



South Bend

# Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

## Agenda

Regular Meeting, July 25, 2019

227 W. JEFFERSON BLVD., 1300 SOUTH BEND, INDIANA

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### 1. Roll Call

### 2. Approval of Minutes

A. Minutes of the Regular Meeting of Thursday, July 11, 2019

### 3. Approval of Claims

A. Claims Submitted July 25, 2019

### 4. Old Business

### 5. New Business

A. River West Development Area

1. Agreement to Terminate Real Estate Purchase Agreement (Franklin Street) – D1
2. Resolution No. 3490 (Authorizing Transfer of Property to Board of Public Works) – D1

B. South Side Development Area

1. Budget Request (St. Joseph Streetscape) – D5

### 6. Progress Reports

- A. Tax Abatement
- B. Common Council
- C. Other

### 7. Next Commission Meeting:

Thursday, August 8, 2019, 4:00 pm

### 8. Adjournment

#### NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS

Auxiliary Aid or Other Services are Available upon Request at No Charge.



South Bend  
**Redevelopment Commission**  
227 West Jefferson Boulevard, Room 1308, South Bend, IN

**SOUTH BEND REDEVELOPMENT COMMISSION  
REGULAR MEETING**

July 11, 2019

4:00 p.m.

Presiding: Marcia Jones, President

227 West Jefferson Boulevard

South Bend, Indiana

The meeting was called to order at 4:00 p.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President	
	Quentin Phillips, Secretary	
	Gavin Ferlic, Commissioner	
	Todd Monk, Commissioner	
Members Absent:	Don Inks, Vice-President	
	Leslie Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff	
	Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer	DCI
	Tim Corcoran	DCI
	Charlotte Brach	Engineering
	Kyle Silveus	Engineering
	Zach Hurst	Engineering
	Conrad Damian	718 E Broadway
	Marco Mariani	South Bend Heritage
	Anne Mannix	Neighborhood Dev. Assoc.
	Jim Bognar	807 W Washington
	Jim Masters	Nemeth, Feeney, Masters
	Nancy Corpral	St Joseph County Library
	Kara Boyles	Engineering
	Laura O'Sullivan	Mayor's Office
	Jitin Kain	Engineering

**2. Approval of Minutes**

**A. Approval of Minutes of the Regular Meeting of Thursday, June 13, 2019**

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 13, 2019.

**B. Approval of Minutes of the Regular Meeting of Thursday, June 27, 2019**

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, June 27, 2019.

**3. Approval of Claims**

**A. Claims Submitted July 11, 2019**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims July 11, 2019 for approval		
<u>324 RIVER WEST DEVELOPMENT AREA</u>		
Niezgodski Plumbing	35,270.65	Lafayette Building Drain
Peerless Midwest Inc.	145,244.00	Cleveland Well Fields Refurbishments
Environmental Glass Inc.	7,411.91	Liberty Tower Exterior Renovations - Division C
Epoch	27,457.00	Technology Resource Center
South Bend Tribune	69.82	Notice to Bidders Drewry Brewery
GLC	124,168.40	Refund to Developer
Almac-Sotebeer, Inc.	35,975.00	Lot 12 US 31 Industrial Park-Asphalt Paving
<u>422 WEST WASHINGTON DEVELOPMENT AREA</u>		
Bokon Masonry	42619.85	Gemini at Washington-Colfax Apartment Masonry & Stair Repairs - Division B
South Bend Tribune	73.94	Notice to Bidders Gemini Site Improvements Bids
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
Skyline Plastering, Inc.	138,690.50	Three Twenty at The Cascade - Exterior Insulation & Finish System
Rieth Riley Construction Co.,	237157.91	J.C. Lauber Site Improvements
South Bend Tribune	76.88	Notice To Bidders Commerce Center Architectural
Construction Ahead Exterior, Inc.	85,874.73	Three Twenty at The Cascade - Composite Wall
<u>435 FUND DOUGLAS TIF</u>		
DLZ	3,425.00	Douglas Rd Lift Station
Total	883,515.59	

Upon a motion by Secretary Phillips, seconded by Commissioner Monk, the motion carried unanimously, the Commission approved the claims submitted on Thursday, July 11, 2019.

**4. Old Business**

**5. New Business**

**A. River West Development Area**

**1. Real Estate Purchase Agreement (SJCPL)**

Mr. Corcoran presented the Real Estate Purchase Agreement with the St. Joseph County Public Library. These parcels of land owned by the Redevelopment Commission will be utilized as part of the expansion of the new Library that will be built along Michigan St. This is the old Baer's lot which is six parcels mid-block between Wayne and Western on the west side of Michigan Street. An Option Agreement with the Library was approved on November 14, 2013, and the term of the option was extended by the Memorandum of Understanding approved on November 8, 2018. The Library is now exercising their option.

President Jones opened the floor to public comment.  
No public came forward. The floor was closed.

Jim Masters & Nancy Copal representing the Library noted the Option with the City dates to 2013, and was extended through 2019 for the overall development of the lots. We are happy to have this piece concluded. The REPA has been signed by Debra Futa.

Upon a motion by Secretary Phillips, seconded by Commissioner Ferlic, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (SJCPL) submitted on Thursday, July 11, 2019.

**2. Development Agreement (South Bend Mutual Homes PH. II)**

Lory Timmer, Neighborhood Grants Manager, noted this Agreement is between Neighborhood Development Associates, South Bend Heritage and the City of South Bend. The Agreement is for a budget not to exceed \$805,000 out of the River West TIF. The money is for assistance in building 24 new single-family homes on scattered in-fill vacant lots within the city. This is part of a tax credit application that will be submitted to the State on July 29<sup>th</sup> with awards announced in November. Private investment in the project will be approximately \$8M. The project name is South Bend Mutual Homes Phase II. Phase I was completed 2015 in the Lincoln Park neighborhood. Homes were leased to low to moderate income families and the 24 new single-family homes will be as well.

Anne Mannix, Neighborhood Development Associates, noted twenty-four homes were built during Phase I and have been very successful. There is currently a waiting list of ninety people. The new homes will be three or four bedrooms and managed by a cooperative, which means, the families decide on a board and they vote on the projects. This is owned by a limited partner and the partner receives the tax credits. The rents will be affordable with the lowest rent at \$250 per month to \$700 being the highest. There will be seven homeless families and South Bend Heritage has secured Section 8 certificates from the Housing Authority. We hope to start construction in May 2020.

## South Bend Redevelopment Commission Regular Meeting – July 11, 2019

Marco Mariani, Executive Director, South Bend Heritage Foundation, stated they will be a partner, developer, owner and property manager of the twenty-four homes. They will be using local subs and trying to secure minority owned contractors as part of the project. If we look at hard cost on this project, it comes to about \$190,000 per home. The homes are approximately 1300 square feet with a basement and detached garage. These are very nice homes where we will be meeting some energy standards like South Bend Mutual Homes. We work closely with the Phase I co-op helping them with property management, their budgets and any questions on how to manage their organization. We are happy to be bringing these blighted spaces back to use as part of the Mayor's initiative and getting them back on the tax roll. Some of the criteria for possible candidates are the disabled, people who are involved in their neighborhood association or their church.

President Jones recused herself as she has been a long-standing board member of South Bend Heritage.

President Jones opened the floor to public comment.

Conrad Damian, 718 Broadway, stated the SE Neighborhood has a lot of things they are pleased about like utilizing the vacant lots, to building new homes and working along the neighborhood group 466 Works. This project fits into that process of improving our neighborhood. We are very appreciative of this program and hope they receive the tax credits, so the project becomes reality.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Development Agreement (South Bend Mutual Homes PH. II) submitted on Thursday, July 11, 2019.

### **B. West Washington/Chapin Development Area**

#### **1. Budget Increase for Gemini (Washington/Colfax Apartments)**

Mr. Silveus presented a budget increase for the Gemini Apartment's project. This increase is needed because bids came in higher than anticipated. In order to award the contract, an increase of \$230,000 is needed, which will include the inclusion of water connection infrastructure.

President Jones opened the floor to the public comment.

Marco Mariani, Executive Director South Bend Heritage Foundation thanked the Commission for their help with Gemini. There are certain pieces that need to get completed for the re-hab. Two buildings, 30 units in each building. The building facing Washington was vacated and the focus has been on it. We are working at not moving tenants around. This is a privately funded project, not a tax credit one. There is a good response to the project and we appreciate the effort to bring the project forward.

South Bend Redevelopment Commission Regular Meeting – July 11, 2019

Jim Bogner, 807 W Washington Street stated SBH has done an outstanding job with this project, but I also want to advocate for the West Washington TIF. It is the original TIF that is still left. As you know, this TIF is set to expire in 2025 and our neighborhood is extremely protective of those funds. I am asking for you to support this request but to also be mindful as other matters are coming to you, we don't have a lot of money and this is a lot of money for us. We were hoping for more neighborhood engagement but there isn't. We ask that you keep an eye on the money being spent as we have a lot of needs with little time left in this area.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Increase for Gemini (Washington/Colfax) submitted on Thursday, July 11, 2019.

**C. Other**

**1. Professional Service Agreement (Baker Tilly) Umbaugh**

Mr. Relos presented the Professional Service Agreement with Baker Tilly (formerly Umbaugh) for the annual TIF Neutralization analysis required by State statute. Baker Tilly will calculate base assessed value adjustments for trending and general reassessment for each Development Area, to determine natural growth of property values within each Area. For example, if an Area's based assessed value is \$1M and there is natural appreciation of 3%, this \$30,000 increase would then be added to the base assessed value. Baker Tilly will also work with the Auditor's office to be sure the newly approved Development Area adjustments are captured and coded correctly. Commission approval in the amount of \$17,500 is requested.

President Jones opened the floor to the public comment.  
No public came forward. The floor was closed.

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Professional Service Agreement (Baker Tilly) Umbaugh submitted on Thursday, July 11, 2019.

**2. Resolution No. 3489 (Approving a Revised Schedule of Meeting Times in 2019).**

Mr. Relos presented Resolution No. 3489 (Approving a Revised Schedule of Meeting Times in 2019). This is to approve a revised schedule for the remainder of 2019. At the beginning of each year the commission approves the schedule for the entire year. This resolution keeps the meeting dates the same but changes the time from 9:30 am to 4:00 pm.

President Jones opened the floor to the public comment.  
No public came forward. The floor was closed.

South Bend Redevelopment Commission Regular Meeting – July 11, 2019

Upon a motion by Commissioner Ferlic, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3489 (Approving a Revised Schedule of Meeting Times in 2019) submitted on Thursday, July 11, 2019.

**6. Progress Reports**

- A. Tax Abatement
- B. Common Council
- C. Other

- 1. Laura O’Sullivan announced that the Mayor has asked Jitin Kain to be the interim Executive Director of Community Investment until the end of the year.

**7. Next Commission Meeting:**

Thursday, July 25, 2019, 4:00 p.m.

**8. Adjournment**

Thursday, July 11, 2019, 4:25 p.m.

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David Relos, Property Development Manager

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Marcia Jones, President

REDEVELOPMENT COMMISSION Redevelopment Commission Claims July 25 2019 for approval	Claims submitted	Explanation of Project
<b><u>324 RIVER WEST DEVELOPMENT AREA</u></b>		
Almac-Sotebeer Inc.	35,975.00	Lot 12 US 31 Industrial Park - Asphalt Paving
Lawson-Fisher associates	5,827.50	Parks Improvements Program Manager
Black & Veatch Corporation	41,174.00	Complete the Design of The Olive GAC Plant Improvement
Abonmarche	8,500.00	Western Ave Streetscape from Falcon St to Dundee St. / Lincoln Way West & Charles Martin
Lochmeller Group	61,713.69	Historic Leeper Pk Improvements
Walsh & Kelly, Inc.	132,680.08	Great Lakes Capital Spec Building Paving
Majority Builders Inc.	169,487.32	Technology Resource Center @ Catalyst 2
D.C Byers Co., / Detroit Inc.	54,245.02	Main and Colfax Parking Structure Repairs
Epoch Architecture & Planning	2,880.00	Technology Resource Center
<b><u>422 WEST WASHINGTON DEVELOPMENT AREA</u></b>		
Bokon Masonry	65,790.35	Gemini at Washington-Colfax Apartment Masonry & Stair Repairs - Division B
<b><u>429 FUND RIVER EAST DEVELOPMENT TIF</u></b>		
Precision Wall Systems	98,819.95	Three Twenty at The Cascade - Glazed Assemblies
Construction Ahead	74,336.08	Three Twenty at The Cascade - Composite Wall
<b><u>430 FUND SOUTH SIDE TIF AREA #1</u></b>		
McCormick Angering	337.50	Bowen St. Improvements
Jones Petrie Rafinski	1,575.00	St. Joseph Streetscape Improvements
<b><u>452 TIF PARK BOND CAPITAL</u></b>		
Lochmeller Group	3,500.00	Lincolnway Rehabilitation
Troyer Group	24,480.00	Pulaski Park
Total	781,321.49	



## **Franklin Street Technology Park**

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July 19, 2019

South Bend Redevelopment Commission  
227 W Jefferson Blvd., Ste. 1400S  
South Bend, IN 46601

Re. Agreement to Terminate Real Estate Purchase Agreement ("REPA")

Dear Commissioners:

As you know, the South Bend Redevelopment Commission (the "Commission") and Franklin Street Technology Park, LLC ("Franklin Street") entered into a REPA on February 22, 2018, which REPA was amended five times for various reasons. Franklin Street has decided not to pursue the REPA and requests to terminate it, effective upon the date of the Commission's signature below.

In addition, Franklin Street agrees to release and hold harmless the Commission with regard to any obligations the Commission may have to Franklin Street with regard to the REPA. By signing below, the Commission also signifies its agreement to release and hold harmless Franklin Street with regard to any obligations Franklin Street may have to the Commission regarding the REPA.

Sincerely,



Member

Charles S. Hayes  
Franklin Street Technology Park, LLC

Accepted and Agreed to by:  
South Bend Redevelopment Commission

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

Attest: \_\_\_\_\_  
Quentin Phillips, Secretary

Date: July 25, 2019

**RESOLUTION NO. 3490**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
AUTHORIZING THE TRANSFER OF REAL PROPERTY TO  
THE CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) exists and operates pursuant to Indiana Code Section 36-7-14; and

WHEREAS, the City of South Bend, Indiana, Board of Public Works (the “Board”) exists pursuant to Indiana Code Section 36-4-9-5; and

WHEREAS, the Commission owns certain real property located in the River West Development Area (the “Area”) at, as more particularly described on Exhibit A (the “Property”); and

WHEREAS, the Board has title to all properties adjacent to and abutting the Property; and

WHEREAS, the Commission is authorized to transfer such property pursuant to Indiana Code Section 36-7-14-12.2; and

WHEREAS, the Board and the Commission desire to consolidate real property ownership in the Area in the Board.

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

1. The Commission hereby approves the conveyance of the Property to the Board pursuant to Indiana Code Section 36-7-14-12.2 pursuant to a quit claim deed in a form substantially similar to the document attached hereto as Exhibits B-1 through B-5, conveying all of the Commission’s right, title, and interest in the Property to the Board.

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 Board, as well as executing any other document necessary to effect the Commission’s conveyance to the Board.

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 July 25, 2019, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT  
COMMISSION

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Marcia I. Jones, President

ATTEST:

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Quentin Phillips, Secretary

## EXHIBIT A

### **Legal Description**

**Parcel I:** Part of Lots Numbered 29 and 30 in Birner Place Addition to the City of South Bend, as per plat thereof recorded August 20, 1907 in Plat Book 9, page 76 in the Office of the Recorder of St. Joseph County, Indiana, described as beginning at a point on the Easterly line of said Lot 30, 34 feet and 8 inches Southerly from the Northeasterly corner of said Lot 30; thence Westerly on a line parallel with Harvey Street, 76 feet to the Westerly line of said Lot 29 at a point 34 feet and 8 inches Southerly from the Northwesterly corner of said Lot 29; thence Southerly on said line, 34 feet and 8 inches; thence Easterly on a line parallel with Harvey Street, 76 feet to the Easterly line of said Lot 30 at a point 34 feet and 8 inches Southerly from the place of beginning; thence Northerly, 34 feet and 8 inches to the place of beginning.

Tax Key Number: 018-1032-1401

State Parcel ID: 71-08-02-380-018.000-026

Also known as: 431 North Allen Street, South Bend, IN 46616

**Parcel II:** Lot Numbered 26 in James D. Kent's Subdivision of Bank Out Lot Numbered 114, and one (1) acre off of the South side of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded July 1, 1873 in Plat Book 3, page 27 in the Office of the Recorder of Saint Joseph County, Indiana, together with the South Half of the vacated alley lying North of and adjoining said Lot 26, EXCEPTING THEREFROM a lot or parcel of land 9.25 feet in width, North and South, taken off of and from the entire length of the South side thereof.

Tax Key Number: 018-1055-2336

State Parcel ID: 71-08-02-476-022.000-026

Also known as: 528 North Scott Street, South Bend, IN 46616

**Parcel III:** Lot Numbered 6 in James D. Kent's Subdivision of Bank Out Lot Numbered 114, and one (1) acre off of the South side of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded July 1, 1873 in Plat Book 3, page 27 in the Office of the Recorder of Saint Joseph County, Indiana.

Tax Key Number: 018-1054-2320

State Parcel ID: 71-08-02-476-015.000-026

Also known as: 602 North Scott Street, South Bend, IN 46616

**Parcel IV:** A tract of land 24 feet in width, North and South, taken off of and from the entire length of the North side of Lot Numbered 11 in William Miller's Subdivision of a part of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded February 27, 1875 in Plat Book 3, page 42 in the Office of the Recorder of Saint Joseph County, Indiana.

Tax Key Number: 018-1056-2397

State Parcel ID: 71-08-02-476-008.000-026

Also known as: 620 North Scott Street, South Bend, IN 46616

**Parcel V:** Lot 10 Replat Of Lot 37 Op Lowell

Tax Key Number: 018-5005-009901

State Parcel ID: 71-08-12-129-012.000-026

Also known as: Vac. Lot 10 LaSalle

**EXHIBITS B-1 THROUGH B-5**

**Form of Quit Claim Deed**

**AUDITOR'S RECORD**

TRANSFER NO. \_\_\_\_\_

TAXING UNIT \_\_\_\_\_

DATE \_\_\_\_\_

KEY NO. \_\_\_\_\_

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH THAT the City of South Bend, Department of Redevelopment, acting by and through its governing body, the South Bend Redevelopment Commission (the "Grantor")

CONVEYS AND QUIT CLAIMS TO the Civil City of South Bend for the Use and Benefit of its Board of Public Works (the "Grantee"), 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 below (the "Properties"):

Legal Description: Part of Lots Numbered 29 and 30 in Birner Place Addition to the City of South Bend, as per plat thereof recorded August 20, 1907 in Plat Book 9, page 76 in the Office of the Recorder of St. Joseph County, Indiana, described as beginning at a point on the Easterly line of said Lot 30, 34 feet and 8 inches Southerly from the Northeasterly corner of said Lot 30; thence Westerly on a line parallel with Harvey Street, 76 feet to the Westerly line of said Lot 29 at a point 34 feet and 8 inches Southerly from the Northwesterly corner of said Lot 29; thence Southerly on said line, 34 feet and 8 inches; thence Easterly on a line parallel with Harvey Street, 76 feet to the Easterly line of said Lot 30 at a point 34 feet and 8 inches Southerly from the place of beginning; thence Northerly, 34 feet and 8 inches to the place of beginning.

Tax Key Number: 018-1032-1401

State Parcel ID: 71-08-02-380-018.000-026

Also known as: 431 North Allen Street, South Bend, IN 46616

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.]

Dated this 25<sup>th</sup> day of July 2019.

GRANTOR:

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Marcia I. Jones, Vice President

ATTEST:

By: \_\_\_\_\_  
Quentin Phillips, Secretary

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

Before me, the undersigned, a Notary Public for and in said County and State this 25<sup>th</sup> day of July 2019, personally appeared Marcia I. Jones and Quentin Phillips, known to me to be, respectively, as the President and Secretary of the South Bend Redevelopment Commission, the Grantor, and acknowledged the execution of the foregoing Quit Claim Deed.

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

\_\_\_\_\_  
Mary C. Brazinsky, Notary Public  
Resident of St. Joseph County, Indiana  
Commission expires: December 12, 2024

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. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

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Legal Description: Lot Numbered 26 in James D. Kent's Subdivision of Bank Out Lot Numbered 114, and one (1) acre off of the South side of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded July 1, 1873 in Plat Book 3, page 27 in the Office of the Recorder of Saint Joseph County, Indiana, together with the South Half of the vacated alley lying North of and adjoining said Lot 26, EXCEPTING THEREFROM a lot or parcel of land 9.25 feet in width, North and South, taken off of and from the entire length of the South side thereof.

Tax Key Number: 018-1055-2336

State Parcel ID: 71-08-02-476-022.000-026

Also known as: 528 North Scott Street, South Bend, IN 46616

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.]



Dated this 25<sup>th</sup> day of July 2019.

GRANTOR:

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Marcia I. Jones, Vice President

ATTEST:

By: \_\_\_\_\_  
Quentin Phillips, Secretary

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

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

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Mary C. Brazinsky, Notary Public  
Resident of St. Joseph County, Indiana  
Commission expires: December 12, 2024

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Prepared by Sandra L. Kennedy, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

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Tax Key Number: 018-1054-2320

State Parcel ID: 71-08-02-476-015.000-026

Also known as: 602 North Scott Street, South Bend, IN 46616

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.]

Dated this 25<sup>th</sup> day of July 2019.

GRANTOR:

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Marcia I. Jones, Vice President

ATTEST:

By: \_\_\_\_\_  
Quentin Phillips, Secretary

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

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**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH THAT the City of South Bend, Department of Redevelopment, acting by and through its governing body, the South Bend Redevelopment Commission (the "Grantor")

CONVEYS AND QUIT CLAIMS TO the Civil City of South Bend for the Use and Benefit of its Board of Public Works (the "Grantee"), 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 below (the "Properties"):

Legal Description: A tract of land 24 feet in width, North and South, taken off of and from the entire length of the North side of Lot Numbered 11 in William Miller's Subdivision of a part of Bank Out Lot Numbered 113 of the Third Plat of Out Lots of the Town, now City of South Bend, as per plat thereof recorded February 27, 1875 in Plat Book 3, page 42 in the Office of the Recorder of Saint Joseph County, Indiana.

Tax Key Number: 018-1056-2397

State Parcel ID: 71-08-02-476-008.000-026

Also known as: 620 North Scott Street, South Bend, IN 46616

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.]

Dated this 25<sup>th</sup> day of July 2019.

GRANTOR:

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Marcia I. Jones, Vice President

ATTEST:

By: \_\_\_\_\_  
Quentin Phillips, Secretary

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

Before me, the undersigned, a Notary Public for and in said County and State this 25<sup>th</sup> day of July 2019, personally appeared Marcia I. Jones and Quentin Phillips, known to me to be, respectively, as the President and Secretary of the South Bend Redevelopment Commission, the Grantor, and acknowledged the execution of the foregoing Quit Claim Deed.

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

\_\_\_\_\_  
Mary C. Brazinsky, Notary Public  
Resident of St. Joseph County, Indiana  
Commission expires: December 12, 2024

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. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

**AUDITOR'S RECORD**

TRANSFER NO. \_\_\_\_\_

TAXING UNIT \_\_\_\_\_

DATE \_\_\_\_\_

KEY NO. \_\_\_\_\_

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Legal Description: Lot 10 Replat Of Lot 37 Op Lowell

Tax Key Number: 018-5005-009901

State Parcel ID: 71-08-12-129-012.000-026

Also known as: Vac. Lot 10 LaSalle

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.]

Dated this 25<sup>th</sup> day of July 2019.

GRANTOR:

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Marcia I. Jones, Vice President

ATTEST:

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# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: July 18, 2019

FROM: Kyle Silveus, P.E., Assistant City Engineer

SUBJECT: Budget Request – St. Joseph Streetscape, Project No. 118-008

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

**PURPOSE OF REQUEST:** Funding request in the amount of \$23,000 for the closing out of the St. Joseph Streetscape improvement project, which included the extension of water main and Fire Hydrant installation along Callander St. This request for funding is in addition to the \$470,000 that was previously approved for the design and construction of roadway improvements to St. Joseph Street and water main extension along Callander St.

#### Specifics:

The increase in funding is due to the balancing of line items and differing site conditions which required additional full depth patching and subgrade treatment. This was needed to maintain proper pavement depth while establishing a proper crown to provide proper drainage. The St. Joseph Streetscape project includes a road diet, new sidewalks, lighting and drainage to improve the street. St. Joseph Street will serve as the new entryway to the new Menards, Holiday Inn, as well as a new restaurant on the south side. A new 8" water main will also connect to the existing 8" water main along St. Joseph Street and will extend approximately 275' to the west. The water main will serve the new Holiday Inn development as well as the future development on the north side of Callander Street.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;  
 Total Amount new/change (inc/dec) in budget: \_\_\_\_\_; 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