



Department of
Community Investment

Memorandum

June 13, 2019

TO: Redevelopment Commission
FROM: Chris Dressel
SUBJECT: Confirmatory Resolution No. 3485, 3486, 3487, and 3488
TIF Adjustment

These Confirming Resolutions are to finalize the process of amending the Development Plans (Plans) for the River West Development Area (RWDA), River East Development Area (REDA), South Side Development Area (SSDA), and West Washington Chapin Development Area (WWCDA).

The proposed amendments to the Plans are consistent with the inter-related goals of: Fiscal stewardship; Economic development; and, a Plan-driven redevelopment agenda. By amending these Plans to realign their boundaries, the Commission will be able to strategically focus its resources on current priorities.

Key aspects of the proposed realignment include:

1. RWDA

- Expansion: Includes Portage and Linden Commercial corridors; Sherman and Harrison future housing, recent annexations; LaSalle Park neighborhood, and Park facilities.
- Contraction: Non-generating Areas within and near the South Bend Airport
- Transfer from WWCDA: includes areas for Phase II of City Cemetery Improvements and History Museum consolidation

2. REDA:

- Expansion Includes Eddy Street right of way, Miami Street, and Mishawaka Avenue corridors. Future trail opportunity along Lincoln Way West Drive.



3. SSSA

- Expansion Includes Annexation Areas and Neighborhood
- Transfer from RWDA: a portion of the Southeast Neighborhood

4. WWCA

- Transfer to RWDA portions for City Cemetery Phase II and align all of the History Museum in to one Development Area

On April 11, 2019 the Commission approved Declaratory Resolutions No. 3478, 3479, 3480, and 3481, beginning the process of amending the RWDA, REDA, SSSA, and WWCA.

On April 16, 2019, the Area Plan Commission approved Resolution No. 253-19, issuing a Written Order which approved, ratified, and confirmed the Commission's Declaratory Resolutions and found they conform to the plan of development for the City.

On May 28, 2019, the Common Council approved Resolution No. 4789-19, which approved, ratified, and confirmed the Area Plan Commission's Written Order.

Staff now requests approval of Resolution No. 3485, 3486, 3487, and 3488, to finalize the process of amending the Plans and boundaries for the RWDA, REDA, SSSA, and WWCA.