



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: November 19, 2018
FROM: David Relos
SUBJECT: Budget Request (Planning Services – DHA)

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST:

This is a budget request for providing Planning Services for the preparation of legal descriptions for proposed expansion and contraction of TIF Districts for the City.

The cost of the services is between \$8,500 - \$9,600. We are asking for Commission Approval for the total amount of \$9,600.

INTERNAL USE ONLY: Project Code: 408-1050-460-31.06

Total Amount new/change (inc/dec) in budget: \$9,600 ; Break down:

Costs: Engineering Amt: _____ ; Other Prof Serv Amt _____ ;

Acquisition of Land/Bldg (circle one) Amt: _____ ; Street Const Amt _____ ;

Building Imp Amt _____ ; Sewers Amt _____ ; Other (specify) Amt: _____

_____ Going to BPW for Contracting? Y/N

Is this item ready to encumber now? ____ Existing PO# _____ Inc/Dec \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

DHIA

Danch, Harner & Associates, Inc.

Land Surveyors ■ Professional Engineers

Landscape Architects ■ Land Planners

Office: (574)234-4003 / (800)594-4003 ■ Fax: (574)234-4009

1643 Commerce Drive ■ South Bend, IN 46628

Mr. David Relos
Department of Community Investment
City of South Bend, 14th Floor County City Building
227 W. Jefferson Blvd.
South Bend, Indiana 46601

September 24, 2017
Revised November 14, 2018

RE: Cost proposal for providing Planning Services for the
preparation of legal descriptions for proposed expansion and contraction
of TIF Districts for the City:

Dear Mr. Relos:

Please accept this letter as our written cost quote to provide your Department with Planning Services for preparation of revised legal descriptions for the City of South Bend for the City's four main TIF districts based on our discussions and the provided e-mails, maps and aerials. This letter covers the anticipated time that would be spent to create the revised legal descriptions for each TIF district. Shown below are the proposed areas to be added, deleted, or switched from one district to another, roughly summarized based on maps provided, and the services we would provide and their related costs.

Our scope of work would be as follows:

A). Planning Services:

1). Preparation of revised legal descriptions for the boundaries of four of the City's TIF districts as detailed on the provided maps.....\$ 8,500 - \$ 9,600;

Areas to be added/revised (Based on maps and discussions on 11/2/18):

River West Development Area (RWDA) (former Airport Development Area):

* **Museum Campus:** The right of way of Washington from William St. west to Chapin and then including the History Museum and Studebaker Museum campuses.

Switch from WWCDA to RWDA: The portions of parcel ID 018-3054-2090 and 018-3054-2085 that are not already in RWDA and the entirety of parcel ID 018-3054-2106.

* **Leeper Park:** Note it includes a small parcel in the lower left that's owned by Parks (18-1015-0590).

* **Riverside Dr.:** western right of way of Riverside Dr. to river's edge between Bartlett and Marion (existing RWDA boundary includes r/w of Bartlett and Marion r/w south).

* **City Cemetery:** City Cemetery parcels 18-1031-1380 and 18-1031-999999, along with parcels 18-1043-1844, 1845, 1848, 1849, and the north rectangle section of 1866; north of La Porte St. the area between Blaine and Cleveland to the first alley south of LWW (this abuts the current RWDA boundary); the area between the west boundary of the Cemetery and Walnut north of Linden to La Porte St.

Switch from WWCDA to RWDA: The entirety of the following 6 parcels on the south side of the Cemetery: 18-1040-1736, 173601, 1738, 1740, 1041, and 1742.

* **Miami St.:** A northern portion on the west side of Miami is already in the RWDA. Extend the new boundary to the east side of Miami, then south to Oak Park Ct. This new boundary will basically follow the north / south alley on the east side of Miami and will capture that area on the west side of Miami not currently in the RWDA. It also includes the eastern node at LWE and Miami and north of LWE to the river's edge of this section.

* **South Bend Chocolate Company:** The eleven parcels recently annexed into the City at the SW corner of LWW and the Bypass (004-1020-034401, 004-1020-0345, 004-1020-034501, 004-1021-0352, 025-1021-035110, 025-1021-035201, 025-1021-035202, 025-1021-035301, 025-1021-035302, 025-1021-035303, and 025-1021-036004).

* **Baney property:** at 24605 Cleveland Rd, parcel # 004-1011-018901, which is surrounded by the current RWDA boundary.

* **Pulaski Park** – parcel ID 018-3059-2276, SE of the intersection of Walnut and Western

* **La Salle Park / Charles Black Center:** This area abuts the RWDA on the east, north, and south and is meant to be contiguous with the current boundary on these sides. From Linden on the north and Falcon on the west, follow Washington from Falcon to Kentucky, then south on Kentucky to Jefferson, then east on Jefferson (extended in places) to the first north / south alley east of Meade, then north to the rail road tracks (current RWDA boundary).

* **Linden Ave.:** From Walnut on the east to Olive on the west, follow the alley on the north and south side except where shown of the map.

* **College / RR Coal Line:** From the existing RWDA boundary at the College and Werwinski St. intersection south between the abandoned rail line on the west and College St. on the east (note the abandoned rail line is currently in the RWDA), south to the curve in the rail line south of Linden between Jackson and College.

* **Leland / Scott:** This area is north of LWW and the current RWDA boundary. Leland to Lindsey, then west to the first north / south alley west of Scott, then south to the current RWDA boundary.

* **Sherman / Harrison:** These two areas abut the current RWDA boundary on the north and south sides of LWW.

South of LWW: Sherman south to Fuerbringer to the first alley west of Cottage Grove, then south to Oak, then east to College Grove, then north to the existing RWDA boundary.

North of LWW: the north / south alley east of Harrison north to California (but including parcels 18-1070-2990, 2991, and 2992 east of this alley and south of Van Buren), then west to the first north / south alley west of Sherman, then south to Lindsey, then west to Allen to the existing RWDA boundary.

* **Muessel Grove Park:** Abuts current RWDA boundary. Parcel # 18-1094-3944.

* **Coal Line Trail:** East of the river to the section not owned by Notre Dame.

* **Portage / Elwood:** Abuts current RWDA at Elwood and Portage. Properties on both sides of Portage to Kinyon. Include to one parcel east and west of Portage Ave. Include 018-2166-6067 (along Elwood) and 018-2182-6791 (along Harrison) and the two parcels at the northeast corner of Portage and Queen, as indicated on the map.

* **Blad Farms & Cataldo:** Add the following parcel IDs (north of State Road 23 and east of the bypass and south of the railroad): 017-1007-021901 017-1007-0220 017-1007-0221 017-1007-0223 017-1007-0223 017-1007-0223 017-1008-0242 017-1008-029501 017-1011-0299 017-1012-0307 017-1012-0307 017-1012-030901 017-1012-031001 018-9012-0310.

* **REMOVE THE FOLLOWING FROM RWDA:**

Airport: parcel IDs - 025-1006-030002 025-1010-037301 025-1010-0390 025-1010-0391 025-1010-0392 025-1010-0393 025-1010-0394 025-1010-0396 025-1010-0398 025-1010-0411 025-1019-0320 025-1019-0321 025-1019-032201 025-1019-032202 025-1019-0323 025-1019-0324 025-1019-032501 025-1019-0636 025-1019-0638 025-1019-063801 025-1019-0640 025-1019-0642 025-1019-064201 025-1019-0644 025-1019-0646 025-1019-064601 025-1019-064602 025-1020-034901 025-1020-0350 025-1021-0355 025-1021-0357 025-1021-035701 025-1021-035702 025-1021-0652 025-1021-0652 025-1021-065201 025-1021-065202 025-1022-037001 025-1022-037002 025-1022-037003 025-1022-037103 025-1022-037105 025-1022-065401 025-1022-0656 025-1022-065601 025-1022-065602 025-1022-065603 025-1022-065604 025-1022-0658 025-1023-0666 025-1023-0666C 025-1023-0667 025-1023-0668 025-1023-0670 025-1023-0675 025-1023-0681 025-1023-068101 (St. Joseph County Airport Authority property) – leave in the airport terminal structure portion of parcel IDs 025-1023-0666 and 025-1022-0656. Remove the portion of the RWDA in the right-of-way at the bypass and Lincoln Way West interchange, all as indicated on the map.

* **REMOVE THE FOLLOWING FROM RWDA:**

Adams Rd. west of the Bypass: 025-1001-0008, 025-1010-016901, 025-1010-016903, 025-1010-016904, 025-1010-016905 and the portion of Adams Rd. right-of-way west of the bypass, all as indicated on the map.

River East Development Area (REDA) (former Northeast Neighborhood Development Area):

* **Mishawaka Ave.:** The current REDA boundary includes the south side of Mishawaka Avenue from Twyckenham to Esther, so from there going east to Logan St. we do not want to include Adams HS on the north nor IUSB on the south, but do want to include Potawatomi Park. Going along Mishawaka Ave east of Ironwood to Logan include the buildings along the north and south side of Mishawaka Ave, following the east / west alleys as possible, as indicated on the map.

* **Eddy St.:** The current REDA boundary is the west side of Eddy St. This addition captures all of right of way of Eddy from LaSalle south to approximately South St., where it meets up with the current REDA boundary.

* **Wooden Indian property:** From REDA boundary at Northside and Twyckenham on the north side of the river, cross the Twyckenham bridge to the south side of the river to LWE, then east to capture the property between LWE and the river's edge to the entrance drive of IUSB student housing. Following the lot lines of 018-7079-288409 and 018-7079-2884 north to the river edge then back west along the river's edge to the eastern edge of the Twyckenham bridge, then north back to the intersection of Northside and Twyckenham.

Southside Development Area (SSDA):

* **Miami Hills addition:** Add the entirety of parcel IDs 018-7138-493302 and 018-7138-493301. The southern boundary of this area abuts the current SSDA.

* **Ireland Rd. addition.** East of Ironwood on the southeast boundary of the SSDA. Northern right-of-way Ireland east to Hemlock, then south to include the entirety of parcels 26-1034-058203, 26-1034-058202, and 26-1167-6171.

* **Miami St. addition:** (Note, this will abut to the east the swap below.) Mostly one parcel on each side of Miami from Ewing north to Dubail, but refer to the map for specifics. Include Bowman Creek Cemetery and the first two parcels on the northwest corner of Miami and Dubail.

* **Switch from RWDA to SSDA:**

Southern boundary of Ewing right of way; Western boundary of the eastern right of way line of the vacated rail line west of Main; Northern boundary of the south right of way of Calvert west of Michigan east to the east right of way of Michigan, then north to the southern right of way of Dubail, then east to the Miami St. addition above; Eastern boundary is the Miami St. addition.

If you have any questions concerning this matter, please feel free to give me a call at 574-234-4003.

Sincerely,

Approved By: _____

Date: _____

Michael J. Danch
Michael J. Danch
President
Danch, Harner & Associates, Inc.

