

**RESOLUTION NO. 3418**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
REJECTING ALL BIDS FOR PROPERTY IN THE RIVER EAST DEVELOPMENT  
AREA**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) exists and operates pursuant to I.C. 36-7-14 (as amended, the “Act”); and

WHEREAS, pursuant to its powers under the Act, the Commission adopted its Resolution No. 3399 dated August 24, 2017, establishing a minimum offering price of Sixty-Four Thousand Four Hundred Dollars (\$64,400.00) for the purchase by an interested party of certain real property located in the River East Development Area (the “Property”) and gave public notice of its desire to receive sealed bids for the Property until 9:00 a.m. on September 28, 2017 (the “Bidding Deadline”); and

WHEREAS, the Commission received four (4) bids (each a “Bid,” and collectively the “Bids”) for the Property before the Bidding Deadline, and each of the Bids was opened and read aloud during the Commission’s public meeting commencing at 9:30 a.m. on September 28, 2017; and

WHEREAS, pursuant to Section 22(f) of the Act, the Commission may reject any Bid for the Property upon consideration of (1) the size and character of the improvements proposed to be made by the bidder on the Property, (2) the bidder’s plans and ability to improve the Property with reasonable promptness, (3) whether the Property when improved will be sold or rented, (4) the bidder’s proposed sale or rental prices, (5) the bidder’s compliance with Section 22(d)(3) of the Act, in the event the bidder is a trust, and (6) any factors that will assure the Commission that the sale or lease, if made, will further the execution of the redevelopment plan for the River East Development Area and best serve the interest of the community, from the standpoint of both human and economic welfare; and

WHEREAS, upon the recommendation of the City of South Bend’s Department of Community Investment and the Commission’s examination of the Bids, the Commission desires to reject all of the Bids, as set forth herein; and

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby rejects each Bid due to its failure to assure the Commission that a sale of the Property to any of the bidders will adequately further the redevelopment of the River East Development Area and best serve the interest of the community, from the standpoint of both human and economic welfare, in addition to the following reasons for each respective Bid:

- a. The Bid submitted by John Bickel, in the amount of Sixty-Four Thousand Four Hundred Dollars (\$64,400.00), fails to propose improvements to the Property of a size and character desirable to the Commission;
- b. The Bid submitted by Greater Lowell Holdings LLC, in the amount of Seventy-Two Thousand Dollars (\$72,000.00), fails to demonstrate the bidder's plans and ability to improve the Property with reasonable promptness;
- c. The Bid submitted by Hannah Maria LLC, in the amount of Eighty Thousand Dollars (\$80,000.00), fails to propose improvements to the Property of a size and character desirable to the Commission; and
- d. The Bid submitted by Matthews 126 N Niles LLC, in the amount of Eighty Thousand One Dollars (\$80,001.00), fails to demonstrate the bidder's plans and ability to improve the Property with reasonable promptness.

2. In addition to the foregoing, the Commission finds that rejecting the Bids and preserving ownership of the Property will more effectively facilitate and accommodate construction activities in and around Howard Park and Seitz Park commencing in calendar year 2018, as the specific plans and timing of such activities continue to be developed.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on October 26, 2017, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT  
COMMISSION

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

ATTEST:

\_\_\_\_\_  
Donald E. Inks, Secretary

4000.0000102 48225702.002