

RESOLUTION NO. 3438

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
ACCEPTING THE TRANSFER OF REAL PROPERTY FROM
THE SOUTH BEND BOARD OF PARK COMMISSIONERS**

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

WHEREAS, the South Bend Board of Parks Commissioners (the “Park Board”) exists and operates pursuant to I.C. 36-10-3 and 36-1-4; and

WHEREAS, the Commission previously transferred certain real property located in the Seitz Park area (“Property”) in the City of South Bend, Indiana (the “City”) to the Park Board pursuant to a quit claim deed authorized by the Commission’s Resolution No. 3368, adopted on November 21, 2016; and

WHEREAS, the Commission and the Park Board desire to enter into an agreement with FREG Stephenson Mill Associates, LLC related to the renovation, expansion, and improvement of Seitz Park by the City (the “Project”); and

WHEREAS, following the finalization of the Project title work, agreements, and replatting, the Commission will convey back to the Park Board approximately the Seitz Park property depicted in Exhibit B (the “Expanded Seitz Park Area”).

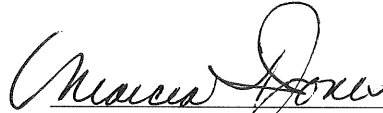
NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby accepts the conveyance of the Property from the Park Board pursuant to I.C. 36-1-11-8 pursuant to a quit claim deed in a form substantially similar to the document attached hereto as Exhibit A, conveying all of the Park Board’s right, title, and interest in the Property to the Commission.
2. The Commission authorizes David Relos of the City’s Department of Community Investment to present for recordation in the Office of the Recorder of St. Joseph County, Indiana, the deed conveying the Property to the Commission.
3. This Resolution will be in full force and effect upon its adoption by the Commission.

Signature Page Follows

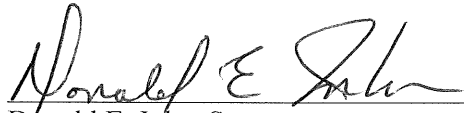
ADOPTED at a meeting of the South Bend Redevelopment Commission held on August 23, 2018, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION



Marcia I. Jones, President

ATTEST:



Donald E. Inks, Secretary

EXHIBIT A

Form of Quit Claim Deed

NSD/AA
NSD/ST

Transfer 1691
Taxing Unit SB
Date 8-23-18

1821575
RECORDED AS PRESENTED ON
08/23/2018 10:06 AM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 4 FEES: 25.00



QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the City of South Bend, Indiana, by and through its Board of Park Commissioners (the "Grantor")

CONVEYS AND QUIT CLAIMS TO the Department of Redevelopment of the City of South Bend, for the use and benefit of the Department of Redevelopment by and through its governing body, the South Bend Redevelopment Commission, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana, and more particularly described in attached Exhibit 1 (the "Property").

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Dated this 20 day of August, 2018.

GRANTOR:

City of South Bend, Indiana, by and through its Board of Park Commissioners

By: [Signature]
Mark Neal, President

ATTEST:

By: [Signature]
Eva Ennis, Clerk

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public for and in said County and State this 20 day of August, 2018, personally appeared Mark Neal and Eva Ennis, to me known to be the President and Clerk of the Board of Park Commissioners of the City of South Bend, Indiana, the Grantor, and acknowledged execution of the foregoing Quit Claim Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



[Signature], Notary Public
Resident of St. Joseph County, IN

Commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Clara McDaniels

Grantee
Prepared by Clara McDaniels, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

Exhibit 1

A part of Lots 3 through 8, inclusive, as shown on the recorded Plat of Miller and Green's First Addition to the Town of Lowell, now City of South Bend, together with that part of Green Street, now vacated, adjacent to said Lots, and also all that land lying South of Washington Street and bounded on the East by the East Race, and on the South and the West by a tract of land owned by the City of South Bend, said tract being more particularly described as follows:

Beginning at a point on the West line of Gintz Avenue, 273.00 feet South of the South line of Colfax Avenue, measured at right angles to said South line of Colfax Avenue; thence South 05°27'44" East, along said West line of Gintz Avenue, 137.22 feet; thence North 89°54'36" East, 24.00 feet; thence South 03°34'50" East, 227.30 feet to a point on the North line of a strip of land heretofore sold to the City of South Bend; thence South 54°12'12" West, 32.03 feet; thence North 46°07'59" West, 131.29 feet; thence North 41°02'53" West, 31.37 feet; thence North 17°50'28" West 66.26 feet; thence North 24°37'29" West, 225.00 feet to a point 273.00 feet South of the South line of said Colfax Avenue; thence North 89°57'36" East, parallel with said South line of Colfax Avenue, 204.05 feet to the place of beginning.

ALSO DESCRIBED AS:

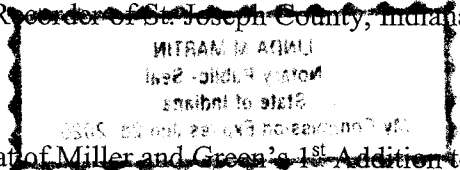
All that part of a tract or parcel of land within the City of South bend, bounded on the North by Colfax avenue, on the East by the East Race, on the South and on the West by the St. Joseph River, which is South of a line 273 feet South of and parallel to the South line of Colfax avenue, remaining after conveyance by grantor of a portion thereof to the City of South Bend, a Municipal Corporation, by Warranty Deed dated November 4, 1977 and recorded January 6, 1978 as Document Number 7800296 in the Office of the Recorder of St. Joseph County, Indiana.

EXCEPTING THEREFROM:

That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as beginning at a point which is South 26°17'33" East, 109.20 feet, and South 20°15'43" East, 103.83 feet (20°16'19" East, record) and South 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence 57°43'06" East, 19.64 feet; thence South 24°36'05" East, 21.77 feet; thence South 17°48'04" East, 66.26 feet; thence South 41°00'29" East, 31.37 feet; thence South 46°05'35" East, 42.47 feet; thence South 44°13'06" West, 9.17 feet; thence North 46°28'30" West, 42.54 feet; thence North 40°07'21" West, 34.03 feet; thence North 26°17'33" West, 85.65 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as: Beginning at a point which is North 57°43'06" East, 19.64 feet and South 26°17'35" East, 109.20 feet and South 20°15'43" East, 103.83 feet (South 20°16'19" East, record) and South,



273.00 feet from and south 20°15'43" East, 103.83 feet (South 20°16'19" East, record) and South, 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence North 57°43'06" East, 25.54 feet; thence South 32°16'54" East, 149.75 feet; thence South 84°46'04" West, 41.28 feet (South 83°47'55" West, record); thence North 46°05'35" West, 14.66 feet, thence North 41°00'29" West, 31.37 feet; thence North 17°48'04" West, 66.26 feet; thence North 24°35'05" West, 21.77 feet to the Point of Beginning.

ALSO EXCEPTING THEREFORM:

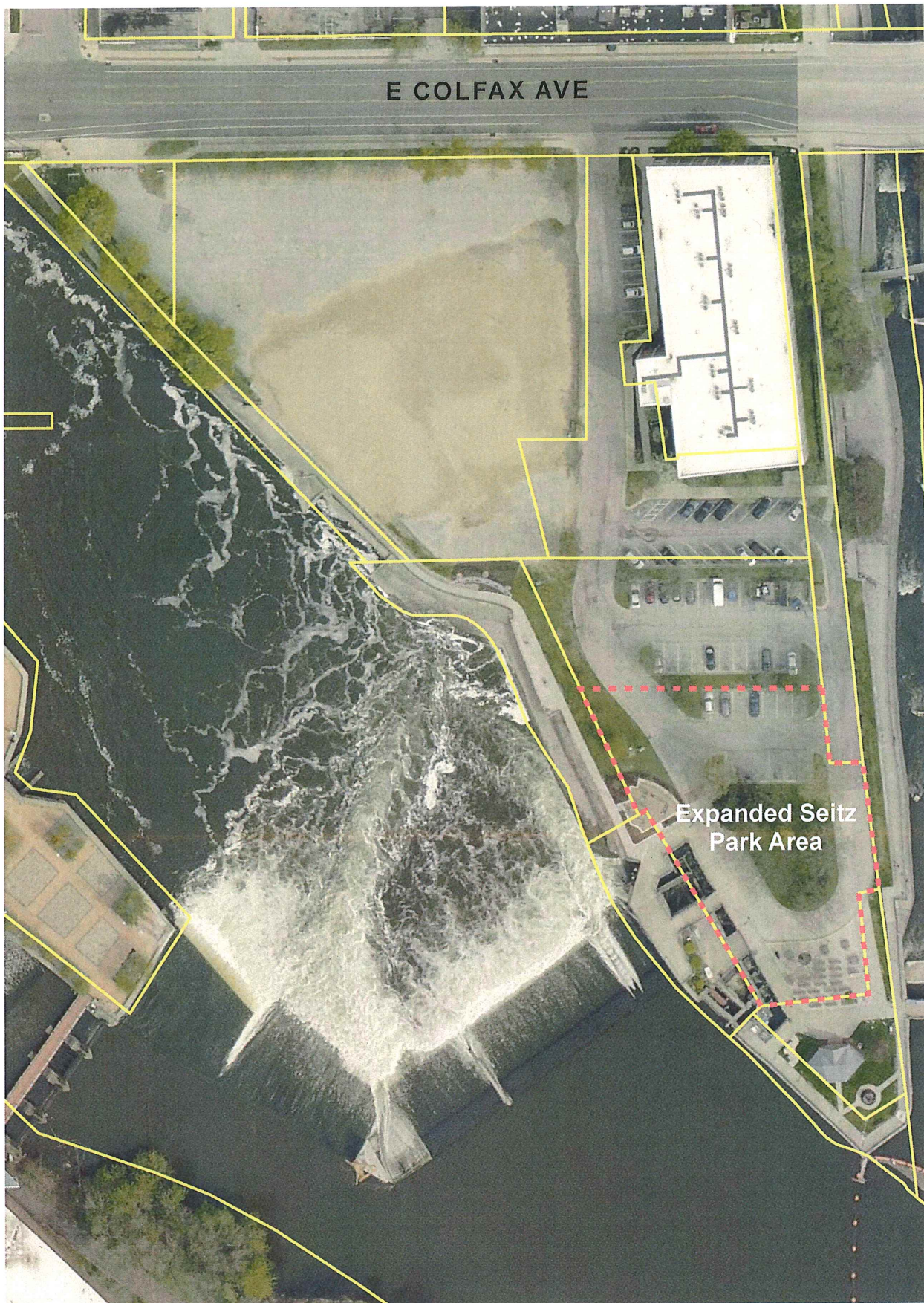
A parcel of land described as commencing at the intersection of the South right-of-way line of Colfax Avenue with the right-of-way lines of Niles Avenue, thence North 89°54'00" West, along said South right-of-way line, a distance of 232.26 feet to the Easterly right-of-way line of Gintz Avenue; thence South 05°53'22" East, along said Easterly right-of-way line, a distance of 274.46 feet; thence South 5°27'44" East, along said Easterly right-of-way line, a distance of 137.81 feet; thence South 3°34'50" East, a distance of 144.46 feet; thence South 3°12'46" West, a distance of 8.90 feet; thence South 52°57'51" West, a distance of 32.89 feet to the Easterly meander line of the St. Joseph River; thence North 46°31'03" West along said Easterly meander line, a distance of 132.0 feet; thence North 83°47'35" East, a distance of 104.54 feet; thence North 3°34'50" West, a distance of 70.00 feet; thence North 86°25'10" East, a distance of 13.99 feet to the place of beginning.

Tax Parcel No. 018-5001-0005

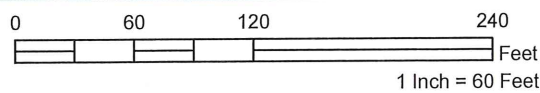
EXHIBIT B

Expanded Seitz Park Area

EXHIBIT B



City of South Bend -
Expanded Seitz Park Area





CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: August 23, 2018

FROM: David Relos, Property Development Manager *DR*

SUBJECT: Resolution No. 3438 (Accepting parcel from Parks)

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

PURPOSE OF REQUEST:

Resolution No. 3438 approves the transfer to the Commission of a parcel south of Stephenson Mills from the Board of Park Commissioners (Parks). This parcel was transferred to Parks in 2016 because three City entities (BPW, RDC, and Parks) had ownership interests in the land south of Stephenson Mills and the Wharf site. With the many planned construction activities in this area, common ownership would streamline the approval process for agreements between the various parties.

This parcel is burdened by an easement / option to buy dating back to 1993, when Stephenson Mills was redeveloped. Additionally, there are overlapping easements dating back to when this area was an industrial site. To clean this area of these many overlapping easements, and to allow for the expansion of Seitz Park and the transfer of land to Stephenson Mills, this area is planned to be replatted and the old easements between the parties released.

To allow these plans to move forward, this parcel needs to be transferred back to the Commission. After the replat process the remaining land will be transferred back to Parks, which will allow Seitz Park to be upgraded and expanded. On August 20th Parks approved transferring this parcel to the Commission.

Staff requests approval of Resolution No. 3438, accepting the transfer of this parcel from Parks.

INTERNAL USE ONLY: Project Code: N/A ;

Total Amount new/change (inc/dec) in budget: -0- ; Breakdown:

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? N/A Existing PO# Inc/Dec \$