

Govt Public Notices

ment units on certain real estate acquired by RealAmerica, each in or physically connected to the River West Development Area and the River West Development Area Allocation Area No. 1, and each pursuant to forgivable loan agreements between the City Delta and RealAmerica, respectively (collectively, "Loan Agreements"). The funds to meet such additional appropriations are to be provided from TIF Revenues (as defined in the Loan Agreements) on hand or to be on hand, junior and subordinate to any currently outstanding bonds and any bonds issued in the future on a parity with any currently outstanding bonds, pledged by the Commission. You are invited to attend and participate in the public hearing.

The foregoing appropriation is in addition to all appropriations provided for in the existing budget and tax levy.

Taxpayers appearing at said meeting shall have the right to be heard in respect to said additional appropriation. Dated December 1, 2023.

SOUTH BEND REDEVELOPMENT COMMISSION
HSPAXLP 12/1/2023

SOUTH BEND ECONOMIC DEVELOPMENT COMMISSION NOTICE OF PUBLIC HEARING

The City of South Bend ("City") Economic Development Commission ("Commission") will hold a public hearing at 11:00 a.m. on December 11, 2023, at the County City Building, 13th Floor, 227 West Jefferson Blvd, South Bend, Indiana or via: <https://tinyurl.com/EGC12112023>, regarding the funding of a forgivable loan to Delta Ventures Ltd., an Indiana Nonprofit Corporation ("Developer") and Monreux LLC, which is under common control, in the amount not to exceed \$2,300,000 ("Loan") to be evidenced by the Developer's promissory note ("Series 2023 Note") to finance the construction of site work and infrastructure improvements ("Local Public Improvements") needed to serve the redevelopment and development of: (i) a four-story building containing at least sixty-five thousand (65,000) square feet which will include the incorporation of the historic masonry features preserved by the South Bend Redevelopment Commission; and (ii) a minimum of sixty (60) total apartment units of which no fewer than twenty-three (23) apartment units will be exclusively available for tenants at fifty percent (50%) or lower of the area median income ("AMI") and no fewer than an additional twenty-three (23) apartment units will be exclusively available for tenants at eighty percent (80%) or lower of AMI, on certain real estate acquired by the Developer located generally at 505, 507, 511 and 513 S. Michigan Street, South Bend, Indiana, in or physically connected to the River West Development Area Allocation Area No. 1 and to consider whether making the Loan will have an adverse competitive effect on any similar facilities already constructed or operating in the City.

The Loan will be made by the City pursuant to IC 36-7-11.9, -12 and -14, and an ordinance adopted by the Common Council ("Loan Ordinance"). The Loan will be evidenced by the Series 2023 Note executed by the Developer and as otherwise provided in the Loan Agreement, dated December 1, 2023, between the City and the Developer and the Loan Ordinance.

The public hearing on the Local Public Improvements is being held pursuant to IC 36-7-12-24. The public is invited to attend and comment on any of the matters herein noted. Written comments may also be submitted to the Secretary of the Commission until 10:00 a.m. on December 11, 2023, by delivering such comments to Mary Brazinsky, Dept. of Community Investment, 227 West Jefferson Blvd., Suite 1400S, South Bend, Indiana, or by providing written comments at the hearing.

Dated: December 1, 2023.

HSPAXLP 1x 12/1/23

**NOTICE TO TAXPAYERS OF
ADDITIONAL
APPROPRIATION
HEARINGS**

State is hereby authorized for the
<https://inyuri.com/Redevelop-mentCommission>, to consider appropriations in an amount not to exceed: (A) \$2,300,000 to fund a forgivable loan to Delta Ventures Ltd., an Indiana Nonprofit Corporation ("Delta") and Monrooux LLC under common control, to finance the redevelopment and development of: (i) a four-story building containing at least sixty-five thousand (65,000) square feet which will include the incorporation of the historic masonry features preserved by the hereinafter defined Commission; and (ii) a minimum of sixty (60) total apartment units of which no