



# CITY OF SOUTH BEND

## COMMUNITY INVESTMENT

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**Santiago Garces, Executive Director**

### Memorandum

DATE: August 11, 2021

TO: Redevelopment Commission

FROM: Andrew Netter, Department of Community Investment

SUBJECT: Resolution Accepting the Transfer of Property From BPW

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The Department of Community Investment is asking for the Redevelopment Commission to approve the resolution, accepting the transfer of 3 lots along South Bend Ave (State Road 23) from the Board of Public Works.

The Board of the Public Works acquired these properties in 2018 after South Bend Ave. (State Road 23) was realigned by the State Department of Transportation. With increased interest in redevelopment of property within this area of the River East Development area, the Department of Community Investment feels that it is within the best interest of the City to transfer the property to the Redevelopment Commission for eventual disposition.

**RESOLUTION NO. 3536**

**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 three (3) parcels of real property in the River East Development Area of the City along South Bend Avenue (State Road 23), which are more particularly described on Exhibit A (together, the "Property"); and

WHEREAS, pursuant to declaratory resolutions previously adopted and amended from time to time, the Commission has declared a certain area of the City known as the “River East Development Area” as a redevelopment area and an allocation area under the Act and approved an economic development plan for the Area; and

WHEREAS, the Commission desires to obtain title to the Property to encourage the redevelopment of the property and for any other purpose authorized by the Act; and

WHEREAS, the Board approved the conveyance of the Property pursuant to its Resolution \_\_\_-2021 at its regular meeting held on August 10, 2021.

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 substantially similar to the document attached hereto as Exhibit B, conveying all of the Board’s right, title, and interest in the Property to the Commission.

2. The Commission authorizes 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.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on August 12, 2021.

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 Number:** 71-09-06-154-004.000-026

**Tax ID:** 018-5095-3334

**Legal Description:** Lot 4 Talbots Plat EX parts sold to state 19/20 ROW #1159 6/13/18

**Commonly Known As:** 1210 South Bend Avenue, South Bend, IN 46617

**Parcel Number:** 71-09-06-154-003.000-026

**Tax ID:** 018-5095-3335

**Legal Description:** Lot 5 Talbots Plat EX parts sold to state 19/20 ROW #1159 6/13/18

**Commonly Known As:** 1214 South Bend Avenue, South Bend, IN 46617

**Parcel Number:** 71-09-06-154-001.000-026

**Tax ID:** 018-5095-3337

**Legal Description:** Lot 7 Talbots Plat EX parts sold to state 19/20 ROW #1159 6/13/18

**Commonly Known As:** 1220 South Bend Avenue, South Bend, IN 46617

**EXHIBIT B**

**Form of Quit Claim Deed**