



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, November 10, 2022 – 9:30 a.m.

http://tiny.cc/RDC__ or BPW Conference Room 13th Floor

1. Roll Call

2. Approval of Minutes

- A. Minutes of the Regular Meeting of Thursday, October 27, 2022

3. Approval of Claims

- A. Claims Allowance Request 11.1.22

4. Old Business

5. New Business

A. River West Development Area

- 1. Resolution No. 3561 (Accepting Transfer of Property from BPW Salvation Army 114 Monroe)
- 2. Resolution No. 3562 (Scatter Site RFP RWDA & WWDA)
- 3. Resolution No. 3563 (South Bend RDC Additional Appropriation Resolution)

B. Other

- 1. Mortgage Release (Richie Jr and Garrett)
- 2. Mortgage Release (Gammage)
- 3. Third Amendment to Redevelopment Supervisory Services Agreement
- 4. Fifth Amendment to Engineering Services Agreement
- 5. Budget Request (2023 Non-Project Budget)

6. Progress Reports

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

7. Next Commission Meeting:

Monday, November 21, 2022, 9:30 am



South Bend
Redevelopment Commission
227 West Jefferson Boulevard, Room 1308, South Bend, IN

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

October 27, 2022 – 9:30 am
[https://tiny.cc.com/ RDC](https://tiny.cc.com/RDC) or BPW Conference Room 13th Floor

Presiding: Marcia Jones, President

The meeting was called to order at 9:32 a.m.

1. ROLL CALL

Members Present:	Marcia Jones, President – IP Donald Inks, Vice-President – IP Troy Warner, Secretary – IP Vivian Sallie, Commissioner – IP Leslie Wesley, Commissioner - V	IP = In Person V = Virtual
Members Absent:	Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell-Weiss, Esq.	
Redevelopment Staff:	Mary Brazinsky, Board Secretary Joseph Molnar, RDC Staff	
Other Present:	Caleb Bauer Laura Althoff Michael Divita Tim Corcoran Chris Dressel Angela M. Smith Kara Boyles Katrina Marquart Conrad Damian Matt Barrett	DCI - IP DCI - V DCI – V DCI – IP DCI – V DCI - V Engineering – V Resident - V Resident - V Resident - IP

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, October 13, 2022**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, October 13, 2022.

3. Approval of Claims

- **Claims Submitted for October 18 and October 25, 2022**

Upon a motion by Vice-President Inks, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the claims for October 18 and October 25, 2022, submitted on Thursday, October 27, 2022.

4. Old Business

5. New Business

A. River East Development Area

1. **Resolution No. 3560 (Property Transfer Salvation Army Building)**

Mr. Molnar presented Resolution No. 3560 (Property Transfer Salvation Army Building). This will be the last winter of the former Salvation Army Building at 501 S. Main being used for weather amnesty. As the property is no longer needed for that purpose, it is the staff's opinion that the property be transferred to the Redevelopment Commission for possible redevelopment of the site. Weather amnesty will continue at the site under the existing agreement with Hope Ministries until Spring 2023.

Upon a motion by Commissioner Sallie, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Resolution No. 3560 (Property Transfer Salvation Army Building) submitted on Thursday, October 27, 2022.

B. River East Development Area

1. **Change Order (Seitz Park Phase I)**

Ms. Boyles Presented Change Order (Seitz Park Phase I). This request will provide funding for a change order (#7) for the Seitz Park, Phase I project. The general contractor, Ziolkowski Construction, has requested a change order for \$990K due to escalation and delay costs related to access to the Seitz Park project area. As a result of ND Hydro project delays, Ziolkowski was not able to access the site to begin work on Divisions C, D and E until June of this year, a date and time that exceeded their final completion date of 5/26/2022. Ms. Boyles gave the commission a PowerPoint Presentation on the sites progress. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Change Order (Seitz Park Phase I) submitted on Thursday, October 27, 2022.

2. Assignment and Assumption (Firehouse #9)

Mr. Molnar presented the Assignment and Assumption (Firehouse #9). The Commission on June 9, 2022, entered into a purchase agreement with Connemara Holdings LLC for the purchase of former Firehouse #9. The buyer requested an extension of the Due Diligence Period for an additional sixty days, which was granted. The buyer requested the transfer of obligations and rights of the original agreement to Firehouse #9 LLC. There are no other changes to the purchase agreement. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved the Assignment and Assumption (Firehouse #9) on Thursday, October 27, 2022.

C. Other

1. TIF Presentation

Mr. Bauer gave a presentation of the 2023 TIF. The full presentation is on the Redevelopment Commission site at <https://southbend.in.gov/board/redevelopment-commission/>. Mr. Bauer spoke about each TIF District and changes from 2022 to 2023. Major upcoming and ongoing projects such as IHEDA low-income housing tax credits, the Ward Bakery project on Portage Avenue, on-going support to the United Way Southeast center, continued progress on the Rebuilding Our Streets initiative, support of the Pure Green Farms facility, Scattered site permanent supportive housing match, dollars set aside for south side neighborhood park and Fire Station #8 renovation.

Mr. Bauer noted that there are many opportunities such as the READI grant, the Hotel/Motel tax, several federal grants, and neighborhood plan implementations. The Department of Community Investment in conjunction with other city departments are looking forward to working on 2023 goals such as neighborhood housing initiatives to minimize the appraisal gap and move vacant lots to constructive use. Implementation of plans in NWS, NE, Kennedy Park, and Rum Village. Improving resident engagement on city services and direct neighborhood association support. We will be working on providing meaningful information on city services including better accessibility. Our team is working on expanding workforce development programming and building connections with other agencies. Our Economic Development team is focused on increasing financing for small businesses.

6. Progress Reports

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

1. Mr. Corcoran noted that at the November 10, 2022, meeting he will be presenting an RFP for Scattered Sites in the RWDA and WWDA.
2. Mr. Barrett, a resident, asked for new information on the Matthews developments.
Mr. Bauer responded that the permitting of the grocery store was being worked on but no name has been submitted at this time.

7. Next Commission Meeting:

Thursday, November 10, 2022

8. Adjournment

Thursday, October 27, 2022, 10:02 a.m.

Troy Warner, Secretary

Marcia Jones, President



**City of South Bend
Department of Administration & Finance
Claims Allowance Request**

To: South Bend Redevelopment Commission
From: Daniel Parker, City Controller
Date: Tuesday, November 1, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0046489	\$297,500.00
GBLN-0046821	\$27,500.00
GBLN-0000000	\$0.00
Total:	<u>\$325,000.00</u>

Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 325,000.00

By: _____
South Bend Redevelopment Commission
Name:

Date:

Name:

Name:

Name:

Name:

Name:

Name:

Expenditure approval

RDC Payments-10/11/22 Pymt Run

GBLN-0045349

Payment method: CHK-Total
Voucher: RDCP-00011015
Payment date: 10/11/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000222	BLACK & VEATCH CORPORATION	1380397	Amendment #1	10/16/2022	\$11,689.55	324-10-102-121-431002-- PROJ00000056	PO-0005261

Payment method: CHK-Total
Voucher: RDCP-00011016
Payment date: 10/11/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000476	DONOHUE & ASSOCIATES	1329819	SUE - 17J022 SOUTH WELL FIELD IMPROVEMENTS	7/15/2022	\$3,220.00	430-10-102-121-431002-- PROJ00000082	PO-0000038
V-00000476	DONOHUE & ASSOCIATES	1329820	SUE - 17J022 SOUTH WELL FIELD IMPROVEMENTS	8/13/2022	\$4,830.00	430-10-102-121-431002-- PROJ00000082	PO-0000038

Expenditure approval

RDC Payments-11/1/22 Pymt Run

GBLN-0046821

Payment method: ACH-Total
Voucher: RDCP-00011423
Payment date: 11/1/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000180	BAKER TILLY MUNICIPAL ADVISORS LLC	BTMA15688	tax increment financing	10/2/2022	\$17,500.00	324-10-102-121-431000--	PO-0019746
V-00000180	BAKER TILLY MUNICIPAL ADVISORS LLC	BTMA14554	amendment of the River East Development Area	7/28/2022	\$10,000.00	436-10-102-121-431000--	PO-0019746



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 11/4/2022
FROM: Joseph Molnar
SUBJECT: Transfer of former Salvation Army Building Land

_____ 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: Transfer of 114 Monroe from BPW to RDC

Specifics: At the Commission's October 27th meeting, the Commission accepted the transfer of the former Salvation Army Building from the Board of Public Works. That property transfer included all the lots to the south owned by BPW. There is one more small parcel along Monroe which is part of the overall property. This resolution transfers the remaining property at 114 Monroe to the Commission.

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 \$ _____

RESOLUTION NO. 3561

**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 one parcel of real property in the River West Development Area of the City at 114 Monroe, which is more particularly described on Exhibit A (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 West 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 _____-2022 at its regular meeting held on November 8, 2022.

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 Joseph Molnar 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 November 10, 2022.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Troy Warner, Secretary

EXHIBIT A
Legal Description

Parcel No. 71-08-12-306-008.000-026

Tax ID: 018-3017-0615

Legal Description: East 37 Feet of Lot 31 Martin's Addition

Commonly Known As: 114 Monroe

EXHIBIT B

Form of Quit Claim Deed

HOLD FOR:
City of South Bend
227 W Jefferson Blvd., Ste 1400S
South Bend, IN 46601

AUDITOR'S RECORD:
TRANSFER NO. _____
TAXING UNIT: _____
DATE: _____
PARCEL NO. 018-3017-615

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana:

Parcel No. 71-08-12-306-008.000-026
Tax ID: 018-3017-0615
Legal Description: East 37 Feet of Lot 31 Martin's Addition
Commonly Known As: 114 Monroe

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this _____ day of _____ 2022.

GRANTOR:

Civil City of South Bend, Indiana,
acting by and through its
Board of Public Works

By: _____
Elizabeth Maradik, President

ATTEST:

Theresa Heffner, Clerk

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

Before me, the undersigned, a Notary Public for and in said County and State this _____ day of _____, 2022, personally appeared Elizabeth Maradik and Theresa Heffner, known to me to be, respectively, as the President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor named herein, and acknowledged the execution of the foregoing Quit Claim Deed, being authorized by Resolution _____-2022 of the City of South Bend, Indiana, Board of Public Works so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

_____, Notary Public
Resident of St. Joseph County, Indiana
Commission expires: _____

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. Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 11/7/2010
FROM: Joseph Molnar
SUBJECT: Scattered Site RFP

_____ 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: Approve Request for Proposal for various RDC owned lots

Specifics: Department of Community Investment staff have developed a Request for Proposal (RFP) for soliciting proposals from private developers, including nonprofit entities, for the development of select City-owned parcels identified RFP. Applicants may submit proposals for one, multiple, or all of the Development Proposal sites. This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request.

The RFP includes Project Requirements, Developer Requirements, Submission Requirements, Evaluation Criteria, and Process for Evaluation. Proposals for initial consideration are due by January 31, 2023. After the initial deadline, proposals will be accepted on a rolling basis and reviewed as they are received with no end date for all remaining properties.

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 \$ _____

RESOLUTION NO. 3562

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT
COMMISSION ESTABLISHING THE SCATTERED SITE REQUEST FOR
PROPOSALS**

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 Commission owns multiple properties identified in the Request for Proposal (RFP) attached hereto and incorporated herein (the "Properties"); and

WHEREAS, the Commission has determined that it is in the best interests of the City of South Bend and its residents to offer the Properties for sale subject to the RFP, which the Commission has reviewed.

NOW, THEREFORE, BE IT RESOLVED that the Commission approves of the release of the RFP in substantially the same form in which it was presented.

IT IS FURTHER RESOLVED that any sale of the Properties made during this offering will be subject to the terms set forth in the RFP.

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 Properties.

Signature Page Follows

ADOPTED at a meeting of the South Bend Redevelopment Commission held on November 10, 2022, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Troy Warner, Secretary

EXHIBIT A

South Bend Redevelopment Commission: Request for Proposals

Purpose & Overview

The South Bend Redevelopment Commission (the "Commission") is soliciting proposals from private developers, including nonprofit entities, for the development of select City-owned parcels shown on the map to the right.

The pages that follow illustrate a vision of one possible way that each of the sites could be developed. Variations that follow the guidelines and general character expressed in this request are acceptable. Applicants may submit proposals for one, multiple, or all of the Development Proposal sites. If submitting proposals for more than one site, a separate proposal should be submitted for each site.

This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request. Proposals are accepted on a rolling basis and will be reviewed as they are received with no end date. For questions or clarifications, please contact the RDC at: RDCRFP@southbendin.gov prior to December 30, 2022.

Project Requirements

Each submitted proposals shall:

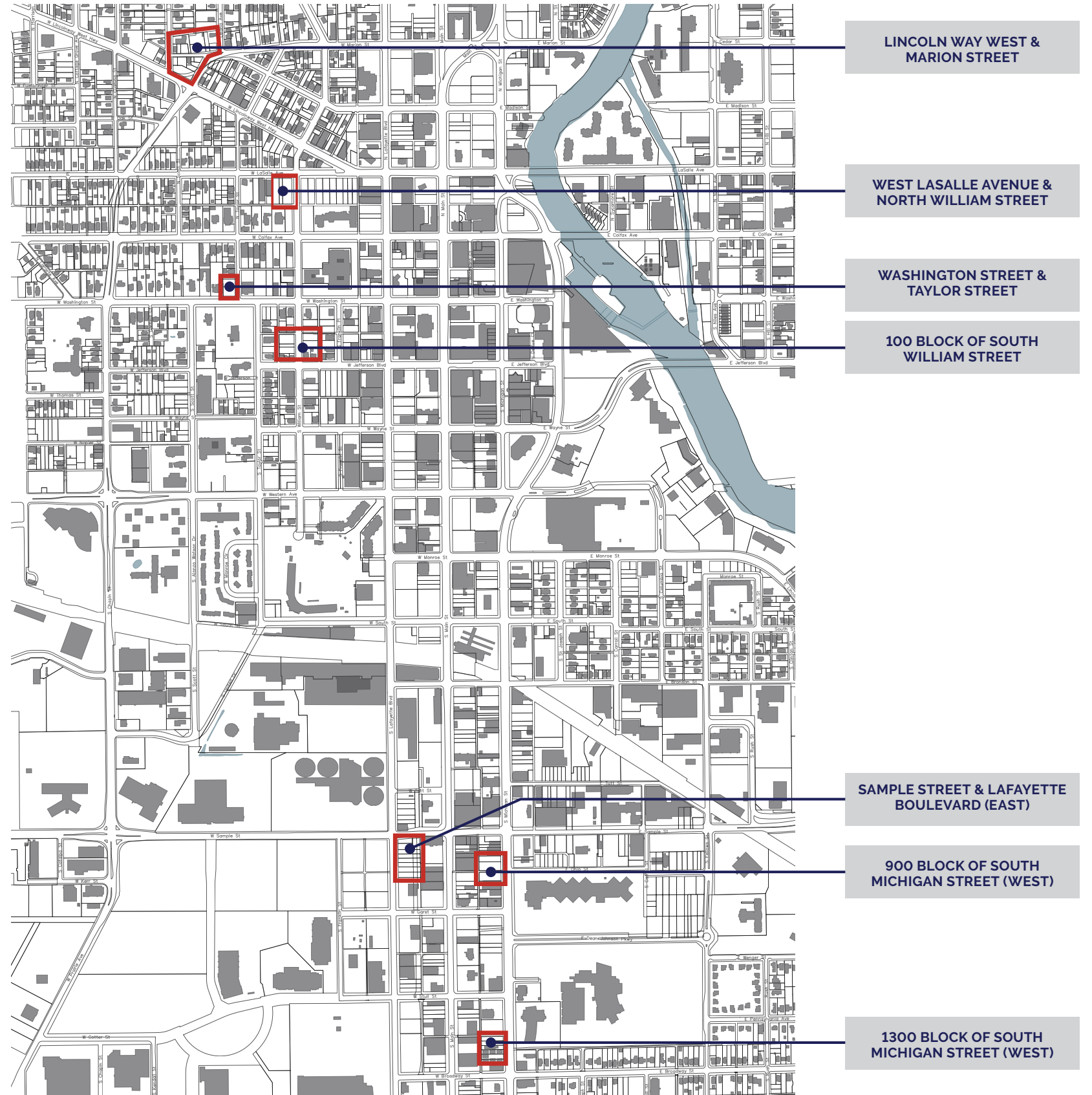
- Adhere to the general design principles outlined in the applicable Development Proposal;
- Meet zoning ordinance requirements;
- Be urban in building design and site layout;
- Reflect the architectural character of surrounding properties and South Bend's architectural history; and
- Feature a variety of housing options (size and price points) if housing is included.

Developer Requirements

Applicants submitting a proposal shall meet the following eligibility requirements:

- Applicants must be legally incorporated and in good standing or a validly-formed not-for-profit organization capable of demonstrating proof of tax-exempt status under Section 501(c) (3) of the Internal Revenue Code.
- Preference given to applicants with prior experience managing and completing all phases of construction for the building types illustrated in the project proposal.
- Applicants must comply with City of South Bend ordinances and all other federal, state, and local laws and regulations.
- Applicants must agree to hold the South Bend Redevelopment Commission harmless and to indemnify it and the City of South Bend for any damages or costs related to any claim, suit, or demand related to any action occurring as a result of the Applicant's proposal.

The Commission reserves the right to reject proposals submitted by Applicants who are not current on property taxes or utility payments for any properties currently owned, or for any other reason deemed to be in the best interests of the City.



South Bend Redevelopment Commission: Request for Proposals

Submission Requirements

All proposals must be submitted using the legal name of the organization with whom a contract would be executed and must be signed by an authorized representative. An electronic copy of the submittal, in a single PDF document, shall be submitted to RDCRFP@southbendin.gov with subject line of “**Bid: Infill Development Opportunity**” and include each of the following:

- **Cover Letter:** Provide a brief cover letter including an overview of the Applicant's organization, the proposed development, and proposed purchase price.
- **Organizational Information:** Detail the qualifications, skills, background, and relevant experience of the organization. Nonprofit applicants must provide a copy of its tax-exempt nonprofit status under Section 501(c)(3) of the Internal Revenue Code.
- **Narrative Description:**
 - Which project site is being addressed.
 - A description of how the proposed project meets the evaluation criteria and guiding principles associated with each individual project site.
 - The purchase price for project site.
 - A description of proposed building type(s). This must include the number of units, approximate unit size and number of bedrooms / baths per unit, and planned price point (market rate vs. subsidized).
 - Details about the project post-construction, such as proposed occupancy (i.e., rental, for-sale), overview of marketing plan for selling or renting unit(s), and overview of property maintenance and management plan (if maintaining ownership).
- **Budget:** Provide a clear understanding of the overall project budget and funding source(s) and basic project proforma, including the developer fee.
- **Timeline:** Provide a start-to-finish timeline for the implementation of the project, including timeframes for completion of major milestones.
- **Evidence of Financial Responsibility:** Must demonstrate ability to execute proposed project (see form: Statement of Qualification and Financial Responsibility included in this document).
- **Affidavit of Non-Collusion:** Applicant shall complete the Affidavit of Non-Collusion on the form provided. The Affidavit is affirmation that the Applicant has not colluded, conspired, connived, or agreed with any other Applicant or person, firm, or corporation regarding any submittal to the Commission.

The Commission shall not be responsible for errors and/or omissions on the part of the Applicant, and the Commission will not be responsible for making interpretations or deleting or correcting errors in calculations. The Commission expressly reserves the right to accept or reject any or all proposals, and to waive any informalities, irregularities, or technical defects if such are deemed, in the Commission's sole opinion, to be immaterial.

Evaluation Criteria

The Commission shall evaluate and consider the following factors in its review of bids:

- **RFP Requirements:** Proposal is complete and meets or exceeds the requirements of this request for proposals.
- **Consistency with City Plans and Studies:** Proposal is consistent with the goals of adopted development area and neighborhood plans (where applicable).
- **Design:** The size and character of the proposed development fits the general design principles for the site. Specifically, the building type(s), design, site layout, number of units, materials, and similar considerations will be evaluated.
- **Experience:** Applicant has sufficient experience in projects of similar type, size, and complexity.
- **Financial Responsibility:** The Applicant demonstrates the ability to finance and complete the Proposal in the timeframes stated.
- **Sustainability:** The degree to which sustainability features are incorporated beyond building code requirements.
- **Purchase Price:** Proposed purchase price for the city-owned lot(s)

Any other factors which will assure the Commission that the proposal will best serve the interest of the community, both from the standpoint of human and economic welfare and public funds expended.

Process for Evaluation

The staff of the South Bend Redevelopment Commission will review all submittals to determine whether they are complete and responsive to this RFP. Only submittals that are complete, responsive, and meet all requirements of this RFP will be evaluated. Complete and responsive submittals from qualified applicants will be reviewed in detail as they are submitted. If warranted, the Commission reserves the right to request clarification or additional information from individual applicants. If a bid is accepted, the bid will be publicly recommended at a meeting of the South Bend Redevelopment Commission.

Resources

City comprehensive plan, neighborhood plans, and residential market studies located at: www.southbendin.gov/departments/community-investment/planning-community-resources/plans-studies/

[South Bend Zoning Ordinance](#)

[TIF Districts](#)

Timeline

Issued RFP: November 10, 2022

Inquiry Deadline: December 30, 2022

Proposals Due: January 31, 2023

Proposer(s) Preliminary selection: Week of March 13, 2023

Development Proposal: Lincoln Way West & Marion Street

Summary

This project area is located along a major east-west street, at the fringe of downtown South Bend. The following proposal illustrates one successful way to transform a complicated and underutilized site along a mixed-use main street corridor. Variations of this proposal following the guidelines and general character expressed in this request are acceptable. The proposal balances the necessary amount of commercial and residential density while introducing buildings at a proper scale for the neighborhood. The proposal includes a variety of housing options including single family detached, various walk-up apartment house, live/work spaces, and single family detached houses organized in a cottage court community. Cottage court development would require the rezoning of the eastern-most parcels.



Existing Site Characteristics	
Total Site Area	1.27 Acres (55,313 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Near Northwest Neighborhood

Looking North toward mixed use buildings in the foreground with duplexes and cottage court in the distance

Development Proposal: Lincoln Way West & Marion Street

Guiding Principles for Site 1

- **Use:** Mixed-use and/or medium-scale residential
- **Setback:** At or near property line
- **Building Type:** Urban mixed-use buildings, walk-up apartments (stacked flats)
- **Height:** 1-3 story buildings
- **Design:** Minimum height of 12 feet for ground floor; entrances face Lincoln Way West and Leland Avenue; ample amount of windows to create a successful storefront
- **Parking:** Accessed from Marion Street and screened from street; can utilize public on-street parking as necessary



Possible/Potential Program (Site 1 Area Only)

Site 1 Area	28,785 SF (.66 Acres)
Building Use	Mixed-use and/or medium-scale residential
# of Residential Units	18 residences
Residential SF	13,400 SF
Commercial (Office + Retail) SF	6,225 SF
Residential Density	27 dwellings/acre
# of Parking Spaces	43 Total (27 off-street / 16 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

Development Proposal: Lincoln Way West & Marion Street

Guiding Principles for Site 2

- **Use:** Residential
- **Setback:** Modest setbacks
- **Building Type:** Detached house and/or duplex (Site 2) and Detached houses to form a cottage court with a fourplex terminating the court (Site 3)
- **Height:** 1.5 - 2 story buildings
- **Design:** Materials and architectural features consistent with surrounding properties; covered porches face the street; gable roof design; ample natural light in each unit
- **Parking:** Accessed from Marion Street and screened from street; can utilize public on-street parking as necessary
- **Alternative:** Instead of introducing a duplex house on the site, two detached single unit residences could be developed instead. These houses could still additionally include a guest suite or and ADU.



Possible/Potential Program (Site 2 Area Only)	
Site 2 Area	6,259 SF (.14 Acres)
Building Use	Residential
# of Residential Units	4 residences (3 primary units & a guest suite)
Residential SF	3,250 SF
Residential Density	28 dwellings/acre
# of Parking Spaces	5 Total (3 off-street / 2 on-street)



Development Proposal: Lincoln Way West & Marion Street

Guiding Principles for Site 3

- **Use:** Residential
- **Setback:** Modest setbacks
- **Building Type:** Detached house and/or duplex (Site 2) and Detached houses to form a cottage court with a fourplex terminating the court (Site 3)
- **Height:** 1.5 - 2 story buildings
- **Design:** Materials and architectural features consistent with surrounding properties; covered porches face the street and shared space; gable or hip roof design; landscaped shared space; ample natural light in each unit
- **Parking:** Accessed from Marion Street and screened from street; can utilize public on-street parking as necessary
- **Alternative:** The two detached cottages at the Leland Avenue curve could be replaced with a duplex house that provides for larger units and could add more physical presence at street and parklet.



Possible/Potential Program (Site 3 Area Only)	
Site 3 Area	24,145 SF (.55 Acres)
Building Use	Residential
# of Residential Units	12 residences
Residential SF	9,630 SF
Residential Density	22 dwellings/acre
# of Parking Spaces	12 Total (12 off-street)



Development Proposal: West LaSalle Avenue & North William Street

Summary

The site is in the Near West Side Neighborhood and the West LaSalle National Historic District, adjacent to Downtown South Bend. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable. Cottage court development would require the rezoning of western most parcels.



Street view along West LaSalle Avenue

Existing Site Characteristics

Total Site Area	1.31 Acres (56,908 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Near West Side

Development Proposal: West LaSalle Avenue & North William Street

Guiding Principles

- **Use:** Residential
- **Setback:** Modest setback that engages street
- **Building Type:** Mixture of building types including detached houses or duplexes on the west side of the site, walk-up apartment (stacked flats), and apartment house
- **Height:** 2-3 story walk-up apartments and 1.5-2 story detached houses
- **Design:** Inviting shared entrance (porches or stoops) facing street; materials and architectural features consistent with surrounding properties including church on the northwest corner; functional semi-private open space for cottage court residents
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary



PROPOSED: 2 TO 3 STORY SMALL APARTMENT BUILDINGS AND COTTAGE COURT DEVELOPMENT



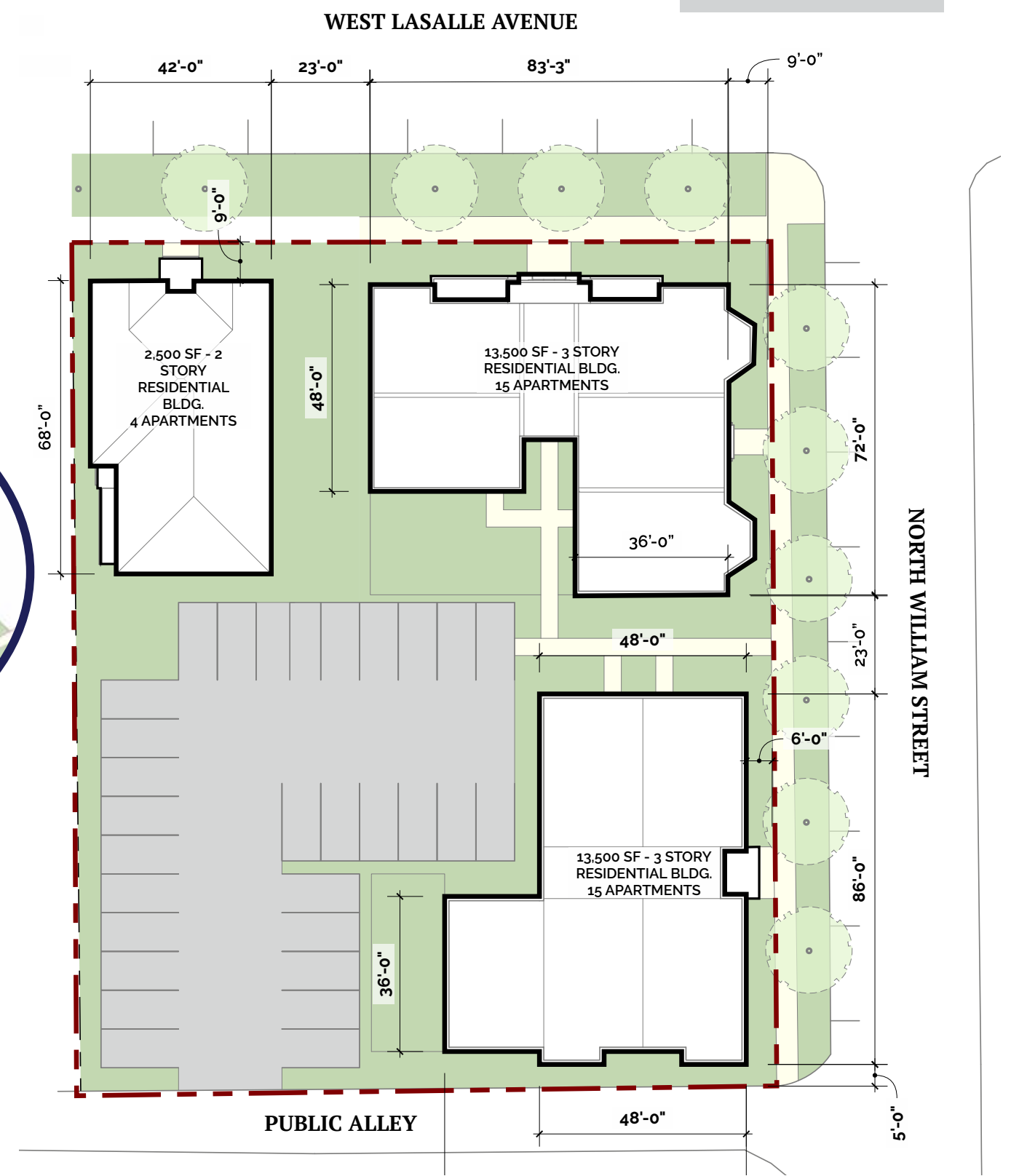
POSSIBLE ALTERNATIVE: SMALL APARTMENT BUILDINGS AND A DUPLEX UTILIZING ONLY CITY-OWNED PARCELS OF THE EAST SITE

Potential Program (East Site)

# of Units	24 - 36
Typical Size of Units	600 - 800 sq. ft.
# of Parking Spaces	28 off-street / 13 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

AVERAGE NET DENSITY:
26 - 35 DWELLING/ACRES



Development Proposal: Washington Street & Taylor Street

Summary

The site is in the Near West Side Neighborhood and falls within the West Washington National Historic District and is adjacent to grand historic residences, large historic apartment buildings, modest residences, and some small commercial. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Street view along Washington Street

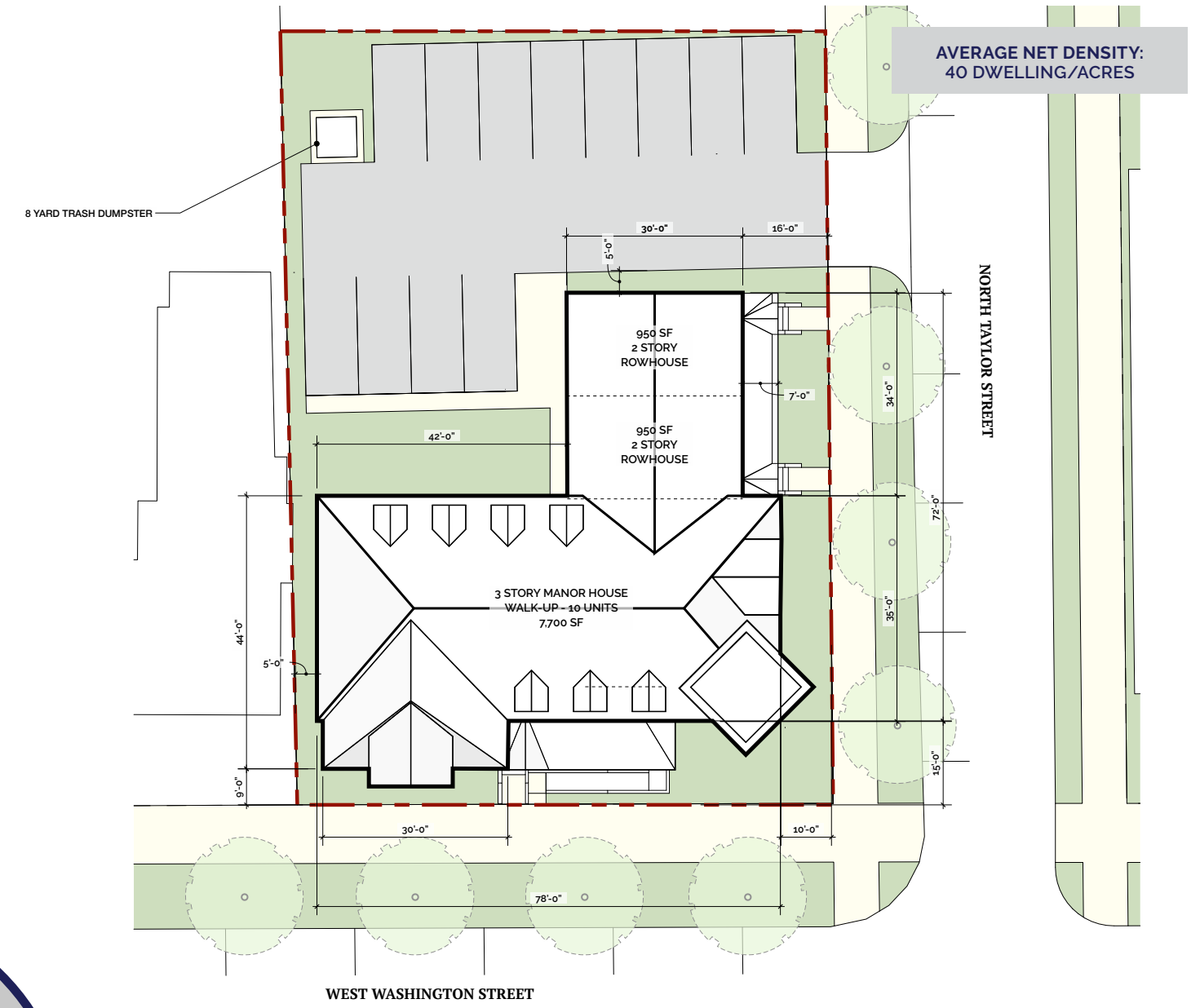
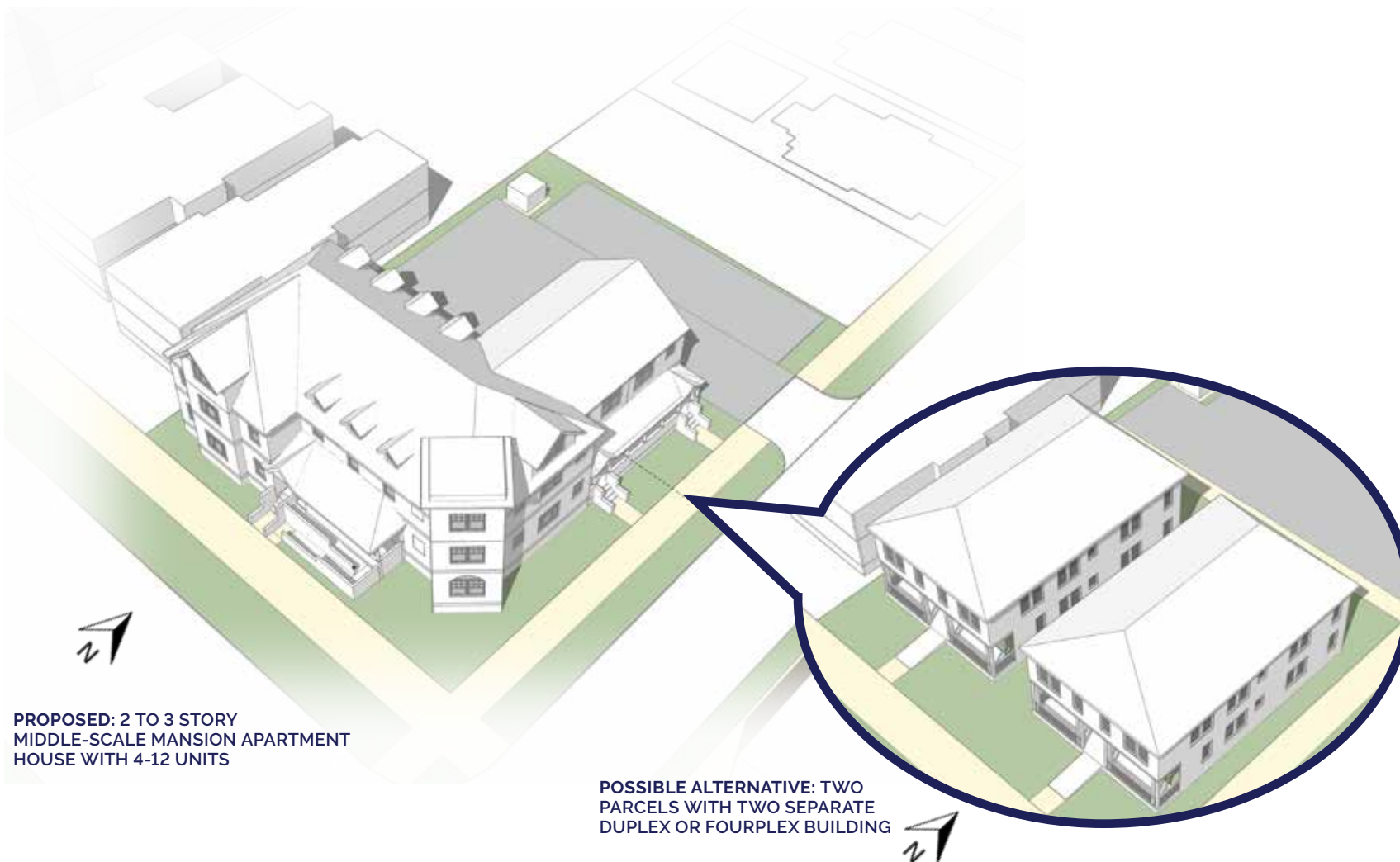
Existing Site Characteristics

Total Site Area	0.28 Acres (12,112 sq. ft.)
Zoning	(U3) Urban Neighborhood 3
Neighborhood	Near West Side Neighborhood

Development Proposal: Washington Street & Taylor Street

Guiding Principles

- **Use:** Residential; could be divided into two lots
- **Setback:** Minimal setback, in context with surrounding properties
- **Building Type:** Walk-up apartments, townhouses that appear to be a large single-family home
- **Height:** 2-3 story building
- **Design:** Materials and architectural features consistent with surrounding properties; scale building to be consistent with surrounding structures; covered porches and/or stoops; accessibility ramp integrated into the porch entry and concealed with masonry or stone wall; ground floor accessible units; windows should be consistent with architectural design of building; gable or hip roof; architectural gesture at corner
- **Parking:** Accessed from Taylor Street; can utilize public on-street parking as necessary
- **Alternative:** Instead of one large mansion house apartment, the site could be split and developed into two separate parcels each with a duplex or fourplex building.



Possible/Potential Program

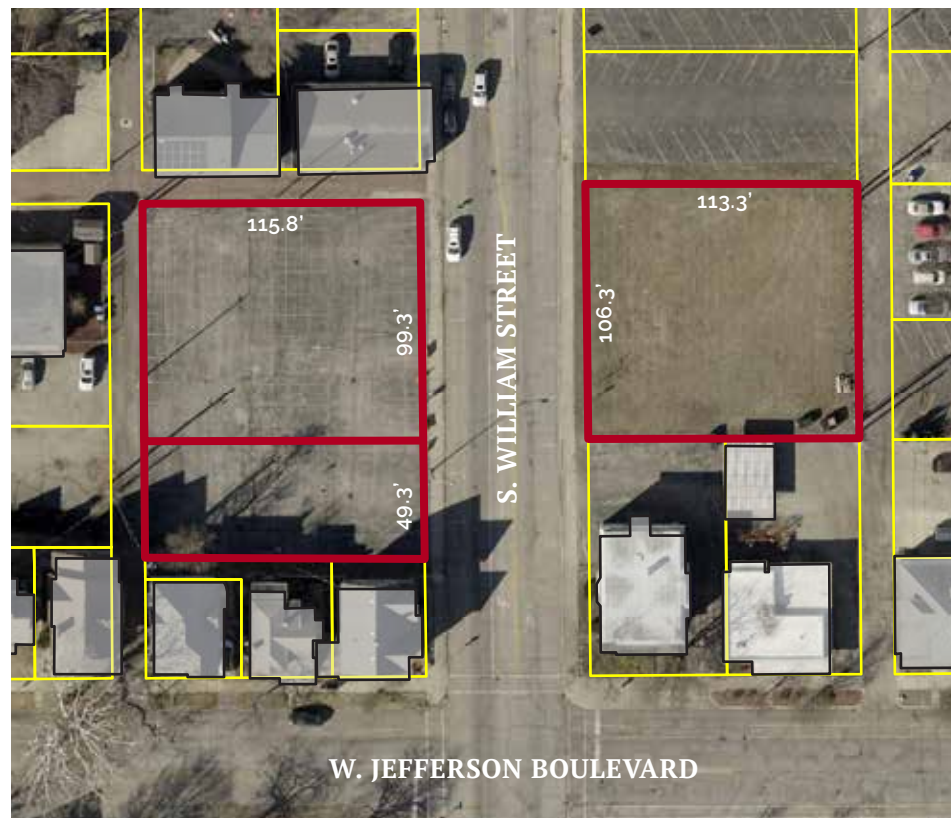
Building Use	Residential
Residential Space	9,600 sf
Number of Apartment Units	10 (up to 12)
Number of Townhomes	2 (950 sf ea.)
# of Parking Spaces	20 Total (12 off-street / 8 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer.

Development Proposal: 100 Block of South William Street

Summary

These sites are on the border between the Near West Side Neighborhood and Downtown South Bend. The following proposal illustrates one possible way that the two sites located across the street from one another could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Existing Site Characteristics

Total Site Area	0.67 Acres (29,200 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Downtown South Bend & Near West Side



Street view down South William Street

Development Proposal: 100 Block of South William Street

Guiding Principles

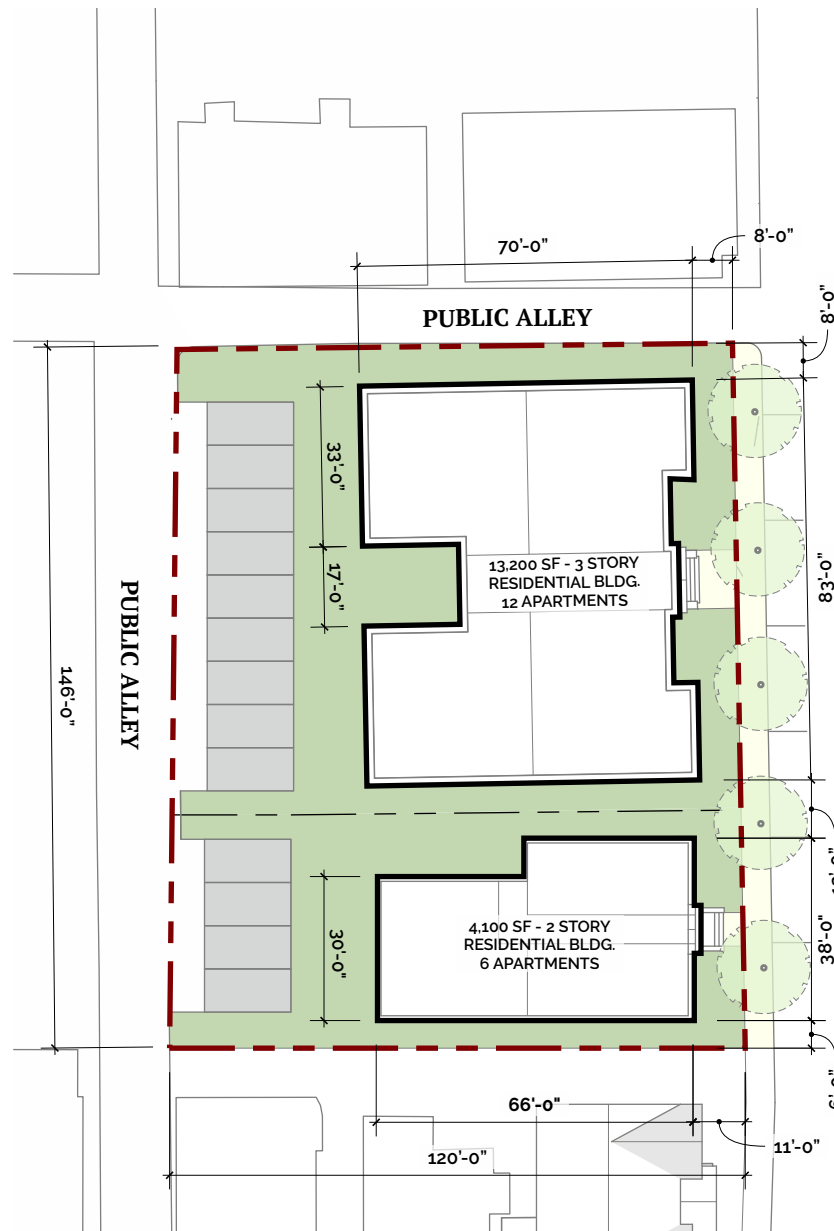
- **Use:** Residential
- **Setback:** Modest setback that engages street
- **Building Type:** Walk-up apartments (stacked flats) and/or apartment houses
- **Height:** 2-3 story buildings on west side, 3-4 story on east side
- **Design:** Inviting shared entrance facing street; materials and architectural features consistent with surrounding properties; flat roof on walk-up apartment buildings and hip roof on apartment house; ample natural light for each unit
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary



PROPOSED: 3 TO 4 STORY MIDDLE-SCALE MULTIPLEX (WALK-UP APARTMENTS)



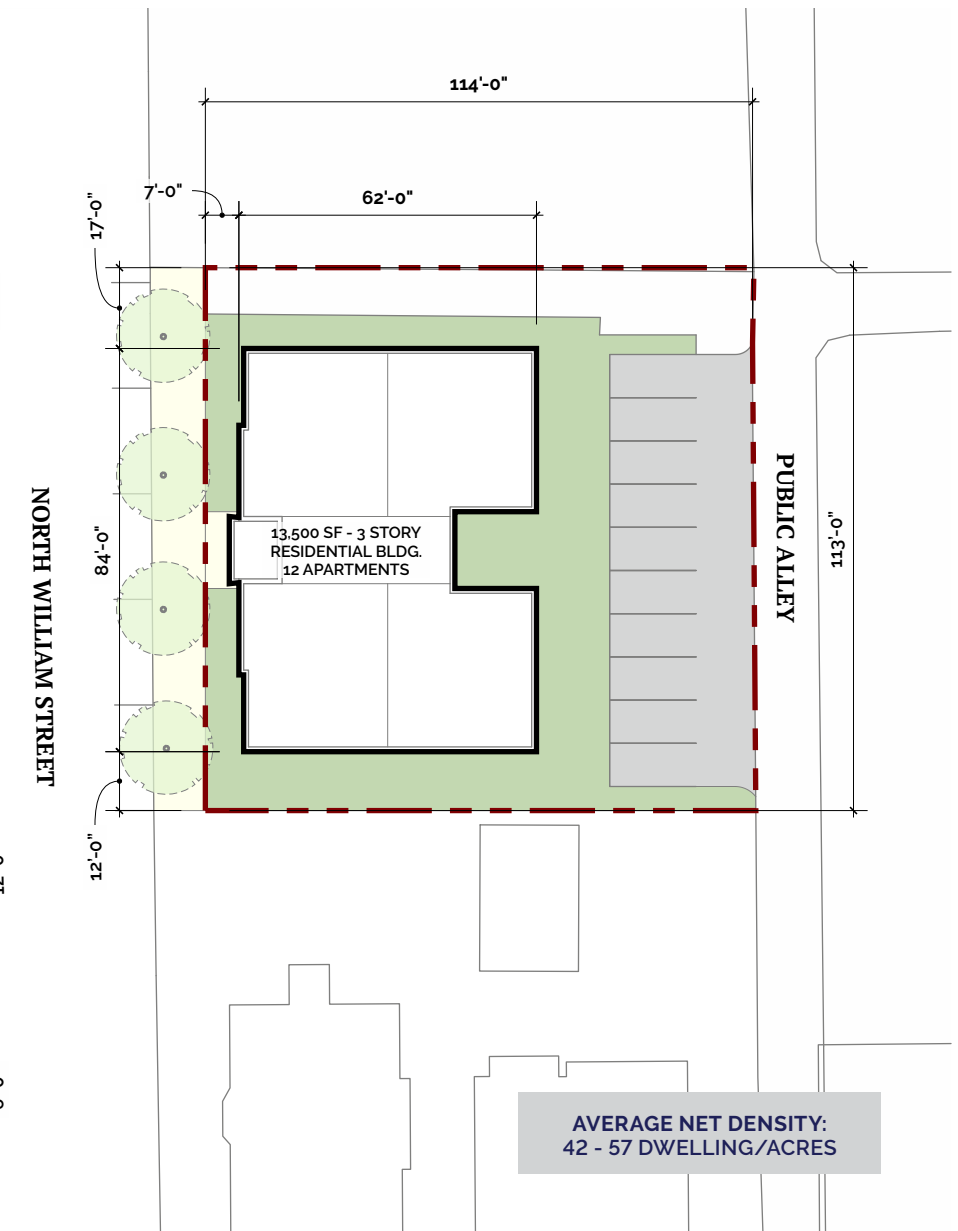
POSSIBLE ALTERNATIVE: ATTACHED 3-FLATS ON WEST SITE INSTEAD OF MULTIPLEX



Potential Program (West Site Area)

# of Units	16 - 22
Typical Size of Units	500 - 1000 sq. ft.
# of Parking Spaces	13 off-street / 6 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer.



Potential Program (East Site Area)

# of Units	12 - 16
Typical Size of Units	850 - 1000 sq. ft.
# of Parking Spaces	10 off-street / 5 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer.

AVERAGE NET DENSITY:
42 - 57 DWELLING/ACRES

Development Proposal: Sample Street & Lafayette Boulevard (East)

Summary

The site, near Downtown South Bend, is along Sample Street and Lafayette Boulevard at a highly visible, signalized intersection. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Street view at corner of West Sample Street and South Lafayette Boulevard

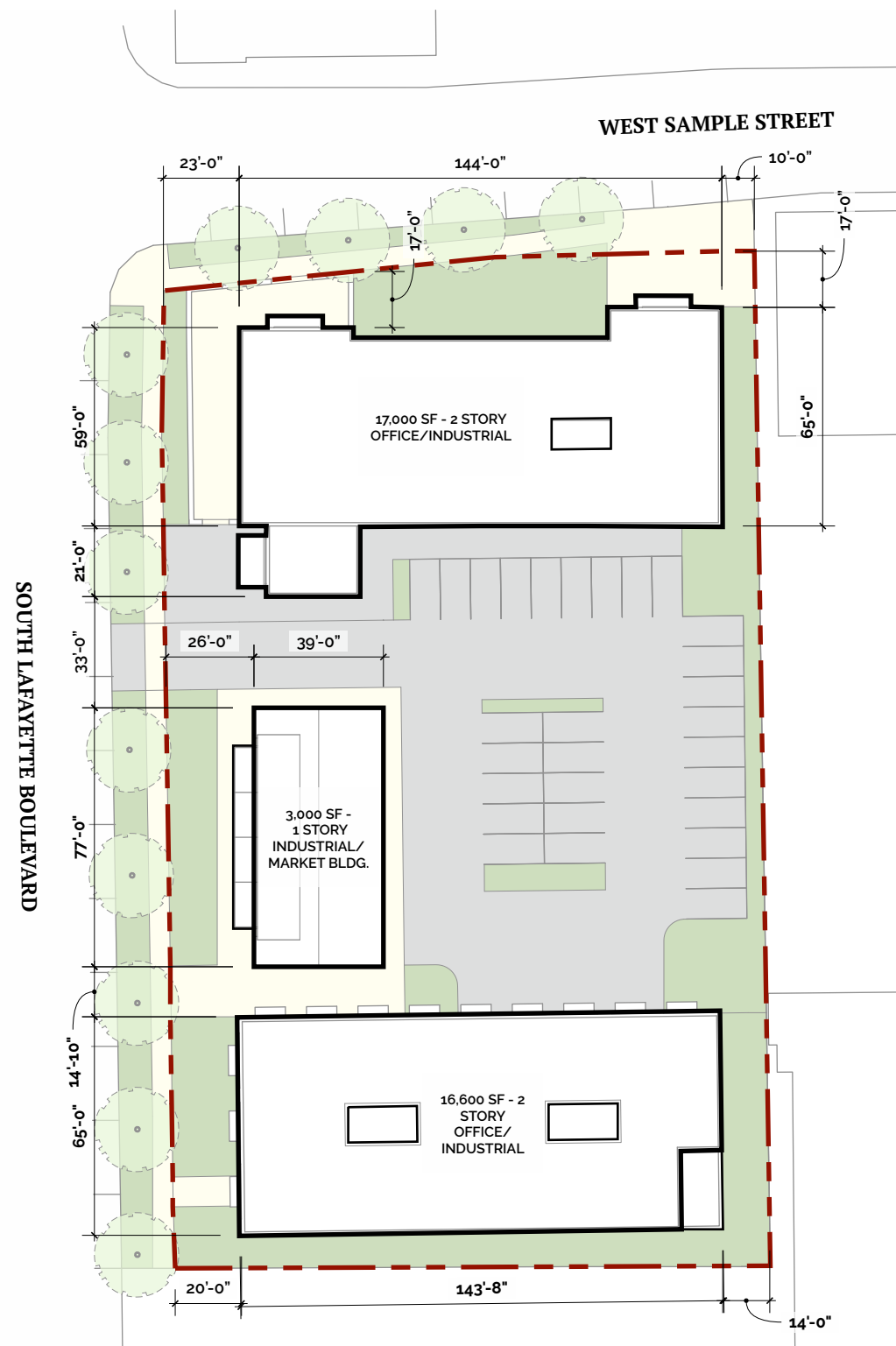
Existing Site Characteristics

Total Site Area	1.16 Acres (50,743 sq. ft.)
Zoning	(I) Industrial
Neighborhood	Ignition Park

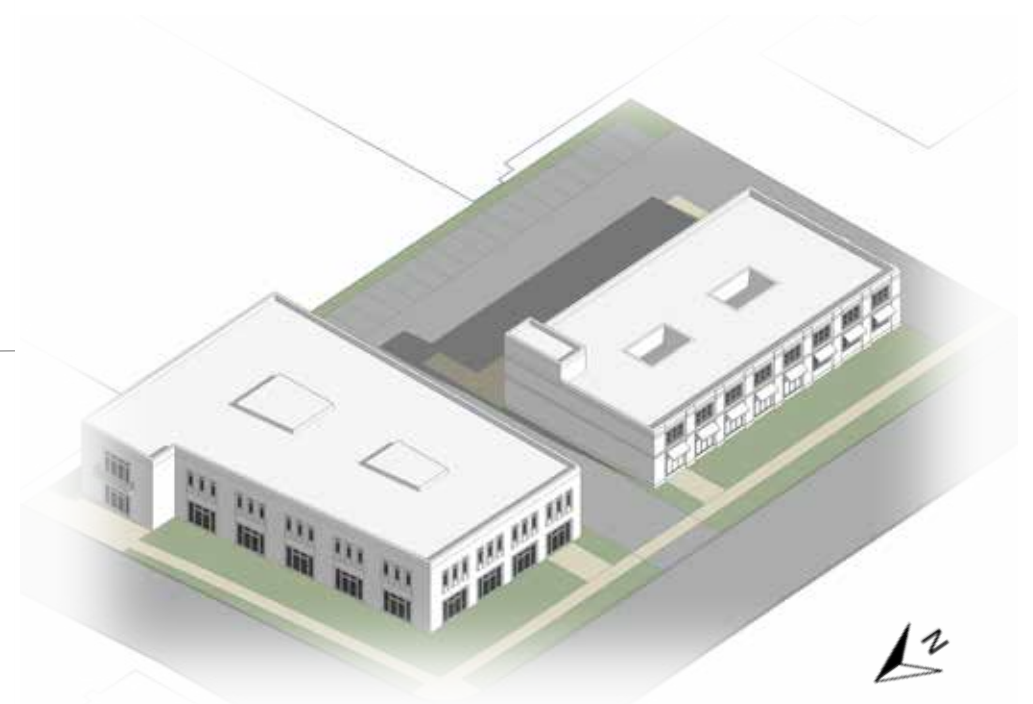
Development Proposal: Sample Street & Lafayette Boulevard (East)

Guiding Principles

- **Use:** Flexible office or industrial space
- **Setback:** Building sits at or near zoning ordinance minimums
- **Building Type:** Urban industrial/office
- **Height:** 1-2 story buildings
- **Design:** Flexible ground floor to allow for office or industrial use; facades support a pedestrian-friendly environment, address the street with ample amount of windows, create functional outdoor spaces, and shade primary entrances; architectural details to break down the larger mass and long facade of the overall buildings
- **Parking:** Access parking from Lafayette Boulevard including loading and truck access; not visible from Sample Street (encourage landscaping or creative screening options)



PROPOSED: 1 TO 2-STORY BUILDINGS GROUPED TO FORM AN INTERNAL PARKING/LOADING COURT WITH ACCESS FROM S LAFAYETTE BOULEVARD



POSSIBLE ALTERNATIVE: LARGER FOOTPRINT BUILDINGS WITH TWO ACCESS DRIVES TO PARKING/LOADING BEHIND

Possible/Potential Program

Building Use	Industrial, Institutional, Workshop, Commercial
Building Area	19,800 sq. ft. (1-story only) or up to 39,600 sq. ft (2-story buildings)
# of Parking Spaces	29 off-street / 17 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

Development Proposal: 900 Block of South Michigan Street (West)

Summary

This site is located along the city's primary north-south street just south of downtown South Bend. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable. Taking cues from the width of the street and remaining buildings along the main street, the proposed buildings are scaled to match the pattern of commercial buildings. Residential or artist flats are an alternative use for all above grade levels.



Street view down South Michigan Street

Existing Site Characteristics

Total Site Area	0.68 Acres (29,575 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Southeast Neighborhood (adjacent)

Development Proposal: 900 Block of South Michigan Street (West)

Guiding Principles

- **Use:** Mixture of industrial, institutional, workshop, small scale commercial uses
- **Setback:** Building built at or near property line
- **Building Type:** Urban industrial, shop, or institutional
- **Height:** 1-4 story building (ideally 2-3 story) with a minimum 12-foot floor height for first floor
- **Design:** "Main street" building design; front entrance faces Michigan Street; large windows on each floor to increase natural light; materials and architectural features consistent with surrounding properties; pitched flat roof with appropriately scaled parapet; truck access, trash, and recycling accessed from alley
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary



Possible/Potential Program

Building Use	Industrial, Institutional, Workshop, Light. Commercial
Industrial/Institutional Space	15,000 SF
Light Commercial	3,000 SF
Workshop/ Office	3,000 SF
# of Parking Spaces	35 Total (27 off-street/ 8 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

Development Proposal: 900 Block of South Michigan Street (West)



PROPOSED: LEFT BLDG - 2 STORY WORKSHOP/OFFICE/ LIGHT COMMERCIAL BUILDING - 3,000 SF;
RIGHT BLDG - 2 STORY 15,000 SF INDUSTRIAL/INSTITUTIONAL BUILDING



POSSIBLE ALTERNATIVE: LEFT BLDG - 3 STORY WORKSHOP/OFFICE/LIGHT COMMERCIAL BUILDING - 3,000 SF;
RIGHT BLDG - 3 STORY 15,000 SF INDUSTRIAL/INSTITUTIONAL BUILDING



POSSIBLE ALTERNATIVE: LEFT BLDG - 3 STORY WORKSHOP/OFFICE/LIGHT COMMERCIAL BUILDING - 3,000 SF;
RIGHT BLDG - 3 STORY 15,000 SF INDUSTRIAL/INSTITUTIONAL BUILDING; 1,500 SF ELEVATED SHARED SPACE OVER RIGHT OF WAY.

Development Proposal: 1300 Block of South Michigan Street (West)

Summary

The site is located along Michigan Street, South Bend's primary north-south street, but is farther away from the active core of downtown, in what is more of an industrial part of the city. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Street view along South Michigan Street

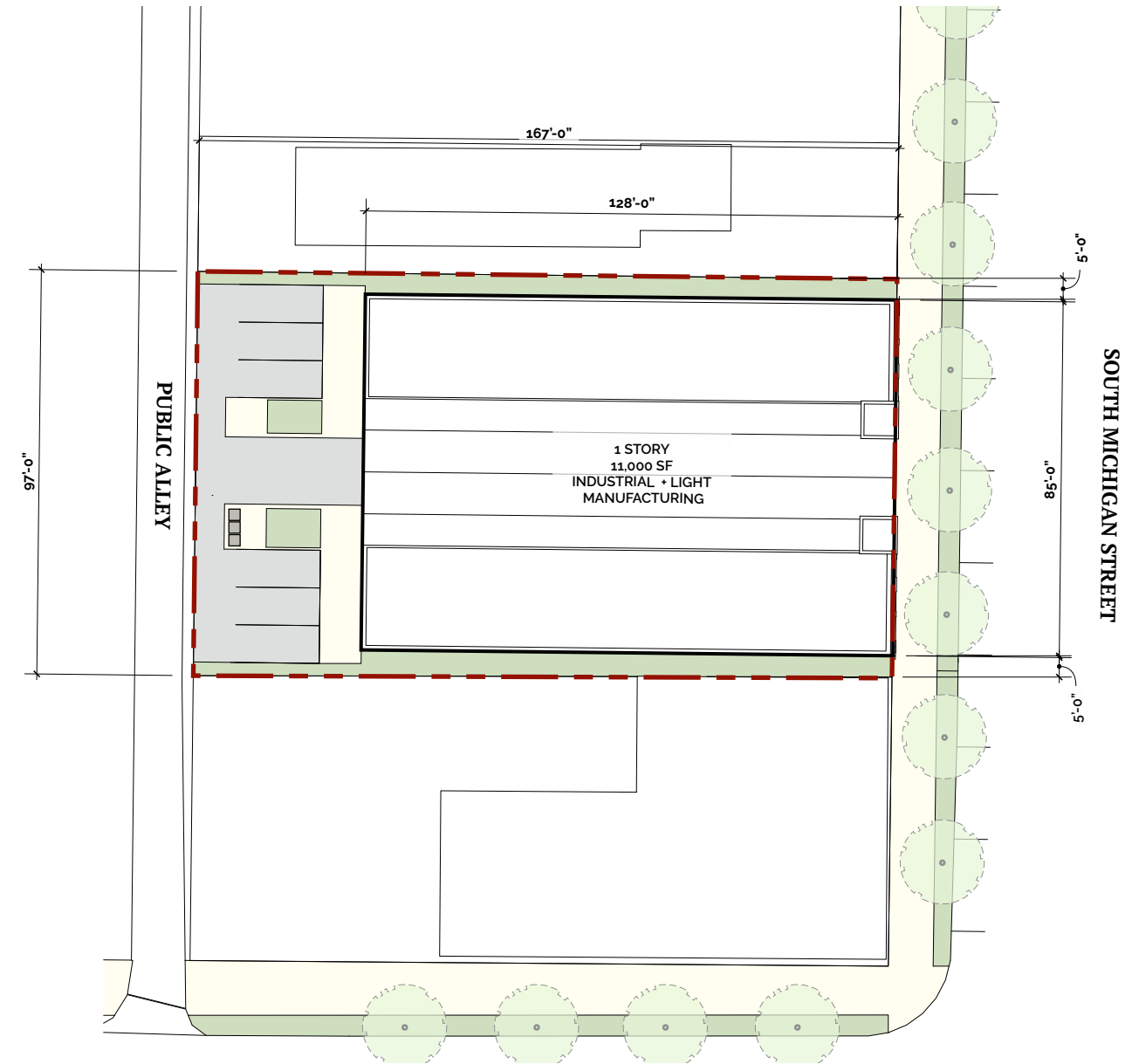
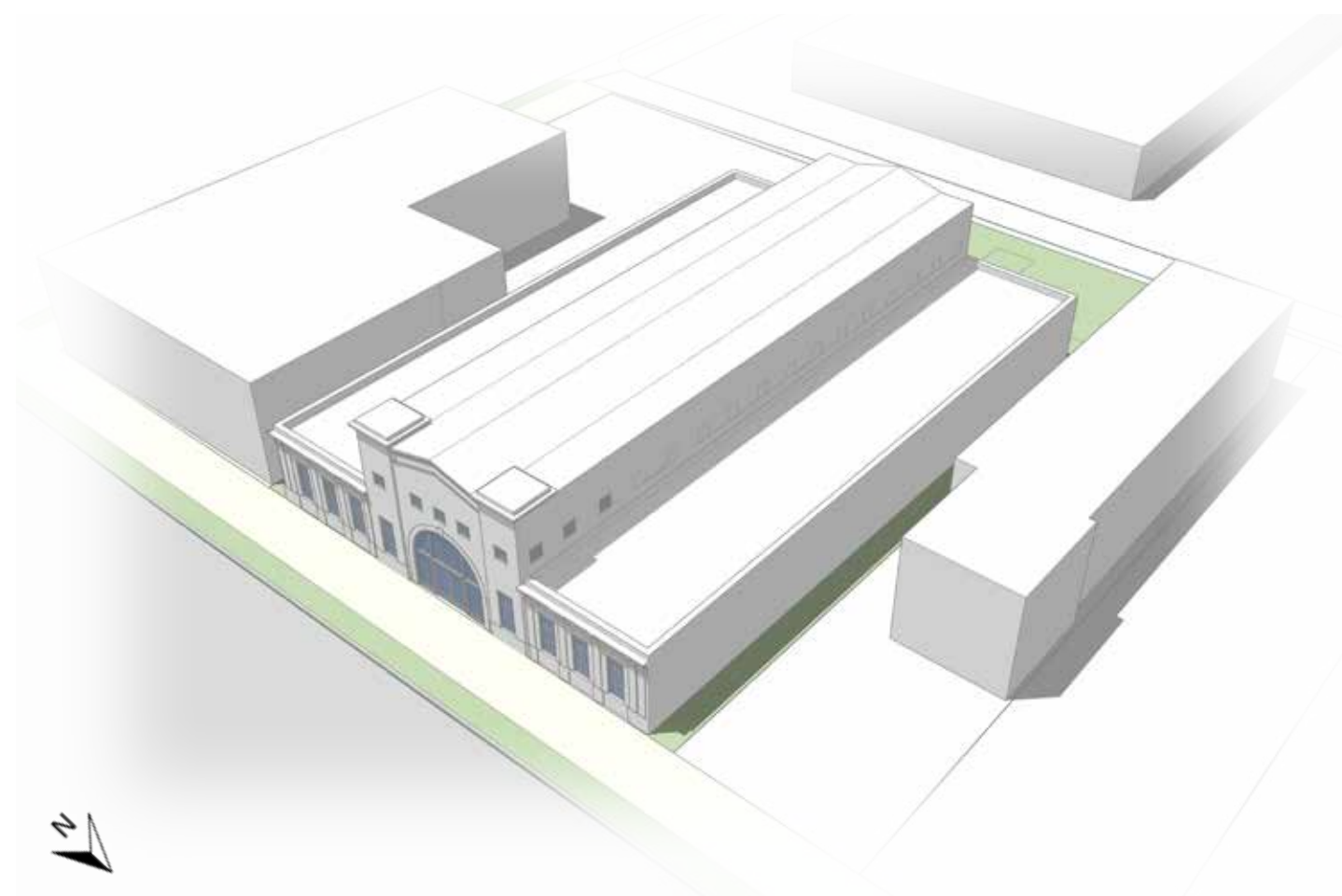
Existing Site Characteristics

Total Site Area	0.49 Acres (21,532 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Southeast Neighborhood (adjacent)

Development Proposal: 1300 Block of South Michigan Street (West)

Guiding Principles

- **Use:** Light industrial, commercial, office space, and residential above
- **Setback:** At or near property line
- **Building Type:** Urban industrial or shop
- **Height:** 1-3 story building with a minimum 12-foot floor height for first floor
- **Design:** Style of the building should take inspiration from the heritage of South Bend's industrial buildings; flexible design that can allow space to be divided into smaller tenant suites and workspaces for industrial and light commercial uses; materials and architectural features consistent with surrounding properties; dumpsters screened from view; pitched flat roof with appropriately scaled parapet
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary; trash and recycling pick up, and truck unloading accessed from alley



Possible/Potential Program

Building Use	Light Industrial, Commercial, Office,
Industrial/Commercial (Flexible)	11,000 SF
Building Height	1 Story (Tall Ceiling)
# of Parking Spaces	11 Total (6 off-street/ 5 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer. Industrial/Institutional Space and Office. Light Commercial Space is interchangeable and yields should be determined by the developer.

RESOLUTION NO. 3563

SOUTH BEND REDEVELOPMENT COMMISSION
ADDITIONAL APPROPRIATION RESOLUTION

WHEREAS, the South Bend ("City") Redevelopment Commission ("Commission") has established the River West Development Allocation Area No. 1 ("Allocation Area") in the River West Development Area ("Area") and in order to undertake certain local public improvements, including the development, construction, renovation, and equipping of three (3) buildings totaling approximately 90,434 square feet of attraction, retail, restaurant, visitor center and tour-able chocolate factory space on real estate commonly known as 24762 and 24820 U.S. Highway 20, South Bend, Indiana 46628, along with its surrounding acreage to create a year-around attraction and destination for City residents and visitors and to support the development of the Continental Divide Trail, all on the City's westside (collectively, "Project") in or physically connected to the Allocation Area (collectively, "Project");

WHEREAS, the Common Council of the City introduced its loan ordinance ("Loan Ordinance") on October 24, 2022 and it is anticipated that the Common Council will adopt the Loan Ordinance on November 14, 2022, which Loan Ordinance authorizes the issuance and funding of its Taxable Economic Development Revenue Note, Series 2022 (South Bend Chocolate Destination Project) issued in one or more series ("Series 2022 Note") from the City to The South Bend Chocolate Company, Inc. ("SBCC"), the Indiana Dinosaur Museum Inc. ("IDM"), or an affiliate of either (collectively, "Borrower"), in an amount not to exceed \$2,700,000, as evidence of a loan to the Borrower ("Loan"), to finance a portion of the Project;

WHEREAS, the Commission has pledged Tax Increment, junior and subordinate to the Outstanding Bonds (each as defined in the Loan Ordinance), to the funding of the Series 2022 Note, as evidence of the Loan, pursuant to and in accordance with the Loan Agreement (as defined in the Loan Ordinance); and

WHEREAS, the Commission has published notice in accordance with IC 5-3-1 and IC 6-1.1-18-5, and on November 10, 2022 held a public hearing regarding the appropriation of the proceeds of the Tax Increment to the funding of the Series 2022 Note as evidence of the Loan;

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

1. (a) An appropriation in an amount not to exceed Two Million Seven Hundred Thousand Dollars (\$2,700,000), and interest earned thereon, is hereby made to be applied to the funding of the Series 2022 Note, as evidence of the Loan, and the funds to meet this appropriation will be provided out of Tax Increment collected in the Allocation Area. This

appropriation is in addition to all other appropriations provided for in the existing budget and tax levy of the District for the current year.

(b) The fiscal officer of the Commission is hereby authorized and directed to provide information to the Department of Local Government Finance concerning this appropriation.

2. This resolution shall be in full force and effect immediately upon its adoption.

Adopted at a meeting of the Commission held on November 10, 2022, in South Bend, Indiana.

SOUTH BEND REDEVELOPMENT
COMMISSION

President

ATTEST:

Secretary

MORTGAGE RELEASE

THIS CERTIFIES that a Mortgage (the "Mortgage") by Roy Thomas Richie Jr. and Carmen D. Garrett, as joint tenants with rights of survivorship and not as tenants in common to and in favor of City of South Bend for the use and benefit of its Department of Redevelopment ("Holder"), dated April 26, 1999 and recorded April 30, 1999 as **Instrument No. 9919596** in the Office of the Recorder of St. Joseph County, Indiana, together with any amendments, renewals, extensions, or modifications thereto, has been fully satisfied and such Mortgage is hereby FULLY RELEASED.

The South Bend Redevelopment Commission is the governing body of the City of South Bend Department of Redevelopment. The undersigned President and Secretary of the South Bend Redevelopment Commission executing this Mortgage Release on behalf of the Holder certify that they have full power and authority to execute and deliver this Mortgage Release and that all necessary action for making this Mortgage Release has been taken.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the _____ day of _____ 2022.

SOUTH BEND REDEVELOPMENT COMMISSION

By: _____
Marcia I. Jones, President

ATTEST:

Troy Warner, 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 Troy Warner, known to me to be the President and Secretary, respectively, of the South Bend Redevelopment Commission and acknowledged their voluntary execution of the foregoing Mortgage Release being authorized so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the _____ day of _____ 2022.

_____, Notary Public
Residing in _____, Indiana
Commission Expires: _____

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.

MORTGAGE RELEASE

THIS CERTIFIES that a Mortgage (the "Mortgage") by Traci J Gammage to and in favor of City of South Bend for the use and benefit of its Department of Redevelopment ("Holder"), dated July 7, 2011 and recorded August 1, 2011 as **Instrument No. 1119449** in the Office of the Recorder of St. Joseph County, Indiana, together with any amendments, renewals, extensions, or modifications thereto, has been fully satisfied and such Mortgage is hereby FULLY RELEASED.

The South Bend Redevelopment Commission is the governing body of the City of South Bend Department of Redevelopment. The undersigned President and Secretary of the South Bend Redevelopment Commission executing this Mortgage Release on behalf of the Holder certify that they have full power and authority to execute and deliver this Mortgage Release and that all necessary action for making this Mortgage Release has been taken.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the _____ day of _____ 2022.

SOUTH BEND REDEVELOPMENT COMMISSION

By: _____
Marcia I. Jones, President

ATTEST:

Troy Warner, 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 Troy Warner, known to me to be the President and Secretary, respectively, of the South Bend Redevelopment Commission and acknowledged their voluntary execution of the foregoing Mortgage Release being authorized so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the _____ day of _____ 2022.

_____, Notary Public
Residing in _____, Indiana
Commission Expires: _____

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.

**THIRD AMENDMENT TO
REDEVELOPMENT SUPERVISORY SERVICES AGREEMENT**

This Third Amendment to Redevelopment Supervisory Services Agreement (this “Third Amendment”) is made effective as of January 1, 2023 (the “Effective Date”), by and between the South Bend Redevelopment Commission, the governing body of the City of South Bend Department of Redevelopment (the “Commission”), and the City of South Bend, Indiana, an Indiana municipal corporation, acting by and through the City of South Bend, Indiana Board of Public Works (the “Provider”).

RECITALS

A. The Commission and the Provider entered into a Redevelopment Supervisory Services Agreement dated January 12, 2017, as amended by a First Amendment to Redevelopment Supervisory Services Agreement dated March 13, 2018, and a Second Amendment to Redevelopment Supervisory Services Agreement dated effective January 1, 2020 (together, the “Services Agreement”), for the provision of supervisory services to the Commission in relation to the Commission’s Projects (as defined in the Services Agreement).

B. The Commission and the Provider wish to amend the Services Agreement as set forth in this Second Amendment.

NOW, THEREFORE, in consideration of the mutual promises and obligations in this Second Amendment and the Services Agreement, the adequacy of which consideration is hereby acknowledged, the Parties agree as follows:

1. Effective on January 1, 2023, Section 4.A. of the Services Agreement is deleted and replaced by the following:

A. Fees for Services. The Provider will render the Requested Services to the Commission through the work of the Provider’s employees holding the position titles “Executive Director of Community Investment,” “Director of Growth & Opportunity,” and “Property Development Manager.” As compensation for the Requested Services, the Commission agrees to pay the Provider a flat fee for each respective calendar year in an amount not to exceed the total amount stated in the table below (the “Annual Fee”).

<u>Period</u>	<u>Position</u>	<u>Annual Fee</u>
January 1 to December 31, 2023	Exec. Dir. of Community Investment	\$ 40,337.00
	Director of Growth & Opportunity	\$ 43,555.00
	Property Development Manager	\$ 36,209.00
	<u>Total for 2023</u>	\$120,000.00
January 1 to December 31, 2024	Exec. Dir. of Community Investment	\$ 41,143.74
	Director of Growth & Opportunity	\$ 44,426.10
	Property Development Manager	\$ 36,993.18
	<u>Total for 2024</u>	\$122,563.02

January 1 to December 31, 2025	Exec. Dir. of Community Investment	\$ 41,966.61
	Director of Growth & Opportunity	\$ 45,314.62
	Property Development Manager	\$ 37,671.84
	<u>Total for 2025</u>	\$124,953.07

2. Section 5 of the Services Agreement shall be amended to delete the term "December 31, 2022" and replace it with "December 31, 2025."

3. Unless expressly modified by this Third Amendment, the terms and provisions of the Services Agreement remain in full force and effect.

4. Capitalized terms used in this Third Amendment will have the meanings set forth in the Services Agreement unless otherwise stated herein.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to Redevelopment Supervisory Services Agreement to be effective as of the Effective Date stated above.

**CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS**

**SOUTH BEND REDEVELOPMENT
COMMISSION**

Elizabeth Maradik, President

Marcia Jones, President

Joseph Molnar, Vice President

Troy Warner, Secretary

Jordan Gathers, Member

Date:

Gary Gilot, Member

Murray Miller, Member

ATTEST:

Theresa Heffner, Clerk

Date:

FIFTH AMENDMENT TO ENGINEERING SERVICES AGREEMENT

This Fifth Amendment to Engineering Services Agreement (this “Fifth Amendment”) is made effective as of January 1, 2023 (the “Effective Date”), by and between the South Bend Redevelopment Commission, the governing body of the City of South Bend Department of Redevelopment (the “Commission”), and the Civil City of South Bend, an Indiana municipal corporation, acting by and through the South Bend Board of Public Works (the “Provider”).

RECITALS

A. The Commission and the Provider entered into that certain Engineering Services Agreement dated November 22, 2016, as amended by the First Amendment to Engineering Services Agreement dated April 13, 2017, the Second Amendment to Engineering Services Agreement dated March 13, 2018, a Third Amendment to Engineering Services Agreement dated April 25, 2019, and a Fourth Amendment to Engineering Services Agreement dated effective January 1, 2020 (collectively, the “Services Agreement”), for the provision of engineering services to the Commission in relation to the Commission’s Projects (as defined in the Services Agreement).

B. The Commission and the Provider wish to amend the Services Agreement to extend the term of the Services Agreement for an additional three (3) years commencing on the Effective Date as set forth in this Fifth Amendment.

NOW, THEREFORE, in consideration of the mutual promises and obligations in this Fourth Amendment and the Services Agreement, the adequacy of which consideration is hereby acknowledged, the Parties agree as follows:

1. As of the Effective Date, Section 4.A. of the Services Agreement shall be amended to include the following at the end of the existing table:

<u>Period</u>	<u>Position</u>	<u>Annual Fee</u>
January 1 to December 31, 2023	Engineer I	\$ 60,000.00
	Engineer II	\$ 65,000.00
	Assistant City Engineer	\$ 73,000.00
	<u>Total for 2023</u>	\$198,000.00
January 1 to December 31, 2024	Engineer I	\$ 61,200.00
	Engineer II	\$ 66,300.00
	Assistant City Engineer	\$ 74,460.00
	<u>Total for 2024</u>	\$201,960.00
January 1 to December 31, 2025	Engineer I	\$ 62,424.00
	Engineer II	\$ 67,626.00
	Assistant City Engineer	\$ 75,949.20
	<u>Total for 2025</u>	\$205,999.20

2. Section 5 of the Agreement shall be amended to delete the term "December 31, 2022" and replace it with "December 31, 2025."

3. Unless expressly modified by this Fifth Amendment, the terms and provisions of the Services Agreement remain in full force and effect.

4. Capitalized terms used in this Fifth Amendment will have the meanings set forth in the Services Agreement unless otherwise stated herein.

IN WITNESS WHEREOF, the parties hereto have executed this Fifth Amendment to Engineering Services Agreement to be effective as of the Effective Date stated above.

**SOUTH BEND BOARD OF
PUBLIC WORKS**

Elizabeth Maradik, President

Gary Gilot, Member

Joseph Molnar, Vice President

Murray Miller, Member

Jordan Gathers, Member

ATTEST:

Theresa Heffner, Clerk

Date:

**SOUTH BEND REDEVELOPMENT
COMMISSION**

Marcia Jones, President

ATTEST:

Troy Warner, Secretary

Date:



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 11/8/22

FROM: Caleb Bauer, Executive Director of DCI

SUBJECT: 2023 Non-Project Budgets

_____ 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:

This request is for the 2023 non-project budgets for Redevelopment Controlled Funds. This only covers necessary professional services, debt services, and interfund transfers out for debt service and interest earnings. All other budget requests will be requested as needed in 2022 for project / development agreement items.

River West TIF \$8,872,314

- \$431,253 professional services
- \$3,874,615 debt service principal
- \$641,946 debt service interest & fees
- \$3,924,500 interfund transfers out for debt service

River East Residential \$4,929,204

- \$30,000 professional services
- \$464,883 debt service principal
- \$30,446 debt service interest & fees
- \$4,403,875 interfund transfers out for debt service

South Shore Double Tracking Debt Service \$1,030,125

- \$720,000 debt service principal
- \$310,125 debt service interest & fees

Redevelopment General \$767,500

- \$4,500 professional services
- \$763,000 interfund transfers out for debt service