OF SOUTH BEND,  
DEPARTMENT OF  
REDEVELOPMENT**

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**South Bend Redevelopment Commission**

**ATTEST:**

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**South Bend Redevelopment Commission**

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

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**Gary Gilot, President**

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**Kathryn Roos, Member**

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**David Relos, Member**

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**Patrick Henthorn, Member**

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**Brian Pawlowski, Member**

**ATTEST:**

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**Linda Martin, Clerk**

**Exhibit "A"**

Hotel La Salle Multi-Use Rehabilitation

**Project Scope and Description:**

Review bid specifications for site and building infrastructure improvements, advertise, bid, and award project; oversee construction in conjunction with the developer as construction manager.

**Budget:** \$1,800,000