



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: May 27, 2021
FROM: Andrew Netter, Senior Planner

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

SUBJECT: Rejection of Bid for 2520 Mishawaka Ave.

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:

The Department of Community Investment is requesting a rejection of the bid received from Palmer Funeral Homes for the sale of the former South Bend Fire Station #9 at 2520 Mishawaka Ave.

The City and Palmer Funeral Homes were unable to come to an arrangement on a purchase agreement. As such, Palmer Funeral Homes is no longer interested in pursuing the purchase of the property.

INTERNAL USE ONLY: Project ID: _____;

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. 3534

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
REJECTING ALL BIDS FOR PROPERTY IN THE RIVER EAST DEVELOPMENT
AREA**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) exists and operates pursuant to I.C. 36-7-14 (as amended, the “Act”); and

WHEREAS, pursuant to its powers under the Act, the Commission adopted its Resolution No. 3525 dated October 8, 2020, establishing a minimum offering price of Sixty-Seven Thousand Five Hundred Dollars (\$67,500.00) for the purchase by an interested party of certain real property located in the River East Development Area (the “Property”) and gave public notice of its desire to receive sealed bids for the Property until 9:00 a.m. on November 12, 2020 (the “Bidding Deadline”); and

WHEREAS, the Commission received one (1) bid (“Bid”) for the Property before the Bidding Deadline, and the Bid was opened and read aloud during the Commission’s public meeting commencing at 9:30 a.m. on November 12, 2020; and

WHEREAS, pursuant to Section 22(f) of the Act, the Commission may reject any Bid for the Property upon consideration of (1) the size and character of the improvements proposed to be made by the bidder on the Property, (2) the bidder’s plans and ability to improve the Property with reasonable promptness, (3) whether the Property when improved will be sold or rented, (4) the bidder’s proposed sale or rental prices, (5) the bidder’s compliance with Section 22(d)(3) of the Act, in the event the bidder is a trust, and (6) any factors that will assure the Commission that the sale or lease, if made, will further the execution of the redevelopment plan for the River East Development Area and best serve the interest of the community, from the standpoint of both human and economic welfare; and

WHEREAS, upon the recommendation of the City of South Bend’s Department of Community Investment and the Commission’s examination of the Bid, the Commission desires to reject the Bid, as set forth herein; and

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

1. The Commission hereby rejects the Bid due to its failure to assure the Commission that a sale of the Property to the bidder will adequately further the redevelopment of the River East Development Area and best serve the interest of the community from the standpoint of both human and economic welfare and to propose improvements to the Property of a character desirable to the Commission.

2. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a regular meeting of the South Bend Redevelopment Commission held on May 27, 2021, 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