



Department of  
**Community Investment**

**Memorandum**

January 14, 2016

TO: South Bend Redevelopment Commission  
FROM: David Relos, Economic Resources *DR*  
SUBJECT: Resolution No. 3322  
Ignition Park South Disposition Fair Market Value

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Attached is Resolution No. 3322, which sets the disposition fair market value for the area bounded by Indiana, Kemble, Scott, and the Norfolk Southern Rail Road in Ignition Park South, within the River West Economic Development Area.

The proposed fair market value of the property, as derived by two independent appraisals, is found in "Exhibit A" in the attached resolution.

Staff requests approval of Resolution No. 3322.



**RESOLUTION NO. 3322**

**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, 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 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.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on January 14, 2016, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

**SOUTH BEND REDEVELOPMENT  
COMMISSION**

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Marcia I. Jones, President

ATTEST:

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Donald E. Inks, Secretary

**EXHIBIT A  
TO RESOLUTION NO. 3322**

| <b>Property</b>   | <b>Size</b>                            | <b>Minimum Offering Price</b>  | <b>Proposed Use</b>   |
|---|--|--|---|
| <p>The area bounded by Indiana, Kemble, Scott, and the Norfolk Southern Rail Road in Ignition Park South, inclusive of vacated streets and alleys</p> | <p><u>Lot:</u><br/>11.89 Acres +/-</p> | <p><u>Entire site</u><br/>\$223,500</p> <p><u>Per Acre Value</u><br/>1 – 5: \$19,250<br/>5 +: \$18,750</p> | <p>Commercial projects that are permitted within the Light Industrial zoning designation.</p> <p>Strong emphasis will be placed during the review process on compatibility with the goals and objectives of the River West Development Area; Ignition Park Planning Area; and the surrounding neighborhood.</p> |