

432 S. Lafayette Blvd.
South Bend, IN 46601

Phone: 574.235.4150

Fax: 574.289.7801

www.hopesb.org

A handwritten signature in blue ink, appearing to read "Dawn M. Jones".

January 3, 2024

Office of the City Clerk
South Bend, IN

Re: Hope Ministries Request to the City of South Bend to Vacate a Portion of an Alley

We submit this letter to provide information as to the reason Hope Ministries is requesting the City of South Bend to vacate a portion of the alley between Western Ave. and Monroe St. to the north and south, and between Main St. and S Lafayette Blvd. to the east and west.

Hope Ministries has provided housing and support to those experiencing homelessness in South Bend for 70 years. Currently, approximately 100 men, women and children live with us in our main building at 432 S Lafayette Blvd. Among the housing we offer are 18 two-bedroom apartments for families and single mothers. We have a wait list of 3 to 6 months for families who need a safe place to live and find stability in their lives for their future. Hope would like to add an additional 6 apartments for families so that we might be able to care for more families who need housing and who want to be part of the program we offer. In addition to the six new apartments Hope would like to improve the quality of housing we offer single men. In order to accomplish these objectives, we need to remodel several areas of our existing main building. This renovation requires that we move a portion of our non-residential program to the adjacent building which we own at 211 W. Monroe St. This building is immediately across the alley from our main building. We need to connect the two buildings for the safe and efficient operation of Hope Ministries.

The portion of the alley we are petitioning the City to vacate is adjacent to four parcels. Hope Ministries own three of these. The remaining building is owned by H Y Properties (Michoacan Supermarket). The part of their building that abuts the alley has no door or window openings into the alley. We will not be establishing any permanent barriers to the alley allowing full access by utility companies to all points of service currently existing in the alley.

Vacating the portion of the alley we have requested will allow Hope to move forward with planning so that we might house and serve more of the most vulnerable members of our community.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Steve Matteson".

Steve Matteson
Director of Ministry Partnerships

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830

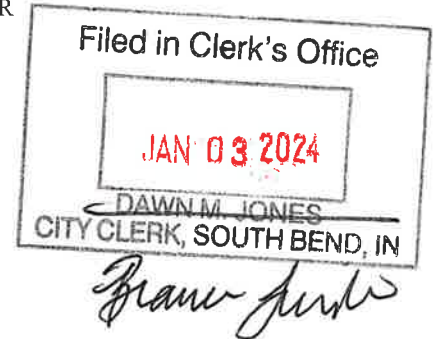


PHONE 574/235-9251
FAX 574/235-9171

CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS

December 19, 2023

Mr. Steve Matteson
432 S. Lafayette Blvd.
South Bend, IN 46601
smatteson@hopesb.org



RE: Alley/Street Vacation – 432 S. Lafayette Blvd. (Preliminary Review)

Dear Mr. Matteson:

At its December 19, 2023 meeting, the Board of Public Works reviewed comments by the Engineering Division, Community Investment, Fire Department, Police Department. The following comments and recommendations were submitted:

Per IC 36-7-3-13, the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would not hinder the public's access to a church, school or other public building or place. The vacation would hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Therefore, the Board of Public Works submitted an **Unfavorable** recommendation for the vacation of this alley. If you still wish to pursue this alley vacation, please bring this BPW Recommendation Packet to the City Clerk's Office, located on the 4th floor of the County-City Building. Alley/Street vacations require a presentation to the Common Council, approval of an ordinance, and certification of the ordinance from the Mayor. The property must then be recorded with the Recorder's Office to ensure that your 50% ownership of the property is appropriately transferred to your name. If you have any questions about how the alley vacation will affect your property taxes, please contact the Auditor's Office.

In its Ordinance, the City of South Bend Common Council included the Board of Public Works' requirement that you **eliminate the alley approach by hiring a private contractor bonded with the City to tear out the approach, replace with curb, and establish a tree lawn in accordance with City standards and specifications.** These updates should be made within ninety (90) days of final approval from the Common Council. Please notify us when this work is complete. If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Theresa Heffner

Theresa Heffner, Clerk

Enclosures
TH/lh



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: October 23, 2023

TO: Kyle Ludlow, Public Works
Kara Boyles, Engineering
Chris Dressel, Community Investment
Gerard Ellis, Fire Department
Brad Rohrscheib, Police Department

FROM: Theresa Heffner, Clerk (theffner@southbendin.gov)

SUBJECT: REQUEST FOR RECOMMENDATIONS – ALLEY VACATION

APPLICANT: Steve Matteson

LOCATION: 432 S. Lafayette Blvd.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING I.C. 36-7-3-13 CRITERIA:

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. The vacation would/would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
3. The vacation would/would not hinder the public's access to a church, school or other public building or place.
4. The vacation would/would not hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

PUBLIC WORKS/ENGINEERING: Unfavorable due to utility conflicts

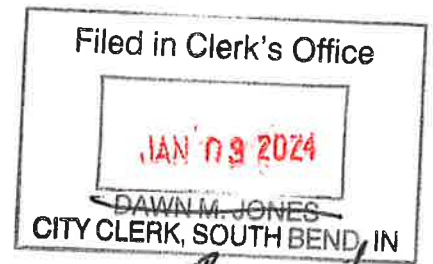
COMMUNITY INVESTMENT: Unfavorable

The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.

The vacation would hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

FIRE: Favorable

POLICE: Favorable recommendation



BILL NO. 06-24

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

*The Alley North/South between Monroe Street and Western Avenue to the East and West,
and between Lafayette Blvd. and Main Street North and South*

Dawn M. Jones

STATEMENT OF PURPOSE AND INTENT

To eliminate the approach and the curb

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinance vacates the above-described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

The Alley North/South between Monroe Street and Western Avenue to the East and West, and between Lafayette Blvd. and Main Street North and South

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following property may be injuriously or beneficially affected by such vacating:

018-3015-0571 018-3015-0573 018-3015-0572 018-3015-0574 018-3015-0575 018-3015-0566 018-3015-0555 018-3015-0552 018-3015-56301 018-3015-055601 018-3015-0556

Section IV. The purpose of the vacation of the real property is to house and serve more of the most vulnerable members of our community.

SECTION V. This ordinance shall be in full force and effect from and after its Passage by the Common Council and approval by the Mayor.

Sharon L. McBride, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2024, at _____ o'clock ____ . m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2024, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



Filed in Clerk's Office
JAN 03 2024
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

OFFICE OF THE CITY CLERK
DAWN M. JONES, CITY CLERK

Dawn Jones

**PETITION TO VACATE PUBLIC RIGHTS-OF-WAY
(STREETS/ALLEY)**

DATE: January 3, 2024

To the Common Council of the City of South Bend, Indiana. I (we), the undersigned property owner(s), petition you to vacate:

1. THE ALLEY DESCRIBED AS:

It is the alley that runs north/south between Monroe St. and Western Ave. to the east and west, and between Lafayette Blvd. and Main St. to the north and south.

2. THE STREET DESCRIBED AS:

Monroe St. is where the approach and the curb would be removed.

Abutting Property Owner(s) Signatures:

Name:	Signature	Address	Lot Number
HY Properties, LLC		425 S Main St, SB, IN 46601	018-3015-0571
Rescue Inc. dba Hope Ministries		211 W Monroe St, SB, IN 46601	018-3015-0573
Rescue Inc. dba Hope Ministries		429 S Main St, SB, IN 46601	018-3015-0572
SMP Realty, LLC		433 S Main St, SB, IN 46601	018-3015-0574
JP Bell, LLC		511 S Main St, SB, IN 46601	018-3015-0575
Hyveth Williams Ministries		202 W Western, SB, IN 46601	018-3015-0566
412 SB LLC		412 S Lafayette Blvd, SB, IN 46601	018-3015-0555
412 SB LLC		412 S Lafayette Blvd, SB, IN 46601	018-3015-0552
Dept. of Redevelopment, City of South Bend		Vacant	018-3015-56301
Hope Housing LP		Vacant	018-3015-055601
Rescue Inc. dba Hope Ministries		432 S Lafayette Blvd, SB, IN 46601	018-3015-0556

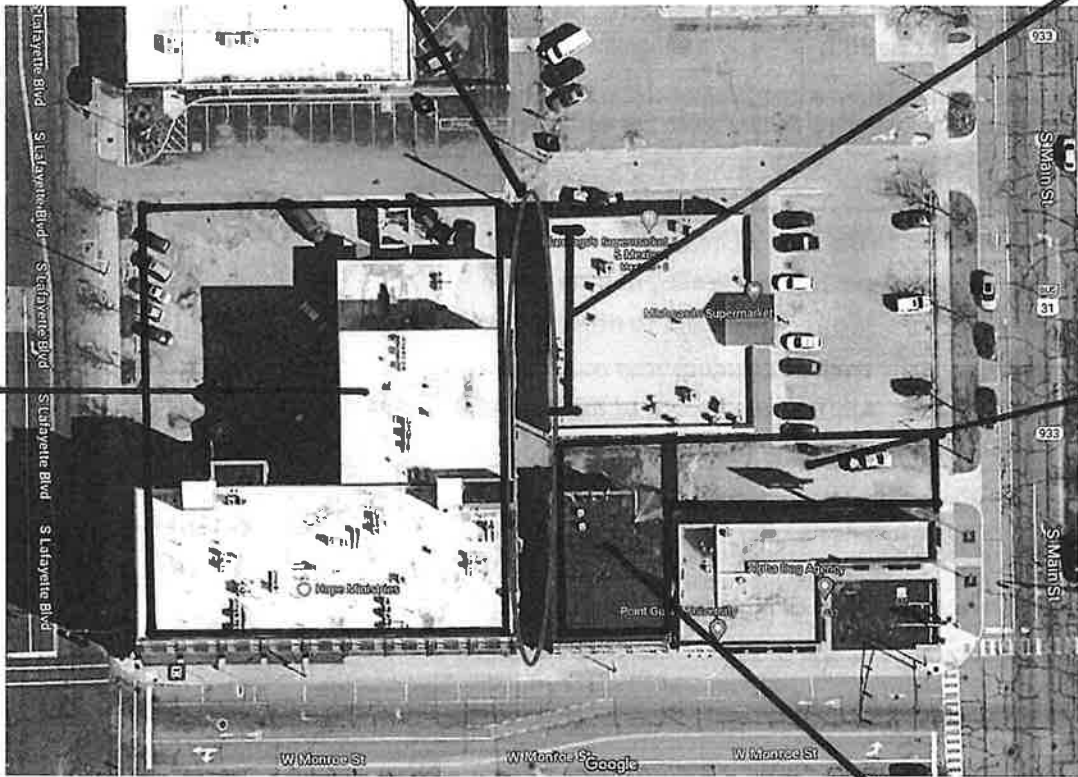
Vacate this section only

No access of any kind on this wall

Hope owns

Hope owns

Hope owns



018-3015-0552

018-3015-0555

018-3015-0550

018-3015-0556

018-3015-0566

018-3015-0571

018-3015-0572

018-3015-0573

018-3015-0574

W MONROE ST

018-3015-0575

018-3015-056301

S LAFALETTE BLVD

S MAIN ST

S MAIN ST

S LAFALETTE B

Name	Mailing Address	Proper Address
HY Properties, LLC	61577 Miami Meadows Ct. South Bend, IN 46614	425 S. Main St. South Bend, IN 46601 Parcel ID 018-3015-0571
Rescue Inc. dba Hope Ministries	432 S. Lafayette Blvd. South Bend, IN 46634	211 W. Monroe St. South Bend, IN 46601 Parcel ID 018-3015-0573
Rescue Inc. dba Hope Ministries	432 S. Lafayette Blvd. South Bend, IN 46634	429 S. Main St. South Bend, IN 46601 Parcel ID 018-3015-0572
SMP Realty, LLC	PO BOX 853 South Bend, IN 46624	433 S. Main St. South Bend, IN 46601 Parcel ID 018-3015-0574
JP Bell, LLC	9421 Joliet St. Ste. C Saint John, IN 46373	511 S. Main St. South Bend, IN 46601 Parcel ID 018-3015-0575
Hyveth Williams Ministries	6124 Pachappa Dr. Riverside, CA 92506	202 W. Western Ave. South Bend, IN 46601 Parcel ID 018-3015-0566
412 SB LLC	412 Lafayette Blvd. South Bend, IN 46601	412 S. Lafayette Blvd. South Bend, IN 46601 Parcel ID 018-3015-0555
412 SB LLC	412 Lafayette Blvd. South Bend, IN 46601	Vacant Parcel ID 018-3015-0552
Department of Redevelopment City of South Bend	227 W. Jefferson Blvd. 1400 S County-City Bldg. South Bend, IN 46601	Vacant Parcel ID 018-3015-56301
Hope Housing LP	PO BOX 4488 South Bend, IN 46634	Vacant Parcel ID 018-3015-055601
Rescue INC. Hope Rescue Mission Correct SP FR DEED	PO BOX 4488 South Bend, IN 46634	432 S. Lafayette Blvd. South Bend, IN 46601 Parcel ID 018-3015-0556