



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, January 23, 2020 – 9:30 a.m.

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

1. Roll Call

2. Approval of Minutes

- A. Minutes of the Regular Meeting of Monday, January 9, 2020

3. Approval of Claims

- A. Claims Submitted January 23, 2020

4. Old Business

5. New Business

- A. River West Development Area
 - 1. Resolution No. 3515 (Setting the Disposition Offering Price 3315 William Richardson)
 - 2. Approval of Bid Specifications (3315 William Richardson)
 - 3. Request to Advertise (3315 William Richardson)
 - 4. Budget Request (Lincolnway West Streetscape – Olive – Engineering)
 - 5. Budget Request (Olive Street)
 - 6. Certificate of Completion (Portage Firehouse)
 - 7. Budget Request (Elwood & Portage Streetscape)

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, February 6, 2020 9:30 am

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**

January 9, 2020
 9:30 a.m.
 Presiding: Marcia Jones, President

227 West Jefferson Boulevard
 South Bend, Indiana

The meeting was called to order at 9:30 a.m.

1. ROLL CALL

Members Present:	Marcia Jones, President Don Inks, Vice-President Quentin Phillips, Secretary	
Members Absent:	Gavin Ferlic, Commissioner Lesley Wesley, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary - Absent	
Others Present:	Daniel Buckenmeyer Tim Corcoran Tony Sergio Zach Hurst Conrad Damian Troy Warner Mark Seaman Rachel Tomas Morgan	DCI DCI DCI Engineering 718 E Broadway 4 th Dist. Councilperson Prism At-Large Councilperson

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, December 12, 2019**

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, December 12, 2020.

3. Approval of Claims

- **Claims Submitted January 9, 2020**

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION Redevelopment Commission Claims January 9, 2020 for approval		
<u>324 FUND RIVER WEST DEVELOPMENT AREA</u>		
South Bend Chocolate Factory	446,148.00	Wastewater inside and outside City Limits
Peerless Midwest, Inc.	48,598.00	315 & 319 W. Jefferson Exterior Renovations - Div. A
Precision Wall Systems	33,288.00	Three Twenty at The Cascade-Glazed Assemblies
Precision Wall Systems	31,255.00	Precision Wall Systems, Inc.
Aecom	9,466.11	South Shore Line Station
Majority Builders, Inc.	54,146.83	Technology Resource Center @ Catalyst 2
DLZ	4,400.00	Cleveland S Fluoride Tk
City of South Bend	145,543.76	Engineering Services
Epoch	16,000.00	Technology Resource Center
HWC Engineering	17,611.46	Western Ave
Kolata Enterprises LLC	180.00	Professional Services
Troyer Group	660.00	Brick Pvmt
<u>429 FUND RIVER EAST DEVELOPMENT TIF</u>		
High Concrete Group LLC	212,562.00	Commerce Center Architectural Precast Panels
Precision Wall Systems	32,965.00	Three Twenty at The Cascade-Glazed Assemblies
Christopher B. Burke Engineering, LLC	933.50	East Race Sewer Analysis Amendment
<u>430 FUND SOUTH SIDE TIF AREA #1</u>		
Arcadis US Inc.	37,608.40	On Call Services Utility Asset Management GIS/Engineering Assistance
Danch, Harner & Associates, Inc.	6,951.00	Drainage Plan & Repair
<u>452 FUND TIF PARK BOND</u>		
Srnithgroup, Inc.	20,355.00	So. Bend Seltz Parking Prelim & Final Eng.
Lawson-Fisher Associates	8,128.52	West Bank Corridor Improvements Final Design
Total	1,126,800.58	

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved the claims submitted on Thursday, January 9, 2020.

4. Old Business

5. New Business

A. River West Development Area

1. Budget Request (former Salvation Army Building)

Mr. Relos presented a Budget Request (former Salvation Army Building). There is a boiler steam heat system in the southern, two story portions of this building.

Weather Amnesty has a separate heat system in the north, one story portion of the building. The water supply and sewer come from the two-story building. The boiler system became clogged with an over-abundance of sediment in the system, causing it to overheat and become unusable. We need to replace this system to make it operational. We received two quotes, with the lowest being approximately \$50,000. With a 10% contingency, Commission approval in the amount of \$55,000 is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Budget Request (former Salvation Army Building) submitted on Thursday, January 9, 2020.

2. Third Amendment to Real Estate Purchase Agreement (410 W Wayne Street, LLC)

Mr. Buckenmeyer presented Third Amendment to Real Estate Purchase Agreement (410 W Wayne Street LLC). This is the former Gates Service Center building. For over two years we have been working with Bare Hands Brewing to negotiate the terms of an original Agreement from 2016. The negotiated terms were agreed upon at the end of last year. This Third Amendment outlines the terms of the Agreement asking for Bare Hands to begin renovations in the next 6 months and complete them within 18 months. We look forward to a new brewery in the baseball park/downtown area. Commission approval is requested.

Per Sandra Kennedy, City Attorney this action will dismiss previous legal action with Bare Hands Brewery.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Third Amendment to Real Estate Purchase Agreement (410 W Wayne Street, LLC) submitted on Thursday, January 9, 2020.

3. Development Agreement (South Bend Heritage Foundation, Inc.)

Mr. Buckenmeyer presented Development Agreement (South Bend Heritage Foundation, Inc). On December 12, 2019 the Commission approved reallocation of \$1m TIF funds from the Gateway project to the second unit of Developer's project on Colfax Street, provided that the Permanent Supportive Housing units for the entirety of both buildings be limited to six units out of 30 so long as the buildings are used for housing. The boundaries are within the West Washington Development Area and immediately adjoining the River West Development Area. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Development Agreement (South Bend Heritage Foundation, Inc.) submitted on Thursday, January 9, 2020.

4. First Amendment to Development Agreement (112 West Jeff LLC)

Mr. Buckenmeyer First Amendment to Development Agreement (112 West Jeff LLC). This is for the parking garage at Main and Wayne. We have aided the owner and residents of the Robertson Apartments to help with costs of parking garage improvements. We are utilizing TIF to help with the work, including architectural costs. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved First Amendment to Development Agreement (112 West Jeff LLC) submitted on Thursday, January 9, 2020.

B. Administrative

1. Resolution No. 3514 (2020 Meeting Schedule)

Mr. Relos presented Resolution No. 3514 (2020 Meeting Schedule). This Resolution sets the annual meeting dates for the Redevelopment Commission that are essentially the second and fourth Thursday of the month. Two dates have been moved due to staff absence and the Thanksgiving holiday. It was noted that due to attendance and public comments, we have moved the meeting back to the original time frame. The Mayor's office is looking into filming all of the Commission meetings and placing them online in the future. Commission approval is requested.

President Jones opened the floor for public comment. No public comment was made. The floor was closed to public comment.

Upon a motion by Vice-President Inks, seconded by Secretary Phillips, the motion carried unanimously, the Commission approved Resolution No. 3514 (2020 Meeting Schedule) submitted on Thursday, January 9, 2020.

6. Progress Reports

A. Tax Abatement

B. Common Council

1. Rachel Tomas Morgan introduced herself as a new Councilmember
2. Troy Warner introduced himself as a new Councilmember

C. Other

South Bend Redevelopment Commission Regular Meeting – January 9, 2020

7. Next Commission Meeting:

Thursday, January 23, 2020, 9:30 a.m.

8. Adjournment

Thursday, January 9, 2020, 9:44 a.m.

David Relos, Property Development Manager

Marcia Jones, President

	Claims submitted	Explanation of Project
REDEVELOPMENT COMMISSION		
Redevelopment Commission Claims January 23, 2020 for approval		
324 RIVER WEST DEVELOPMENT AREA		
D.C. Byers Co., / Detroit Inc.	4,673.98	Main and Colfax Parking Structure Repairs
Precision Wall Systems, Inc.	11,890.60	Lafayette Bldg Exterior
Ritschard Bros., Inc.	5,337.22	2019 Demolitions Ph I
Abonmarche	4,900.00	Mayflower Rd & Adams Rd Traffic Impact Study
Abonmarche	320.00	Western Ave streetscape from Falcon St to Dundee St
Abonmarche	7,300.00	Eagle Way Sewer Extension
Midland Engineering Co., Inc.	84,861.70	Vested Interest Building Roof Repair
Indiana Earth	144,801.25	Western Avenue Streetscape Ph III
Indiana Earth	39,045.00	Ivy Tech Pod Disposal
Troyer Group	880.00	Brick Pvmt
Catalyst LLC	250,000.00	TRC Lease
Epoch Architecture & Planning	16,000.00	SBxG Resource Center
Ritschard Bros., Inc.	5,337.22	Demo 2019
Kil Architecture Planning	504.16	Lafayette Bldg. Skylight
Aecom	19,200.90	South Shore Line Station Alternatives Study
City of South Bend	45,000.00	Redevelopment Supervisory
430 FUND SOUTH SIDE TIF AREA #1		
Arcadis US Inc.	30,337.40	On Call Services Utilitv Asset Managemnt GIS/Engineering Assistance
433 FUND		
Five Four Advisors	177.70	CDFI Ph II
Incremental Development Alliance	20,000.00	Small Real Est Capacity Blding & Tech
Century Center	177.70	CDFI-IT-Meeting
435 FUND DOUGLAS ROAD TIF		
DLZ	20,025.00	Douglas Rd Lift Station
452 FUND TIF PARK BOND		
Troyer Group	119.25	Pulaski Park
Total	710,889.08	



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 23, 2020
FROM: David Relos, Property Development Manager *DR*
SUBJECT: Resolution No. 3515
3315 William Richardson Court Disposition Offering Price

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

PURPOSE OF REQUEST:

Attached is Resolution No. 3515, which sets the disposition offering price for 3315 William Richardson Court.

The proposed fair market value of the property, as derived by two independent appraisals, is found in "Exhibit A" in the attached resolution.

Staff requests approval of Resolution No. 3515.

INTERNAL USE ONLY: Project Code: _____;
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 \$ _____

RESOLUTION NO. 3515

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT
COMMISSION ESTABLISHING THE OFFERING PRICE OF
PROPERTY IN THE RIVER WEST DEVELOPMENT AREA**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the City of South Bend, Indiana, Department of Redevelopment, exists and operates pursuant to I.C. 36-7-14 (the "Act"); and

WHEREAS, the Commission may dispose of real property in accordance with Section 22 of the Act; and

WHEREAS, the real property identified at Exhibit A attached hereto and incorporated herein (the "Property") has been appraised by two qualified, independent, professional real estate appraisers and a written and signed copy of their appraisals is contained in the Commission's files; and

WHEREAS, each such appraisal has been reviewed by a qualified Redevelopment staff person, and no corrections, revisions, or additions were requested by such reviewer.

NOW, THEREFORE, BE IT RESOLVED by the Commission, pursuant to Section 22 of the Act, that based upon such appraisals, the offering price of the Property described at Exhibit A is hereby established as stated therein, which amount is not less than the average of the two appraisals, and all documentation related to such determination is contained in the Commission's files.

IT IS FURTHER RESOLVED that all notices and other actions required by Section 22 of the Act be performed in order to effectuate the disposal of the Property.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on January 23, 2020, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

**SOUTH BEND REDEVELOPMENT
COMMISSION**

Marcia I. Jones, President

ATTEST:

Quentin M. Phillips, Secretary

**EXHIBIT A
TO RESOLUTION NO. 3515**

Property	Size	Minimum Offering Price	Proposed Use
3315 William Richardson Court	7.13 Acres +/-	<u>\$169,000</u>	<p>Commercial projects that are permitted within the Industrial zoning designation.</p> <p>Strong emphasis will be placed during the review process on compatibility with the goals and objectives of the River West Development Area and the surrounding businesses and neighborhood.</p>



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 23, 2020
FROM: David Relos, Property Development Manager *DR*
SUBJECT: Approval of Bid Specifications and Design Considerations
3315 William Richardson Court

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

PURPOSE OF REQUEST:

Attached are the Bid Specifications and Design Considerations for the disposition of 3315 William Richardson Court.

The Bid Specifications outline the uses and development requirements that will be considered for this site.

Staff requests approval of the Bid Specifications and Design Considerations for the eventual disposition of this property.

INTERNAL USE ONLY: Project Code: _____;
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 \$ _____

Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
3315 William Richardson Court
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet.
3. Proposals for redevelopment are required to be for commercial projects that are permitted within the Industrial zoning designation. All proposals must conform to the existing zoning provisions as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.

Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with the goals and objectives of the surrounding businesses and neighborhood; and the Development Plan for the River West Development Area.

4. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
5. All other provisions of the River West Development Area Development Plan must be met.



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 23, 2020
FROM: David Relos, Property Development Manager *DR*
SUBJECT: Request to Advertise
3315 William Richardson Court Disposition

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

PURPOSE OF REQUEST:

Attached is the Notice of Intended Disposition of Property (Notice) for 3315 William Richardson Court, in the River West Development Area.

This Notice will be advertised in the South Bend Tribune on January 31 and February 7, 2020.

Staff requests approval of this Notice and the Request to Advertise, for the eventual disposition of this property.

INTERNAL USE ONLY: Project Code: _____;
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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

Notice of Intended Disposition of Property

RIVER WEST DEVELOPMENT AREA
3315 William Richardson Court
South Bend, Indiana

Notice is hereby given that the Redevelopment Commission of the City of South Bend, Indiana, will receive sealed offers for the purchase of certain property situated in the River West Development Area until 9:00 a.m. (local time) on the 27th day of February, 2020 in the Office of the Department of Redevelopment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana, 46601. All offers will be publicly opened and read aloud at 9:30 a.m. (local time) on the 27th day of February, 2020 at the Regular Meeting of the Redevelopment Commission to be held that date and time in Room 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, or in the event of cancellation or rescheduling, at the Redevelopment Commission's subsequent regular meeting or rescheduled regular meeting held at a time and place given by public notice. Bid proposals for the purchase of the property offered will be considered.

The property being offered is located at 3315 William Richardson Court, in the River West Development Area, South Bend, Indiana. Any proposal submitted must be for the entire site. The required re-use of the property is for commercial projects that are permitted within the Industrial zoning designation. Strong emphasis will be placed during the review process on compatibility with the River West Development Area, and the surrounding businesses and neighborhood.

A packet containing bid forms, the Offering Sheet and other pertinent information may be picked up at the Department of Community Investment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601.

The Commission reserves the right to reject any and all bids, and to make the award to the highest and best bidder. In determining the best bid, the Commission will take into consideration the following:

1. The use of the improvements proposed to be made by each bidder on the property, and their compatibility with the proposed re-use as described in the Offering Sheet
2. Each bidder's ability to improve the property with reasonable promptness
3. Each bidder's proposed purchase price
4. Any factors which will assure the Commission that the sale, if made, will further the carrying out of the Development Plan for the River West Development Area and will best serve the interest of the community from the standpoint of human and economic welfare
5. The ability of each bidder to finance the proposed improvements to the property with reasonable promptness

The Commission further reserves the right to waive any formalities in bidding which are not mandatory requirements.

A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:

- (A) beneficiary of the trust; and
- (B) settlor empowered to revoke or modify the trust.

To secure the execution of the disposition agreement, the purchase of the property and the redevelopment thereof in accordance with the agreement, the bidder must submit with the proposal a faithful performance guaranty, in the sum of ten percent (10%) of the amount offered for the purchase of the property. The guaranty sum may be in the form of a certified check, a cashier's check, surety bond, letter of credit from a bank or trust company as approved by the Redevelopment Commission, or by other sufficient security, but the form, substance and terms of the performance guaranty must be approved as satisfactory by the Redevelopment Commission. The performance guaranty, if by cashier's or certified check, shall be deposited in any account of the Department of Redevelopment, City of South Bend, in a bank or trust company selected by the Redevelopment Commission.

CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF COMMUNITY INVESTMENT
Daniel Buckenmeyer, Business Development Director
Publish Dates: January 31 and February 7, 2020



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 23, 2020

FROM: Michael Divita, Principal Planner

SUBJECT: Lincolnway West Streetscape (Olive) Engineering

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

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

PURPOSE OF REQUEST:

Staff requests approval of a project budget of \$145,000 from the River West Development Area for engineering costs for Lincolnway West streetscape improvements at Olive Street.

As part of its implementation of the *West Side Main Streets Revitalization Plan*, the City of South Bend proposes to make further streetscape improvements to Lincolnway West to create an environment more inviting to commercial and residential investment. In the neighborhood node at Olive Street, curbs, sidewalks, and driveway approaches will be replaced as necessary. Street trees and decorative lighting will be added. Street pavement, traffic signals, bicycle facilities, water main, and storm sewer will be evaluated for improvement.

Engineering work will proceed through 2020. Tentatively, subject to available funding, construction would begin in spring 2021.

INTERNAL USE ONLY: Project Code: 20JL01 _____ ;

Total Amount new change (inc/dec) in budget: \$145,000 ; Break down:

Costs: Engineering Amt: \$145,000 ; 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? Yes, upon BPW approval

Existing PO# _____ Inc/Dec \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 17, 2020

FROM: Kara Boyles, City Engineer

SUBJECT: Budget Request – Olive Street Pavement Reconstruction

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

PURPOSE OF REQUEST: Obligate budget for federal funding match for the construction of the improvements in the amount of \$1.5M.

Specifics: The Olive Street Pavement Reconstruction project is an Indiana Department of Transportation Local Public Agency (LPA) municipal project that consists of the pavement reconstruction of Olive Street from Prairie Avenue to the railroad tracks south of Tucker Drive. This project, which was initiated in 2014, was awarded federal funds for up to 80% of the project costs. This project will be the final of three LPA projects let by the City in the State Fiscal Year 2020. Due to estimated increases in construction costs, it is projected that the funding match required will be approximately 35%. The current total project estimate for construction is approximately \$4.3M. Please consider this request for \$1.5M to cover the remaining project costs from the RWDA TIF.

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



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: January 23, 2020

FROM: David Relos, Property Development Manager *DR*

SUBJECT: Certificate of Completion (701 Portage)

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

PURPOSE OF REQUEST:

On May 25, 2017 the Commission entered in to a Real Estate Purchase Agreement (Agreement) with Seven Entropy Design Studio Inc.(Entropy), for the 1898 former Firehouse at 701 Portage Avenue.

Per Section 11(A) of the Agreement, Entropy agreed to spend an amount no less than \$115,000 on building improvements within 36 months from the date of closing (August 25, 2017). Entropy has supplied documentation they have met their obligations under the Agreement, and now requests a Certificate of Completion per Section 11(B) of the Agreement. This Certificate of Completion will then be recorded, acknowledging the Commission no longer has a reversionary interest in the property.

Commission approval is requested for this Certificate of Completion.

INTERNAL USE ONLY: Project Code: _____;

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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

CROSS REFERENCE:

Document No. 1723302, recorded August 28, 2017

CERTIFICATE OF COMPLETION

This Certificate of Completion (this "Certificate") is issued on January 23, 2020, by the City of South Bend, Indiana, Department of Redevelopment, acting by and through the South Bend Redevelopment Commission (the "Commission"), pursuant to the Real Estate Purchase Agreement by and between the Commission and Seven Entropy Design Studio, Inc. (the "Company"), dated May 25, 2017 (the "Agreement").

The Commission states as follows:

1. Pursuant to the Agreement, the Commission conveyed to the Company the real property described in attached Exhibit A (the "Property") by the special warranty deed recorded on August 28, 2017, as Document No. 1723302 in the Office of the Recorder of St. Joseph County, Indiana (the "Deed").

2. Section 11 of the Agreement established certain obligations (the "Development Obligations") of the Company following its acceptance of the Deed from the Commission. The Commission hereby acknowledges and affirms that the Company has performed all of its Development Obligations as required under the Agreement and has provided satisfactory evidence of the same.

3. This Certificate will serve as a conclusive determination of the Company's satisfaction of the Development Obligations and, upon recordation, will constitute a full release of the Commission's reversionary interest in the Property established under the Deed and Section 11 of the Agreement.

4. This Certificate does not amend or otherwise alter the Agreement, and this Certificate shall be binding upon the Commission and its successors and assigns and shall inure to the benefit of the Company and its successors and assigns.

[Signature page follows.]

SOUTH BEND
REDEVELOPMENT COMMISSION

Marcia I. Jones, President

ATTEST:

Quentin M. Phillips, Secretary

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

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Marcia I. Jones and Quentin M. Phillips, known to me to be the President and Secretary, respectively, of the South Bend Redevelopment Commission and acknowledged the execution of the foregoing Certificate of Completion.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the ____ day of _____, 2020.

My Commission Expires:

Notary Public
Residing in St. Joseph County, Indiana

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.

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

EXHIBIT A

Description of Property

Lots Numbered One (1), Two (2) and Three (3) as shown on the recorded Plat of St. Joseph County Agricultural Society's Addition recorded December 16, 1871 in Plat Book 3, page 1 in the Office of the Recorder of Saint Joseph County, Indiana.

Commonly known as 701 Portage Ave., South Bend, Indiana
[Parcel Key Number 018-1057-2411]



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 1/23/2020

FROM: Liz Maradik, Principal Planner *LM*

SUBJECT: Budget Request: Elwood & Portage Streetscape *SOUTH BEND REDEVELOPMENT COMMISSION*

Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

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

PURPOSE OF REQUEST:

Staff requests that the Redevelopment Commission approve a budget request of \$200,000 for Elwood and Portage infrastructure improvements engineering work. The need for streetscape improvements along Elwood and Portage Aves. was identified as part of the Portage and Elwood Neighborhood Center Vision process completed in 2018. This work is anticipated to be completed in conjunction with AEP's work on a new substation and corresponding underground lines along Elwood Avenue. Approval of the budget will allow the City to begin engineering work for the improvements.

INTERNAL USE ONLY: Project Code: _____;

Total Amount new/change (inc/dec) in budget: _____; Break down:

Costs: Engineering Amt: \$200,000; 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 Existing PO# _____ Inc/Dec \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT