



CITY OF SOUTH BEND

REDEVELOPMENT AUTHORITY

Agenda

Scheduled Meeting, May 16, 2018 ~ 8:30 a.m.
227 West Jefferson Boulevard, Room 1400S
(Community Investment Conference Room), South Bend, Indiana

1. Roll Call

2. Approval of Minutes

A. Approval of Minutes of the Scheduled Meeting of April 16, 2018.

3. New Business

A. Resolution No. 203 (Approving Temporary Use of Property for Event)

4. Adjournment

NOTICE

FOR HEARING AND SIGHT IMPAIRED PERSONS

Auxiliary Aid or Other Services are Available upon Request at No Charge.
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CITY OF SOUTH BEND

REDEVELOPMENT AUTHORITY

April 16, 2018
9:00 a.m.

1308 County-City Building
227 West Jefferson Boulevard
South Bend, IN 46601

The meeting was called to order at 9:00 a.m.

1. ROLL CALL

Members Present: Richard Klee, President
Erin Hanig, Vice President

Redevelopment Staff: David Relos, Property Development Manager

Absent: Anthony Fitts, Secretary-Treasurer
Mary Brazinsky, Board Secretary

Legal Counsel: Elliot A. Anderson, Legal Department

2. APPROVAL OF MINUTES

A. Approval of Minutes of the Regular Meeting of March 29, 2018

Minutes were amended with the corrected date change of March 29, 2018 not 2017 on page 1.

Upon a motion by Erin Hanig, Vice President, seconded by Richard Klee, President the motion carried unanimously, the Authority approved the Minutes of the Scheduled Meeting of March 29, 2018.

3. New Business

A. Resolution No. 201 (Conveying Palais_Morris PAC)

Mr. Relos presented Resolution No. 201 (Conveying Palais_Morris PAC). Resolution No. 201 relates to the bonds for the Morris and later incorporated the Palais. It is common when the Authority issues bonds to enter into a lease with the Redevelopment Commission that in turn makes the payments on the bonds. The bonds have been paid off. According to the lease, Section 14, the property will now be deeded from the Authority to the Commission with a lease termination agreement. We ask for authorization for Mr. Relos to take the deed to the Redevelopment Commission and approve the lease termination. We also ask that Mr. Relos be approved for any other administration needs with this resolution.

Elliot Anderson states the lease termination agreement will be reviewed at the Redevelopment Commission meeting and recorded to clear title for the record. A provision is included stating that the lessee can exercise an option to purchase. A full copy of the deed would be executed to the lessee. Bond Council was notified and they are comfortable with us proceeding.

Upon a motion by Erin Hanig, Vice President, seconded by Richard Klee, President, the motion carried unanimously, the Authority approved Resolution No. 201 (Conveying Palais_Morris PAC) submitted on April 16, 2018.

B. Resolution No. 202 (Conveying Property and Lease Termination)

Mr. Relos presented Resolution No. 201 (Conveying Property and Lease Termination). This is similar to the previous agreement with the Morris and Palais. This property will be deeded from the Redevelopment Authority to the Redevelopment Commission. This authorizes Mr. Relos for any administrative action. In relation to all of the title exceptions with this document, the Legal Department will need to prepare the documents and sign off on them. We ask the Authority to authorize Legal to sign off on these documents.

Elliot Anderson states there are a few items assigned to the bond; an indenture agreement and assignment. The administrative team will work on clearing up all title work. There were multiple addendums recorded over time; all titles need to be cleared. The property was sliced into within 20 years to support other properties that never came into fruition but it has remained intact. This was confirmed with Bond Council. There are a few more administrative tasks on this Resolution.

Mr. Relos asked the Authority to look at the exceptions. One is for the tunnel easement on the Hall of Fame and the Century Center. Wells Fargo should be able to execute and close their documents themselves.

Elliot Anderson stated to the Redevelopment Authority that the administrative team will exercise discretion and make sure that things are actually administrative actions; if they are not, a new meeting with the Redevelopment Authority will be scheduled. The signing of this document authorizes officers to request Redevelopment Authority signatures on title clearing documentation at a later date.

Upon a motion by Erin Hanig, Vice President, seconded by Richard Klee, President, the motion carried unanimously, the Authority approved Resolution No. 202 (Conveying Property and Lease Termination) submitted on April 16, 2018.

4. ADJOURNMENT

Upon a motion by Richard Klee, President, seconded by Erin Hanig, Vice President, the motion carried unanimously, the Authority adjourned the meeting at 9:14 a.m.

Mary Brazinsky
Board Secretary,
Community Investment

Richard Klee, President
South Bend Redevelopment Authority

RESOLUTION NO. 203

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT AUTHORITY
APPROVING TEMPORARY USE OF PROPERTY FOR EVENT**

WHEREAS, the South Bend Redevelopment Authority (the “Authority”) exists and operates pursuant to I.C. 36-7-14.5 as a separate body corporate and politic and an instrumentality of the City of South Bend, Indiana (the “City”); and

WHEREAS, the Authority owns certain real property commonly known as 109 S. Niles Avenue, with a Parcel Key number of 018-5010-027901 (the “Authority Property”), as identified in yellow on the map attached as Exhibit A; and

WHEREAS, the Authority Property is immediately adjacent to property used as the parking lot for the Emporium Restaurant and known as 121 S. Niles Avenue (the “Lot”); and

WHEREAS, the Riverlights Music Festival is an event organized and sponsored by Megan Kirwan and Matthew Teters (the “Organizers”), which is held annually in June at the Lot (the “Festival”); and

WHEREAS, the Festival wishes to use the Authority Property as a part of its Event as set forth on Exhibit B, and the Authority desires to allow Festival to use the Authority Property, subject to the terms of this Resolution.

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

1. The Authority hereby approves use of the Authority Property by the Organizers for the Festival, which will be held on June 1 and June 2, 2018, provided that, as soon as reasonably possible, the Organizers return the Authority Property to substantially the same condition it was in immediately prior to the Festival.
2. This Resolution will be in full force and effect upon its adoption by the Authority.

ADOPTED at a regular meeting of the South Bend Redevelopment Authority held on May ____, 2018, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT AUTHORITY

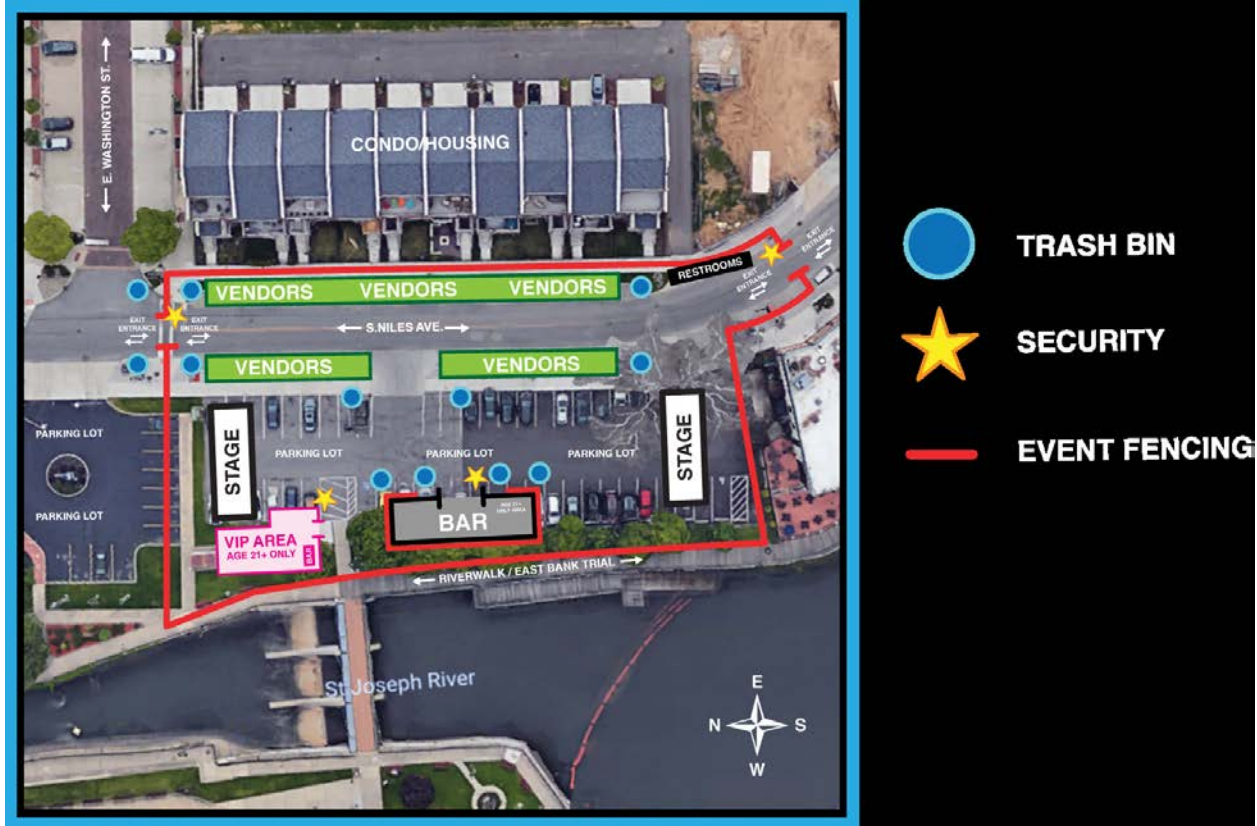
Richard Klee, President

ATTEST:

Anthony Fitts, Secretary-Treasurer

EXHIBIT B

Proposed Use



*The Authority Property is the North portion of parking lot depicted in the drawing.