



Department of
Community Investment

Memorandum

January 14, 2016

TO: Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Approval of Bid Specifications and Design Considerations
Ignition Park South

Attached are the Bid Specifications and Design Considerations for the disposition of the area bounded by Indiana, Kemble, Scott, and the Norfolk Southern Rail Road in Ignition Park South. This is the 11.89 acre site which has been surveyed, rezoned, and the streets and alleys vacated. Once development opportunities are identified, this area will be replatted in to a single or multi parcel site.

The Bid Specifications outline the uses and development requirements that will be considered for this site.

Staff requests approval of the Bid Specifications and Design Considerations for the eventual disposition of this property.



Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
The area bounded by Indiana, Kemble, Scott, and the Norfolk Southern Rail Road in Ignition Park
South, inclusive of vacated streets and alleys
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum offering price.
3. Proposals for redevelopment may include projects that are permitted within the Light Industrial zoning designation. All proposals must conform to the existing zoning provisions as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.
4. Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with the goals and objectives of the surrounding neighborhood, Ignition Park Planning Area, and the Development Plan for the River West Development Area.
5. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
6. All other provisions of the River West Development Area Development Plan must be met.