



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 9/16/22

FROM: Joseph Molnar

SUBJECT: Approval of Bid Specifications and Design Considerations for The Lafayette Building & 117/119 Lafayette Blvd.

_____ 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: Approval of Bid Specifications and Design Considerations for the Lafayette Building

Specifics: Attached are the Bid Specifications and Design Considerations for the disposition of 115 Lafayette Blvd., and 117/119 Lafayette Blvd.

The Bid Specifications outline the development requirements that will be considered for this site. Staff requests approval.

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

Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
Lafayette Building
115 S. Lafayette Blvd &
117/119 S. Lafayette Blvd.**

River West Development Area

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. The degree to which the Applicant's Bid meets the objectives of the River West Development Area Plan and meets or exceeds the criteria outlined in the Lafayette Building Request for Proporsal.
3. The size and character of the improvements proposed by to be made by the Applicant.
4. Applicant's plans and ability to improve the Property with reasonable promptness and Applicant's proposed timetable for commencing and completing the Project.
5. The financial responsibility, qualifications, experience and ability of the Applicant to finance and complete the development as proposed.
6. The total Purchase Price offered by Applicant.
7. The immediate and long-term potential impact on employment and residential population in the area anticipated to result from development of the Property.
8. Any other factors which will assure the Department that the sale of the Property, if made, will further the execution of the River West Development Area Plan and will best serve in the interest of the community, both from the standpoint of human and economic welfare and public funds expended.