



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: October 22, 2020

FROM: David Relos, Property Development Manager

SUBJECT: Resolution No. 3527

Accepting from BPW vacant lots at Leland/LWW/Marion

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

APPROVED  Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle one) **River West**; River East; South Side; Douglas Road; West Washington; RDC General

\*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

#### Purpose of Request:

Resolution No. 3527 accepts from the Board of Public Works (BPW) the transfer of twelve vacant lots at the intersection of Leland / Lincoln Way West / Marion. These lots comprise the northwest corner of this intersection, and has been identified as a redevelopment commercial node along Lincoln Way West and will be taken through the Commission's disposition process in the near future.

On October 13<sup>th</sup> the BPW approved a matching Resolution, agreeing to transfer these lots to the Commission.

Staff requests approval of Resolution No. 3527, accepting the transfer from BPW of these twelve vacant lots.

INTERNAL USE ONLY: Project ID: PROJ \_\_\_\_\_;

Total Amount – New Project Budget Appropriation \$ \_\_\_\_\_;

Total Amount – Existing Project Budget Change (increase or decrease) \$ \_\_\_\_\_;

Funding Limits: Engineering: \$ \_\_\_\_\_; Other Prof Serv Amt \$ \_\_\_\_\_;

Acquisition of Land/Bldg (circle one) Amt: \$ \_\_\_\_\_; Street Const Amt \$ \_\_\_\_\_;

Building Imp Amt \$ \_\_\_\_\_; Sewers Amt \$ \_\_\_\_\_; Other (specify) Amt \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

**RESOLUTION NO. 3527**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
ACCEPTING THE TRANSFER OF REAL PROPERTY FROM  
THE SOUTH BEND BOARD OF PUBLIC WORKS**

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

WHEREAS, the South Bend Board of Public Works (the "Board") exists and operates pursuant to Indiana Code Section 36-4-9-5, holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3, and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the Board owns twelve (12) parcels of real property in the River West Development Area of the City along West Marion Street and North Leland Avenue, which are more particularly described on Exhibit A (together, the "Property"); and

WHEREAS, the Commission desires to obtain title to the Property pursuant to Ind. Code 36-1-11-8 for the purpose of making the Property available for re-use and redevelopment in accordance with the Commission's purposes and powers under the Act; and

WHEREAS, the Board approved the conveyance of the Property pursuant to its Resolution 29-2020 at its regular meeting held on October 13, 2020.

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

1. The Commission hereby accepts the conveyance of the Property from the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed.
2. The Commission authorizes David Relos or Andrew Netter of the City's Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission's acceptance of the Property.
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 October 22, 2020, 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 M. Phillips, Secretary

## **EXHIBIT A**

### **Legal Description**

**PARCEL I:** Lot 66 W 1-2 Henricks & Grants, commonly known as 607 W Marion Street, South Bend, Indiana 46616.

**PARCEL NO.** 018-1021-0869

**PARCEL II:** 10.2 feet S side Lot 5 N pt of Lot 28 Kent's subdivision Bol 114, commonly known as 517 Leland Avenue, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2340

**PARCEL III:** Ex N End Lot 28 Kent's subdivision Bol 114, commonly known as 515 Leland Avenue, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2341

**PARCEL IV:** S 1/2 Lot 11 Ex 6 Wly Side Kent & Garrison Add., commonly known as 615 W Marion Street, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2343

**PARCEL V:** Lots 5 & 6 Smith & Jackson subdivision, commonly known as 622 W Marion Street, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2352

**PARCEL VI:** Lot 11 & Ex 21.5 ft W Side Smith & Jackson subdivision, commonly known as 425 Leland Avenue, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2356

**PARCEL VII:** 21 ft W end Lot 11 Smith & Jackson subdivision.

**PARCEL NO.** 018-1055-235601

**PARCEL VIII:** Lot 10 Smith & Jacksons subdivision, commonly known as 421 Leland Avenue, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2357

**PARCEL IX:** Lot 9 Smith & Jacksons subdivision, commonly known as 419 Leland Avenue, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2358

**PARCEL X:** Lots 1, 2, 3, and 4 Smith & Jacksons subdivision, commonly known as 622 W Marion Street, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2359

**PARCEL XI:** Lot 14 Smith & Jacksons subdivision, commonly known as 621 W Marion Street, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2365

**PARCEL XII:** Lot 12, excluding 9 feet off East side and Lot 13 Smith & Jacksons subdivision, commonly known as 617-619 W Marion Street, South Bend, Indiana 46616.

**PARCEL NO.** 018-1055-2366