



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: February 14, 2019

FROM: David Relos, Property Development Manager

SUBJECT: Resolution No. 3470 (Declaring Certain Property Blighted)

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

### PURPOSE OF REQUEST:

Last year a new Section 19.5 was added to the Redevelopment Statute. This Section allows the Commission to acquire property that is blighted, unsafe, abandoned, foreclosed, or structurally damaged from a willing seller.

Resolution No. 3470 declares the lot behind 740 S. Michigan St. blighted, unsafe, and/or abandoned. This property is in a target area of S. Michigan Street and has been vacant for many years.

Staff requests approval of Resolution No. 3470, to allow this property to be acquired.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;  
Total Amount **new**/change (inc/dec) in budget: \_\_\_\_\_; Breakdown:  
Costs: Demolition 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? **N**  
Is this item ready to encumber now? **No** Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_

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1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | f 574.235.9021 | www.southbendin.gov

**RESOLUTION NO. 3470**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
DECLARING A CERTAIN PROPERTY TO BE BLIGHTED AND  
IN NEED OF REDEVELOPMENT**

**WHEREAS**, the South Bend Redevelopment Commission (“Commission”), the governing body of the South Bend, Indiana, Department of Redevelopment (“Department”), exists and operates under the provisions of I.C. 36-7-14, as amended from time to time; and

**WHEREAS**, the Commission previously designated and declared certain areas in the City of South Bend (the “City”) to be blighted and in need of redevelopment, including the River West Development Area (“River West”); and

**WHEREAS**, pursuant to I.C. 36-7-4-19.5, the Commission may acquire property within the City that it determines is blighted, unsafe, abandoned, foreclosed, or structurally damaged from a willing seller and with a purchase price of not more than Twenty-Five Thousand Dollars (\$25,000), so long as the Commission has the funds to do so; and

**WHEREAS**, the Department staff has identified a certain property located within River West that they believe to be blighted, unsafe, and/or abandoned and for the purchase of which they would like to negotiate, which property and its description is set forth on **Exhibit A** (the “Property”); and

**WHEREAS**, the Department staff desires the Commission to declare the Property to be blighted, unsafe, and/or abandoned and to allow the Department staff to negotiate with the owner for the purchase of the Property by the Commission at a price less than Twenty-Five Thousand Dollars (\$25,000).

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

1. The Commission has reviewed Exhibit A and determines and declares that the Property as set forth thereon is blighted, unsafe, or abandoned and in need of redevelopment.
2. The Commission hereby authorizes David Relos of the City’s Department of Community Investment, or his designee, to negotiate with the owner of the Property for the City’s acquisition thereof at a purchase price of less than Twenty-Five Thousand Dollars (\$25,000).
3. This Resolution shall be in full force and effect upon its adoption.

*Signature Page Follows*

ADOPTED at a meeting of the South Bend Redevelopment Commission held on February 14, 2019, at 227 West Jefferson Boulevard, Room 1308, South Bend, Indiana 46601.

**SOUTH BEND REDEVELOPMENT COMMISSION**

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

**ATTEST:**

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

**EXHIBIT A**

*Property to Be Acquired*

**740 S. Michigan Street**  
Tax ID 018-3022-084901  
Vacant, Untended Lot