



**RESOLUTION NO. 3477**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION RELATED  
TO ACQUISITION OF PROPERTY IN THE  
RIVER WEST DEVELOPMENT AREA**

**WHEREAS**, under the authority granted by Indiana Code § 36-7-14, *et seq.* and in furtherance of the River West Development Area Plan (“Plan”), the South Bend Redevelopment Commission (“Commission”) has determined that it is necessary to acquire unencumbered fee simple interest in certain property located within the area designated as the River West Development Area (the “Area”) within the City of South Bend, Indiana (the “City”), which property is more particularly described at Exhibit A attached hereto and incorporated herein (“Property”); and

**WHEREAS**, on November 10, 2014, the Commission adopted Resolution No. 3256 amending the Plan and including the Property on the Area’s acquisition list; and

**WHEREAS**, two (2) independent appraisals of the Property were obtained in accordance with Indiana Code § 36-7-14-19(b), which average to Thirteen Thousand Dollars (\$13,000) (the “Average Appraised Value”); and

**WHEREAS**, the Commission previously authorized staff of the Commission to negotiate an offer for the purchase of the Property pursuant to Resolution 3466, provided that such offer did not exceed Twenty-Five Thousand Dollars (\$25,000) (the “Maximum Price”); and

**WHEREAS**, the owner of the Property would not agree to sell the Property at the Average Appraised Value or for less than the Maximum Price; and

**WHEREAS**, pursuant to Indiana Code § 36-7-14-19(b), the Commission may specifically authorize the acquisition of the Property at an amount exceeding the Average Appraised Value; and

**WHEREAS**, Commission staff has determined that the Property is integral for the purposes of the Plan and desires the Commission to authorize the acquisition of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the South Bend Redevelopment Commission that:

1. The Commission hereby authorizes and directs David Relos of the City’s Department of Community Investment, or his designee, in conjunction with legal counsel, to cause a purchase offer to be made in writing to the owners of the Property in the amount of Twenty-Seven Thousand Dollars (\$27,000) (“Purchase Agreement”), and to negotiate, prepare, and execute any documentation ancillary to the Purchase Agreement necessary to accomplish the acquisition of the Property in accordance with this Resolution and the Act.

2. This Resolution shall be in full force and effect upon its adoption.

**ADOPTED** at a Regular Meeting of the South Bend Redevelopment Commission held on March 14, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

**SOUTH BEND  
REDEVELOPMENT COMMISSION**

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David Varner, Vice President

**ATTEST:**

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Donald E. Inks, Secretary

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Lot Numbered 8 in Smith and Jackson's Subdivision of Lots Numbered 7, 8, 9, 12, 13, 14, and 15 in Kent and Garrison's Subdivision of Out Lot No. 1 in Henricks and Grant's Addition to the Town, now City of South Bend, as per plat thereof recorded October 14, 1909 in Plat Book 9, page 112 in the Office of the Recorder of Saint Joseph County, Indiana.

Commonly known as 618 Marion Street, South Bend, Indiana 46601

Parcel Key No. 018-1055-2355