



South Bend

Redevelopment Commission

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

Agenda

Regular Meeting, April 11, 2024 – 9:30 a.m.

<https://tinyurl.com/RedevelopmentCommission> or BPW Conference Room 13th Floor

1. Roll Call

2. Approval of Minutes

- A. Minutes of the Regular Meeting of March 28, 2024
- B. Executive Session Minutes of the RDC March 27, 2024

3. Approval of Claims

- A. Claims Allowance 03.26.24

4. Old Business

- A. Opening of Bids (Twenty-Seven Vacant Lots NNW)

5. New Business

- A. River West Development Area
 - 1. Resolution No. 3599 (Disposition Offering Price Claeyes)
 - 2. Approval of Bid Specifications (Claeyes)
 - 3. Request to Advertise (Claeyes)
 - 4. Resolution No. 3598 (Transfer of Property Leighton from BPW)
 - 5. Resolution No. 3596 (Regarding Special Tax - South Bend Four Winds Field Stadium Project)
- B. South Side Development Area
 - 1. Budget Request (High Street Improvements)
- C. River East Development Area
 - 1. Budget Request (Leeper Bridge)

6. Progress Reports

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

7. Next Commission Meeting:

Thursday, April 25, 2024, 9:30 am



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

**SOUTH BEND REDEVELOPMENT COMMISSION
 SCHEDULED REGULAR MEETING**

March 28, 2024 – 9:30 am

<https://tinyurl.com/RedevelopmentCommission> or **Council Chambers 4th Floor**

Presiding: Troy Warner, Vice-President

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

1. ROLL CALL

Members Present:	Troy Warner, Vice-President - IP Vivian Sallie, Secretary – IP Eli Wax, Commissioner - IP David Relos, Commissioner – IP Leslie Wesley, Commissioner - IP	IP = In Person V = Virtual
Members Absent:	Marcia Jones, President	
Legal Counsel:	Sandra Kennedy, Esq. Danielle Campbell, Asst. City Attorney	
Redevelopment Staff:	Mary Sears, Board Secretary Joseph Molnar, Property Manager	
Others Present:	Caleb Bauer Erik Glavich Sarah Schaefer Tim Corcoran Rosa Tomas Michael Divita Jeff Jennifer Huddleston Patrick Sherman Zach Hurst Charlotte Brach Leslie Biek Gemma Stanton Kyle Willis Larry Tracy Audra Sieradzki Randy Rampola	DCI DCI DCI DCI DCI DCI DCI DCI DCI Engineering Engineering Engineering Engineering Engineering Admin & Finance Beacon GLC Barnes & Thornburg

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Others Present:	Lou Pierce Richard Nussbaum Mark Peterson Murray Miller James Gardner Jordan Smith Marek Mazurek Angie Steeno Becca Zakowski Matt Barrett Alyson Herzig Dominique Granger WSBT	Resident Resident WNDU Local 145 Local 150 Resident Resident Resident Resident 110 N. Niles South Bend Resident WSBT
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2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, March 14, 2024**

Upon a motion by Secretary Sallie, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, March 14, 2024.

3. Approval of Claims

None

4. Old Business

5. New Business

A. River West Development Area

Beacon Health Agreements

Madison Lifestyle District & Memorial Patient Tower Agreements - upon a motion by Commissioner Wax, seconded by Commissioner Relos, the motion carried unanimously, the Commission approved hearing Items 5A1 – 5A5 together submitted on Thursday, March 28, 2024.

Caleb Bauer Presented an overview of the combined project scope. The Madison Lifestyle District & Memorial Patient Tower is more than \$330M in private investment leveraged by \$24M in Redevelopment Commission (approved last year as part of Series B Bond issuance) and \$11.7M in State of Indiana funding.

The Memorial Patient Tower that is already under construction will be a 10-story, 300,000 square foot expansion. The hospital will grow from two hundred forty-nine beds to three hundred and two acute care beds. They will expand the ICU, enhance facility technology, and have larger patient rooms with additional space for family and visitors. The planned growth will have hundreds of new FTEs. The total investment proposed is \$232M from Beacon Health System.

Separately and to the South, properties currently owned by Beacon Health System and Memorial Hospital would comprise the Madison Lifestyle District, which is the mixed-use portion of the project scope. This will be the two-surface park blocks on LaSalle between Michigan Street and Main Street. Those blocks will be filled with mixed use development. The district would comprise of more than two hundred forty new rental housing units, which would include workforce housing units that are hitting the 80% to 120% AMI income rates. A 100-key hotel, 40,000 square feet of commercial space and nine hundred twenty-five structured parking spaces. Conservatively the estimated property tax of this will be \$2.2M. This project is being developed by Great Lakes Capital (GLC) with a total private investment of over \$100M.

The Commission's role is the use of \$24M in lease rental revenue series B which supports a lot of the setup, site acquisition, support of site preparation and construction of the structured parking that will support both Memorial Hospital and the Madison Lifestyle District.

Mr. Bauer talked about the downtown investments that are happening the combined are over \$334M in private investment. Some of those investments are \$45M Four Winds Field expansion, \$30M Morris expansion, \$21.5M Diamond View and Stadium Flats (LIHTC project), \$13.7M Monreaux (LIHTC project) and \$14.7M Liberty Tower completion.

The Commission would purchase the improvements at the Memorial Health Plex to facilitate Beacons move of their physical therapy space to Memorial campus over time. The Commission would agree to procure demolition of the South Bend Medical Foundation building and construct surface parking there. This is the most important piece to set up the redevelopment project. By facilitating Beacon employee parking on that lot, we are able to move forward with construction on the development site. From a timeline perspective that is the piece that would move forward first starting this construction season. Additionally, the RDC has committed to design and implementing new pedestrian improvements across Main Street to the Memorial Hospital at campus. Those are the pieces with Beacon Health System.

Larry Tracy, President, Memorial Hospital. Mr. Tracy noted that they are the owners of the parcels in the agreements. They are proud partners in this project. In terms of density, the amenities and other services provided to be creative to the services that Beacon provides. As an example, Beacon draws patients from up to twenty-four counties depending on services needed. Those oftentimes include family that comes to support the patient. A hotel next door will be incredibly supportive to be near the loved ones receiving care. Workforce housing is another notable example in which they can provide exceptional care to the people in the community. They are a proud partner of this project.

1. Real Estate Purchase Agreement (Beacon and GLC)

Caleb Bauer Presented Real Estate Purchase Agreement (Beacon and GLC). Beacon Health System will transfer the development of sites to Great Lakes Capital and then Beacon will commit to its completion of the patient tower project. In exchange, the Redevelopment Commission will make commitments to reserve three hundred spaces in the northern parking garage for Beacon Health System employees.

Upon a motion by Commissioner Wax, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (Beacon and GLC) submitted on Thursday, March 28, 2024.

2. Development Agreement (Beacon Health)

Caleb Bauer Presented a Development Agreement (Beacon Health).

Upon a motion by Commissioner Wax, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Development Agreement (Beacon Health) submitted on Thursday, March 28, 2024.

3. Lease (Beacon Health)

Caleb Bauer Presented Lease (Beacon Health). This lease will allow Beacon to continue to occupy the space for the near future through the end of 2025. They have the right to leave early should they choose.

Upon a motion by Commissioner Wax, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Lease (Beacon Health) submitted on Thursday, March 28, 2024.

Great Lakes Capital Agreements

Caleb Bauer presented the commitments on the Great Lakes Capital Agreements. Great Lakes Capital would commit at least \$102M in private investment, construction of the Phase One project, which includes 150 housing units: the 105-key hotel and more than 35,000 feet of office and retail space. Phase II would be ninety-one housing units with at least 7,000 square feet of retail space.

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The Redevelopment Commission would commit to construction of the parking garages and the purchase of the Main and Wayne Street garage which is owned by Great Lakes Capital. Upon Commission approval, GLC would be able to take ownership of the development site from Beacon later this year. The city team would move forward with demolition of the South Bend Medical Foundation building and work to construct a new surface parking lot on initial site prep work at the development site. In 2025 you will see construction begin on the development site. The city will work on Phase I parking garage and potentially some work beginning from GLC, the goal is garage completion in 2026. Memorial Hospital will open the patient tower in 2026. Ideally GLC would be able to complete Phase I of the Madison Lifestyle District in 2026. These are tentative timelines with flexibility that allows extensions of up to one year.

Beacon Health System is committed to \$232M investment

Great Lake Capital is committed to \$102M investment

Redevelopment Commission is committed to \$24M investment

Regional Development Authority (State of IN) is committed to \$11.78M

Audra Sieradzki, Great Lakes Capital presented on the Madison Lifestyle District. The primary site is currently used primarily for Beacon employees and visitors. We see this site as a key connection point between downtown South Bend and the medical campus that currently exists and is being enhanced by Beacon Memorial. GLC feels that the residences are the key to this medicine, lifestyle district development plans that call for approximately 240 apartments. Included in these will be workforce housing. This is targeted to meet both the functional and financial needs of the South Bend downtown workforce. A hotel is key to develop a minimum one hundred key hotel which will include not just rooms for visitors, but a café and meeting space to support downtown South Bend employers and residents. Commercial space integrated into the district plans that are approximately 40,000 square feet. This space will be service retail activating the streetscape along Michigan, as well as, targeted office space available to education and businesses looking to be part of this lively district.

Each of the components and specifically the density would not be possible without structured parking. The parking garages will be integrated into the development.

The hotel will have an elevated façade and intentional design will create a curated visitor experience unlike any hotel in South Bend. Urban mixed-use buildings focused on activating the streetscape and enhancing the quality of housing available downtown. South Bend residents will provide the housing component of the district in thinking through the plans. We have considered how the Madison residences can support the regional initiative to attract and retain talent. Units are being designed to compete with luxury area developments while ensuring that a portion of the units are dedicated to providing housing for the downtown workforce.

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Steps moving forward are for the city to demolish the South Bend Medical Foundation building, develop surface parking for Beacon, clear the project site and complete site work including the utility connections. We are hoping for 2025 completion. All work for both the site preparation and the Phase I parking garage will go through the public procurement process. Current plans estimate the parking garage being completed in 2026. We anticipate the Phase I building components to coincide with other construction. We are targeting construction completion in 2026 with full occupancy and stabilization in 2027.

While Phase I is being completed, GLC will begin Phase II work on the southern block of the project site. Current project schedules show substantial completion in 2027, with occupancy and stabilization in 2028.

Following completion of the Madison Lifestyle District, downtown, South Bend will have a pedestrian and street connection to the Memorial Hospital Medical campus with enhanced housing, hotel, commercial and parking alternatives.

Commissioner Relos stated the commissioners have been part of meetings on this with a lot of valuable information.

James Gardner, representing Local 150 Engineers; Spoke in favor of the project.

Murray Miller, representing Labor Local 645; Spoke in favor of the project.

Vice-President Warner asked; with the financing and funding of the \$24M the approvals happened in January and February 2024; at this point is it just issuing the bonds.

Mr. Bauer noted yes, they are looking to sell those to the bond market in June 2024.

Commissioner Wax noted that residents may not understand any questions from the Commission. That is a testament to the work that has been done by the Redevelopment Commission staff and Caleb Bauer with Community Investment. Mr. Bauer has been engaging with the Commission for months on various aspects of the project, so they have become comfortable and familiar with the project. That pales in comparison to the hours spent by city staff along with partners at Beacon and GLC. He thanks everyone for the tremendous amounts of creativity and energy for a grand idea.

Commissioner Relos echoes those thoughts and thanks Beacon for the long-time presence in South Bend. GLC for all the great projects that have been brought to the table and the State of Indiana for participation and city leadership and staff with the time that has gone into the project; he cannot wait to see it rise out of the ground.

Commissioner Wesley stated that this is a huge win for South Bend today.

Secretary Sallie stated that this is something worth getting out of bed this morning! She really appreciates all the work that has gone into it and the many hours that Caleb and his staff pulling this together, so we understand what was happening and what we were asked to approve.

Vice-President Warner stated that Council voted on the bond in February. We have been talking about this project since then. He thanked attorney Weiss for the many hours in hundreds of pages of documents. He thanked Mr. Molnar and Mr. Bauer for this historic and exciting work. He thanked the partner and their massive investment with the city. He does want to make sure that as the project goes forward that there are many opportunities for local contractors to be able to bid and collaborate with local people on the job with good paying wages.

4. Development Agreement (GLC)

Caleb Bauer Presented Development Agreement (GLC).

Upon a motion by Commissioner Wax, seconded by Secretary Sallie, the motion carried unanimously, the Commission approved Development Agreement (GLC) submitted on Thursday, March 28, 2024.

5. Real Estate Purchase Agreement (GLC)

Caleb Bauer Presented Real Estate Purchase Agreement (GLC). On this item Mr. Bauer asked to strike the prorated property tax payment in section 13 that was a negotiated item today. The prorated rents would still be due to the city, but the prorated property taxes would not.

Upon a motion by Commissioner Wax, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Real Estate Purchase Agreement (GLC) submitted on Thursday, March 28, 2024.

6. Resolution No. 3597 (Execution of Lease Four Winds Field)

Randy Rampola, Barnes, and Thornburg Presented Resolution No. 3597 (Execution of Lease Four Winds Field). Mr. Rampola stated that two weeks ago the RDC approved a form of lease for this project for the improvements and renovations at Four Winds Field including addition an upper deck to add increased seating and making other renovations to the stadium to bring it in line with other Minor League Baseball stadiums. The hope is with these renovations that it will bring more people downtown.

The Redevelopment Authority met yesterday and approved the form of the lease. The lease that is before you provides for a maximum lease rental of \$476M and a term of not to exceed twenty years. The lease would be used to support the bonds that the Redevelopment Authority will use. It is the same financing for improvements that were used at Morris a couple of years ago.

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Crowe Horwath worked with the Department of Revenue and looked at the revenues historically since being newly collected in the last year. They went back to 2017 and noted that the revenue collected would reach \$8M. The statute limits what can be distributed to the city at \$5M. There is significant coverage here. The bond issue would not use the entirety of the \$5M. The lease rentals will be payable from the revenues, which in turn pay the bonds; there is also a backup of a tax levy in the event of a short fall. Given the coverage we should not ever use the levy.

There is a public hearing required as part of this item and the next step is to take it to Council for action. The Council acts to approve the lease that would be executed by the Commission and the Authority. Timing for selling the bonds is end of May or June 2024. The project for the timing of the bonds is to allow for ordering of steel and materials. The plan of construction is around the existing baseball season so work would start Fall 2024. Completion is expected before opening day in 2026.

Vice-President Warner stated that even though we are capturing sufficient tax dollars to more than cover the bond payment that will be made from the tax dollars going to the state, the levy is additional collateral to get the city lower interest rates.

Mr. Rampola states yes, absolutely. The cost of borrowing over the term of the financing will be significantly less than if we are trying to sell solely based on the professional sports development revenues. The amount that is not used on debt service is available to the city to used on other projects with specific uses besides the stadium itself.

Commissioner Wax stated to it would be fair to say that in your opinion while there is a tax backup, the likelihood that it would require that tax backup is extremely unlikely.

Mr. Rampola stated absolutely. The public thinks of the tax levy and thinks their taxes are going up but that is not the intent at all. The intent is to use the professional sports development revenues, monetizing that twenty-year revenue stream and using that to be able to do the project today and layer on top of that the ability to go into the bond marketplace and get a lower interest rate based on the additional security that a tax backup brings.

Vice-President Warner closed the commission portion.

Vice-President Warner opened the Public Hearing portion of the meeting.

Richard A. Nussbaum, resident, spoke in favor of the project.

Vice-President Warner closed the Public Hearing portion of the meeting.

Upon a motion by Secretary Sallie, seconded by Commissioner Wax, the motion carried unanimously, the Commission approved Resolution No. 3597 (Execution of Lease Four Winds Field) submitted on Thursday, March 28, 2024.

B. West Washington Development Area

1. Budget Request (MLK Dream Center Building Cladding)

Patrick Sherman Presented Real Budget Request (MLK Dream Center Building Cladding). In addition to all those great projects, the city has transformational work continuing at the Martin Luther King's Dream Center. Progress renderings were shared. The steel portion of the project is nearly complete. Progress on the site continues very well and they are on schedule to be completed in February 2025. This budget request in the amount of \$140k is to correct an issue with the cladding/siding for the building. The cladding specifications were incorrect with a flat finish all across. The siding will add a lot of texture and make it look more attractive.

Commissioner Wax asked the current project cost.

Mr. Sherman stated that it is \$24.5M.

Commissioner Wax where the funding is coming from.

Mr. Bauer stated that collectively for a mix of funding sources such as the American Rescue Plan Funds appropriated by the South Bend Common Council, some development area funds from the River West and West Washington TIF areas with an additional appropriation from the Common Council. A part of this portion is part of the Neighborhood Improvement bonds issued by the Redevelopment Commission. There are approximately ten different funding sources for this project including philanthropic dollars from local foundations. This project has been on track from budget.

Commissioner Relos stated that he has no problem with the project. He does wonder what this does to the West Washington TIF as it is one of the smallest TIF's.

Mr. Bauer stated that there was \$300k available and we have a little bit left for this year. This TIF is getting close to its sunset date so we did commit a chunk of some of the reserves in that TIF to this project but there will still be some revenues coming in. Most of them are being dedicated to the center.

Commissioner Relos stated that as a resident of the West Washington/Chapin area that it would be important to use the remaining funds on the neighborhood.

Matt Barrett, resident, asked if there were any conversations with the architect as it seems to be an architectural error.

Mr. Sherman noted there were conversations with the architect, but this is not an error in re-work or additional cost but an error in what we wanted but did not state in the first place.

Secretary Sallie asked how the community fundraising is coming along.

Mr. Sherman stated there is additional community funding happening. There is \$600k to \$650k in donations and grants that have been part of the construction. Most of the fundraising moving forward is centered around the programming of the building and supporting all of those.

Commissioner Wesley stated that she grew up as third generation in that neighborhood and is extremely excited to see the development. This is a huge win in the development of South Bend and changing lives. The Dream Center is long overdue, and she is extremely excited.

Upon a motion by Secretary Sallie, seconded by Vice-President Warner, the motion carried unanimously, the Commission approved Budget Request (MLK Dream Center Building Cladding) submitted on Thursday, March 28, 2024.

6. Progress Reports

A. Tax Abatement

- Erik Glavich stated that at the Common Council meeting the Council approved the following:
 - Confirming Declaratory Resolution for purposes of an 8 Year Real Property Tax Abatement for Momentum Development Group, LLC. This is a \$6.3M investment that will have a commercial kitchen, offices, and common space to be rented.
 - Resolution correcting scrivener's error in resolution No. 5015-23 designating certain areas within the city of South Bend at 722 Harrison and 726 Harrison a residentially distressed area for purposes of a 5-year residential real property tax abatement for Cross Community, Inc. Correction Resolution No. 5016-23 Confirming the adoption of Resolution No. 5015-23. Ms. Patton has far exceeded the commitments for the abatement, and we are happy to support the change. She stated that she owns more properties in the area and is excited to move forward with those properties.

B. Common Council

- Mr. Bauer noted that there will be a TIF Report to council in April 2024.

C. Other

- None

South Bend Redevelopment Commission Regular Meeting – March 28, 2024

7. **Next Commission Meeting:**
Thursday, April 11, 2024
8. **Adjournment**
Thursday, March 28, 2024, 10:31 a.m.

Vivian G. Sallie, Secretary

Troy Warner, Vice-President



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Executive Session Meeting Minutes: March 27, 2024

The Redevelopment Commission met in Executive Session on Wednesday, March 27, 2024, at 11:00 a.m. to discuss strategy with respect to the purchase or lease of real property by the Redevelopment Commission up to the time a contract or option to purchase or lease is executed by the parties, as authorized by Ind. Code § 5-14-1.5-6.1 (b)(2)(D) and for interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects by the Redevelopment Commission as authorized by Ind. Code § 5-14-1.5-6.1(b)(4)(H).

Commissioners Troy Warner, Vivian Sallie, Eli Wax, Dave Relos, and Leslie Wesley appeared in person. Commission attorney Danielle Weiss, Executive Director of Community Investment Caleb Bauer, Deputy Director of Community Investment Sarah Schaefer, Director of Growth & Opportunity, Erik Glavich, Board Secretary Mary Sears, and Property Manager Joseph Molnar also appeared in person. Representative from Beacon Medical Group, Larry Tracy, also appeared in person. The meeting was held in the Informal Common Council Conference Room, 4th Floor, County City Building, 227, W. Jefferson Blvd., South Bend, Indiana. Those in attendance did not discuss any subject matter other than the subject matter as specified in the public notice. The meeting was adjourned at 11:27 a.m.



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

To: South Bend Redevelopment Commission
 From: Kyle Willis, City Controller
 Date: Tuesday, March 26, 2024

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

GBLN-0075664	\$177,514.86
GBLN-0076098	\$392,920.03
GBLN-0000000	\$0.00
Total:	<u>\$570,434.89</u>

Kyle Willis

 Kyle Willis

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

South Bend Redevelopment Commission

By: _____
 Name:

Date:

Attest: _____

Name:

ance

l claims and

\$ 570,434.89

Expenditure approval

RDC Payments 03/19/24 Pymt Run

GBLN-0075664

Payment method: **CHK-Total**
Voucher: **RDCP-00025015**
Payment date: **3/19/2024**

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000476	DONOHUE & ASSOCIATES	1398522	Water Booster Pump Station Design	3/16/2024	\$43,932.80	430-10-102-121-431002-- PROJ00000032	PO-0012147
V-00000476	DONOHUE & ASSOCIATES	1398521	Water Booster Pump Station Design	2/17/2024	\$25,633.10	430-10-102-121-431002-- PROJ00000032	PO-0012147
V-00000476	DONOHUE & ASSOCIATES	1329834	Change Order #1	2/17/2024	\$27,755.00	430-10-102-121-431002-- PROJ00000082	PO-0000038
V-00000476	DONOHUE & ASSOCIATES	1329835	Change Order #1	3/16/2024	\$14,017.50	430-10-102-121-431002-- PROJ00000082	PO-0000038

Payment method: **CHK-Total**
Voucher: **RDCP-00025016**
Payment date: **3/19/2024**

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #4	237310 - Highway, Street, and Bridge Construction	2/1/2024	\$7,389.38	430-10-102-121-442001-- PROJ00000420	PO-0023414
V-00001411	RIETH RILEY CONSTRUCTIO N	APP #4	237310 - Highway, Street, and Bridge Construction	2/1/2024	\$49,863.38	324-10-102-121-442001-- PROJ00000420	PO-0023414

Payment method: **ACH-Total**
Voucher: **RDCP-00025017**
Payment date: **3/19/2024**

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001496	SHIVE HATTERY INC	217220187014	Fire Station 8 Final Design	3/24/2024	\$4,521.70	430-10-102-121-431002-- PROJ00000355	PO-0021515

Payment method: **CHK-Total**

Voucher: RDCP-00025018
Payment date: 3/19/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00003121	THK Law, LLP	14	Legal Services - 300 E. Lasalle / CCD	3/28/2024	\$4,402.00	429-10-102-121-431001--	PO-0029493

Expenditure approval

RDC Payments 03/26/24 Pymt Run

GBLN-0076098

Payment method: ACH-Total
Voucher: RDCP-00025415
Payment date: 3/26/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000526	ENFOCUS INC	1201804521	Immigration/employment services	3/31/2024	\$4,166.67	433-10-102-123-439300-- PROJ00000417	PO-0024644

Payment method: CHK-Total
Voucher: RDCP-00025416
Payment date: 3/26/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000918	JONES PETRIE RAFINSKI	48757	Change order	3/30/2024	\$98,728.24	324-10-102-121-444000-- PROJ00000454	PO-0024886
V-00000918	JONES PETRIE RAFINSKI	48767	Engineering Survey and Design	3/30/2024	\$5,951.25	430-10-102-121-444000-- PROJ00000410	PO-0027989

Payment method: CHK-Total
Voucher: RDCP-00025417
Payment date: 3/26/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001012	LOCHMUELLER GROUP INC	515118	Change order #2	3/30/2024	\$10,131.92	436-10-102-121-444000-- PROJ00000079	PO-0007779

Payment method: CHK-Total
Voucher: RDCP-00025418
Payment date: 3/26/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00001368	R YODER CONSTRUCTIO N INC	App #4	Fire Station 8 Construction	3/30/2024	\$238,460.45	430-10-102-121-443001-- PROJ00000355	PO-0026318
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Payment method: CHK-Total
Voucher: RDCP-00025419
Payment date: 3/26/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001500	SHREWSBERRY	21339110	541330 - Engineering Services	4/2/2024	\$660.00	324-10-102-121-431000-- PROJ00000339	PO-0016703

Payment method: CHK-Total
Voucher: RDCP-00025420
Payment date: 3/26/2024

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00010644	Indiana Dinosaur Museum Inc	1172B82	SBCC Grant Indiana Dinosaur Museum	3/30/2024	\$34,821.70	324-10-102-121-441000-- PROJ00000403	PO-0022186



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 04/5/2024
FROM: Joseph Molnar
SUBJECT: Opening of Bids

_____ 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: Opening of Bids Agenda Request

Specifics: On March 14th 2024 the Redevelopment Commission approved the Request to Advertise for Bids of twenty-seven vacant lots in the Near Northwest Neighborhood. The time for bid opening was set as April 11th. Any and all bids received by 9:00 a.m. on April 11th will be publicly opened by staff at the 9:30 a.m. RDC meeting.

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 \$ _____

Account Number:	560708
Customer Name:	City Of South Bend
Customer Address:	City Of South Bend 227 W JEFFERSON BLVD STE 1316 SOUTH BEND IN 46601
Contact Name:	Bianca Tirado
Contact Phone:	
Contact Email:	sbcityclerk@southbendin.gov
PO Number:	

Date:	03/19/2024
Order Number:	9979247
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	151.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
SBN South Bend Tribune	2	03/22/2024 - 03/29/2024	Govt Public Notices
SBN southbendtribune.com	2	03/22/2024 - 03/29/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$114.76
Tax Amount	\$0.00
Service Fee 3.99%	\$4.58
Cash/Check/ACH Discount	-\$4.58
Payment Amount by Cash/Check/ACH	\$114.76
Payment Amount by Credit Card	\$119.34

Order Confirmation Amount	\$114.76
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Ad Preview

**Notice of Intended Disposition
of Property
RIVER WEST
DEVELOPMENT AREA
27 Vacant Lots in the Near
Northwest Neighborhood
South Bend, Indiana**

Notice is hereby given that the Redevelopment Commission of the City of South Bend, Indiana, will receive sealed offers for the purchase of certain property situated in the River West Development Area until 9:00 a.m. (local time) on the April 11, 2024 at the Office of the Department of Redevelopment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana, 46601. All offers will be publicly opened and read aloud at 9:30 a.m. (local time) on the April 11, 2024 at the Regular Meeting of the Redevelopment Commission to be held that date and time in Room 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, or in the event of cancellation or rescheduling, at the Redevelopment Commission's subsequent regular meeting or rescheduled regular meeting held at a time and place given by public notice.

Bid proposals for the purchase of the property offered will be considered.

The property being offered is located at twenty-seven (27) parcels in the Near Northwest Neighborhood, in the River West Development Area, South Bend, Indiana. Any proposal submitted must be for the site as noted on the Offering Sheet. The required re-use of the property is for projects that are permitted within the U1 Urban Neighborhood 1 and U2 Urban Neighborhood 2 zoning designations. Strong emphasis will be placed during the review process on compatibility with and support of the River West Development Area and the surrounding businesses and neighborhood.

A packet containing bid forms, the Offering Sheet and other pertinent information may be picked up at the Department of Community Investment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601.

The Commission reserves the right to reject any and all bids, and to make the award to the highest and best bidder, in determining the best bid, the Commission will take into consideration the following:

1. The use of the improvements proposed to be made by each bidder on the property, and their compatibility with and support of the proposed re-use as described in the Offering Sheet;

2. Each bidder's ability to improve the property with reasonable promptness;

3. Each bidder's proposed purchase price;

4. Any factors which will assure the Commission that the sale, if made will further the carrying out of the Development Plan for the River West Development Area and will best serve the interest of the community from the standpoint of human and economic welfare; and

5. The ability of each bidder to finance the proposed improvements to the property with reasonable promptness.

The Commission further reserves the right to waive any formalities in bidding which are not mandatory requirements.

A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:

(A) beneficiary of the trust; and

(B) settlor empowered to revoke or modify the trust.

To secure the execution of the disposition agreement, the purchase of the property and the redevelopment thereof in accordance with the agreement, the bidder must submit with the proposal a faithful performance guaranty, in the sum of ten percent (10%) of the amount offered for the purchase of the property. The guaranty sum may be in the form of a certified check, a cashier's check, surety bond, letter of credit from a bank or trust company as approved by the Redevelopment Commission, or by other sufficient security, but the form, substance and terms of the performance guaranty must be approved as satisfactory by the Redevelopment Commission.

The performance guaranty, if by cashier's or certified check, shall be deposited in any account of the Department of Redevelopment, City of South Bend, in a bank or trust company selected by the Redevelopment Commission.

CITY OF SOUTH BEND,
INDIANA

DEPARTMENT OF
COMMUNITY INVESTMENT

Joseph Melner, Property
Development Manager

HSPAXLP 372, 3/29/2024



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 04/11/24
FROM: Joseph Molnar
SUBJECT: Establishing Offering Price Former Claeys

_____ 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: Establishing Offering Price
Former Claeys Candy Building

Specifics: Attached is a resolution establishing the offering price of property in the River West Development Area for the disposition of the former Claeys Candy Building at 525 S. Taylor Street.

The minimum offering price of \$382,000 is the average of two appraisals by qualified, independent, professional real estate appraisers.

Staff requests approval of the offering price for the eventual disposition of this property.

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

RESOLUTION NO. 3599

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT
COMMISSION ESTABLISHING THE OFFERING PRICE OF
PROPERTY IN THE RIVER WEST DEVELOPMENT AREA**

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 real property identified at Exhibit A attached hereto and incorporated herein (the "Property") has been appraised by two qualified, independent, professional real estate appraisers and a written and signed copy of their appraisals is contained in the Commission's files; and

WHEREAS, each such appraisal has been reviewed by a qualified Redevelopment staff person, and no corrections, revisions, or additions were requested by such reviewer.

NOW, THEREFORE, BE IT RESOLVED by the Commission, pursuant to Section 22 of the Act, that based upon such appraisals, the offering price of the Property described at Exhibit A is hereby established as stated therein, which amount is not less than the average of the two appraisals, and all documentation related to such determination is contained in the Commission's files.

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 Property.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on April 11, 2024 at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Vivian G. Sallie, Secretary

**EXHIBIT A
TO RESOLUTION NO. 3599**

Offering Sheet

Property	Size	Minimum Offering Price	Proposed Re-Use
525 S. Taylor Street South Bend IN 46601 018-3043-1650 018-3043-1653	Site: Former Candy Factory approximately 26,134 sq. ft.	<u>\$382,000</u>	Projects that are permitted within the I Industrial Zoning Districts Strong emphasis will be placed during the review process on compatibility with and support of the goals and objectives of the River West Development Area and the surrounding businesses and neighborhood. Bids will only be considered if all lots are bid on.



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 04/05/2024
FROM: Joseph Molnar
SUBJECT: Approve Bid Specs Old Claeys

_____ 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
Old Claeys Candy Building

Specifics: Attached are the Bid Specifications and Design Considerations for the disposition of the former Claeys Candy Building at 525 S. Taylor.

The Bid Specifications outline the uses and development requirements that will be considered for this site.

Staff requests approval of the Bid Specifications and Design Considerations for the eventual disposition of this property.

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
525 S. Taylor Street South Bend IN 46601
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet (page 7).
3. Proposals for redevelopment are required to be for projects that are permitted within the Projects that are permitted within the I Industrial Zoning Districts. All proposals must conform to the existing zoning provisions as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.

Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with and support of the goals and objectives of the surrounding businesses and neighborhood and the Development Plan for the River West Development Area.

4. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
5. All other provisions of the River West Development Area Development Plan must be met.

Proposal Documents and Forms for Property Disposition

City of South Bend
Redevelopment Commission

525 S. Taylor Street South Bend IN 46601

City of South Bend

James Mueller
Mayor

Caleb Bauer
Executive Director
Department of Community Investment

Sandra Kennedy
Corporation Counsel

Redevelopment Commission

Marcia Jones
President

Troy Warner
Vice-President

Vivian Sallie
Secretary

Eli Wax
Member

David Relos
Member

Bidding Expires at 9:00 a.m. (local time) on- May 9, 2024

Index of Documents

Proposal Documents

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Proposal Forms

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Instructions to Applicants

The South Bend Redevelopment Commission (“Commission”) invites proposals for the purchase and re-use of 525 S. Taylor Street, described in Exhibit A, located within the River West Development Area, South Bend, Indiana.

The Proposal Documents provide Applicants with essential information regarding the Disposition process and the Project Site. Each Applicant should read this information thoroughly before submitting a proposal to the Commission. The Proposal Forms are required as part of any proposal submitted for the purchase of Commission-owned land. All Forms must be complete. The Commission may reject any proposal submitted with incomplete or missing information.

Evaluation Criteria

The Commission may use the following criteria to guide its review and acceptance or denial of a proposal:

- The degree to which the Applicant’s proposal meets the objectives of the Development Plan for the River West Development Area prepared by the Department of Community Investment and approved by the Commission, the South Bend Plan Commission, and the Common Council; and the surrounding businesses and neighborhood.
- The use of the improvements proposed to be made by the Applicant on the real property; the Applicant's plans and ability to implement the re-use of the real estate with reasonable promptness; whether the real property will be sold or rented; the Applicant's proposed sale or rental prices; and any factors which will assure the Commission that the sale, if made, will further the execution of the River West Development Plan and will best serve the interest of the community, from the standpoint of both human and economic welfare.
- The financial responsibility, qualifications, experience and ability of the Applicant to finance and complete the development.
- The proposal which will provide the Commission with the best possible development, based upon the price offered for the property and consistent with the preceding objectives.
- Any conflict among these criteria will be reconciled to the best interest of the Development Area and the City of South Bend, as determined by the Commission.

Disposition Process

Bidding

All bids for the purchase and re-use of certain property in the River West Development Area must be delivered to the Department of Community Investment (“Department”), located at:

1400 S. County-City Building
227 West Jefferson Boulevard
South Bend, Indiana 46601

on or before 9:00 a.m. (local time) on May 9, 2024. All proposals will be opened and made public at a public meeting of the South Bend Redevelopment Commission, held at 9:30 a.m. (local time) on May 9, 2024 at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601, or in the event of cancellation or rescheduling, at the Redevelopment Commission’s subsequent regular meeting or rescheduled regular meeting held at a time and place given by public notice.

Proposals with completed forms and without any missing information will be reviewed by the Commission according to the Evaluation Criteria as stated above. The Commission reserves the right to reject any bid and may make awards to the highest and best bidder. Notice of acceptance or rejection will be mailed to each of the bidders via US Mail to the address stated on the Proposal Forms.

All offers will be subject to the requirements of the *Contract for Sale of Land* as referenced on Page 6.

After the Bidding Period

Once the bidding period has expired, proposals may be made to the Commission for the remaining property available, if any.

All Applicants should familiarize themselves with the Proposal Forms and any proposal submitted after the bidding period has expired shall be completed utilizing the Proposal Forms. Proposals after the termination of the bidding period are to be submitted to the Department for review and consideration. The Commission will review proposals based upon the Evaluation Criteria as stated above. The Commission reserves the right to reject any proposal. Notice of acceptance or rejection will be mailed to each of the Applicants via US Mail to the address as stated on the Proposal Forms.

Proposals

All proposals must be complete and include the information and documentation requested in the Proposal Forms. Proposals that are submitted with incomplete or missing information will not be accepted. Applicant must use the Proposal Forms as provided by the Department.

Proposal Forms

The Proposal Forms must be complete before the Commission will review the proposal. The first and second pages of the Proposal Forms describe the Applicant's offer for the real property. Applicants shall fill in all applicable spaces and sign accordingly.

Each Applicant shall submit the following as part of the Applicant's proposed offer:

➤ ***Narrative Description***

(Proposal Forms, page 1)

A Narrative Description of the Applicant's proposed development project for the real property must be submitted as part of the proposal. The Narrative Description should note the exact nature, character and use of the proposed improvements. Maps, plans and drawings shall be included to clearly indicate the location, size, materials, style of structures, parking lots, and other improvements. All proposed improvements and uses must conform to the Bid Specifications and Design Considerations and the River West Development Area Development Plan. The maps, plans and drawings as submitted will be examined by the Commission to determine whether, in the Commission's sole opinion, the Applicant's proposal conforms to the Bid Specifications and the River West Development Plan. The Commission may reject any offer which does not conform to said Specifications, Guidelines and/or Plan.

➤ ***Proposed Site Plan***

(Proposal Forms, page 1)

All Applicants must submit a site plan for the real property on which the Applicant has made an offer. This site plan should be included as Exhibit "A" of the proposal. If the Applicant's proposal is accepted, the Applicant will be required to formalize the site plan with Commission Staff as part of the final documentation.

➤ ***Faithful Performance Guaranty***

(Proposal Forms, page 2)

All proposals must be submitted with a Faithful Performance Guaranty in an amount not less than 10% of the total purchase price offered for the property. The Faithful Performance Guaranty will secure the execution of the Contract and the development of the proposed improvements. The Faithful Performance Guaranty may be in the form of a certified or cashier's check or other security as approved by the Department. No offer will be considered unless it is accompanied by the required guaranty. All checks should be made payable to the *City of South Bend, Department of Community Investment.*

Except as otherwise herein noted, the Faithful Performance Guaranty of all unsuccessful Applicants will be returned as soon as practicable after notice of rejection.

The Faithful Performance Guaranty will be refunded to the successful Applicant at such time that the Commission deems that Applicant has completed all improvements to the real property, as proposed, and the Commission has issued a Certificate of Completion evidencing same.

➤ ***Statement of Qualifications and Financial Responsibility***

(Proposal Forms, pages 3-6)

The Commission shall have the right to make such investigations as it deems necessary to determine the ability of the Applicant to perform the obligations of the proposed offer. The Commission reserves the right to reject any proposed offer where the evidence or information does not satisfy the Commission that the Applicant is qualified to properly carry out the obligations of the proposed offer, or where the Applicant refuses to cooperate or assist the Commission in making such investigation.

➤ ***Statement for Public Disclosure***

(Proposal Forms, pages 7-8)

The Commission shall have the right to make such investigations as it deems necessary to determine the completeness of the Applicant's disclosure. The Commission reserves the right to reject any proposed offer where the available evidence or information does not satisfy the Commission that the Applicant has made a full disclosure, or where the Applicant refuses to cooperate and assist the Commission in making such investigation, or the Commission otherwise determines said Statement to be unsatisfactory.

➤ ***Affidavit of Non-Collusion***

(Proposal Forms, page 9)

The form of Affidavit of Non-Collusion is included in the Proposal Forms, and the Applicant must use the form provided. The Affidavit is to the effect that the Applicant has not colluded, conspired, connived, or agreed with any other Applicant or person, firm or corporation in regard to any offer submitted to the Commission. The failure of any Applicant to submit the Affidavit of Non-Collusion shall be cause for rejection of the offer.

➤ ***Corrections***

Erasures or other changes to the Proposal Forms must be explained or noted over the signature of the Applicant.

➤ ***Withdrawal of Proposals***

Proposals submitted prior to the scheduled public opening of the bids may be withdrawn upon written request of the Applicant if such request is received by the Department not less than twenty-four (24) hours prior to said public opening. Unopened bids will be returned promptly.

Commission's Rights

The Commission reserves the right to accept or reject any or all proposals and to waive any formalities in bidding which are not mandatory requirements.

Execution of Contract

Upon award of the bid by the Commission, the successful Applicant shall enter into a Contract for Sale of Land with the Commission for the purchase and development of said property within 30 days of notice of acceptance. The Contract for Sale of Land will provide for the conveyance of the property therein purchased by quit-claim deed, together with title insurance policy showing good and merchantable title, upon payment of the full purchase price.

Additional Information

For further information as to the disposition program of the South Bend Redevelopment Commission, and to inquire about touring the property in advance of bidding, interested parties should contact the following staff member:

Joseph Molnar
Property Development Manager
1400 S. County-City Building
227 West Jefferson Boulevard
South Bend, Indiana 46601
(574) 245-6052 (Office Phone)
jrmolnar@southbendin.gov

Offering Sheet

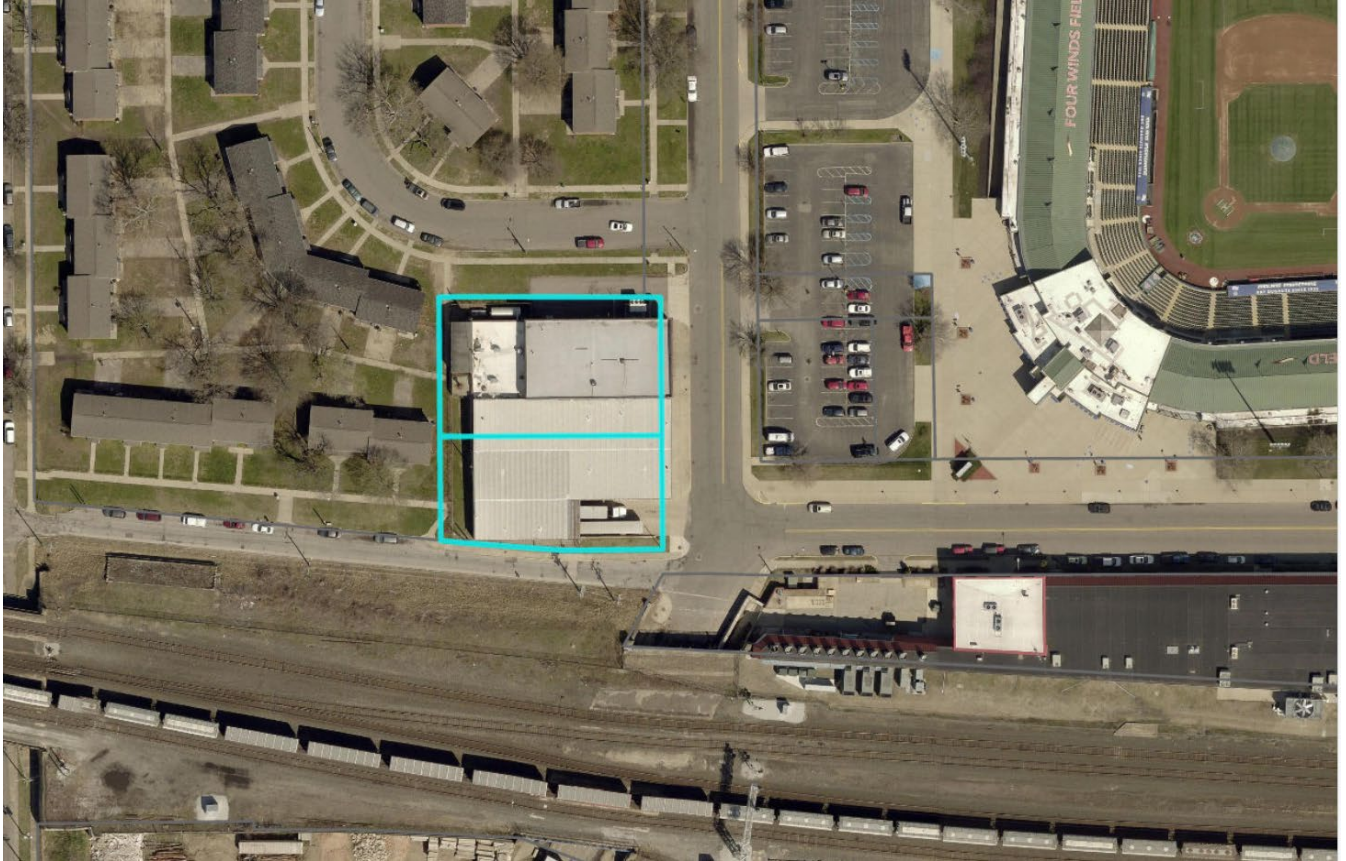
Property	Size	Minimum Offering Price	Proposed Re-Use
<p>525 S. Taylor Street South Bend IN 46601</p> <p>018-3043-1650 018-3043-1653</p>	<p>Site:</p> <p>Former Candy Factory approximately 26,134 sq. ft.</p>	<p style="text-align: center;"><u>\$382,000</u></p>	<p>Projects that are permitted within the I Industrial Zoning Districts</p> <p>Strong emphasis will be placed during the review process on compatibility with and support of the goals and objectives of the River West Development Area and the surrounding businesses and neighborhood. Bids will only be considered if all lots are bid on.</p>

Property Tax Identification Numbers

71-08-11-426-002.000-026

71-08-11-426-003.000-026

Disposition Property Map



Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
525 S. Taylor Street South Bend IN 46601
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet (page 7).
3. Proposals for redevelopment are required to be for projects that are permitted within the Projects that are permitted within the I Industrial Zoning Districts. All proposals must conform to the existing zoning provisions as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.

Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with and support of the goals and objectives of the surrounding businesses and neighborhood and the Development Plan for the River West Development Area.

4. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
5. All other provisions of the River West Development Area Development Plan must be met.

Notice of Intended Disposition of Property

RIVER WEST DEVELOPMENT AREA
525 S. Taylor Street South Bend IN 46601

Notice is hereby given that the Redevelopment Commission of the City of South Bend, Indiana, will receive sealed offers for the purchase of certain property situated in the River West Development Area until 9:00 a.m. (local time) on May 9, 2024 in the Office of the Department of Redevelopment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana, 46601. All offers will be publicly opened and read aloud at 9:30 a.m. (local time) on the May 9, 2024 at the Regular Meeting of the Redevelopment Commission to be held that date and time in Room 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, or in the event of cancellation or rescheduling, at the Redevelopment Commission's subsequent regular meeting or rescheduled regular meeting held at a time and place given by public notice. Bid proposals for the purchase of the property offered will be considered.

The property being offered is located at 525 S. Taylor Street, in the River West Development Area, South Bend, Indiana. Any proposal submitted must be for the site as noted on the Offering Sheet. The required re-use of the property is for projects that are permitted within the I Industrial zoning designations. Strong emphasis will be placed during the review process on compatibility with and support of the River West Development Area and the surrounding businesses and neighborhood.

A packet containing bid forms, the Offering Sheet and other pertinent information may be picked up at the Department of Community Investment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601.

The Commission reserves the right to reject any and all bids, and to make the award to the highest and best bidder. In determining the best bid, the Commission will take into consideration the following:

1. The use of the improvements proposed to be made by each bidder on the property, and their compatibility with and support of the proposed re-use as described in the Offering Sheet;
2. Each bidder's ability to improve the property with reasonable promptness;
3. Each bidder's proposed purchase price;
4. Any factors which will assure the Commission that the sale, if made, will further the carrying out of the Development Plan for the River West Development Area and will best serve the interest of the community from the standpoint of human and economic welfare; and
5. The ability of each bidder to finance the proposed improvements to the property with reasonable promptness.

The Commission further reserves the right to waive any formalities in bidding which are not mandatory requirements.

A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:

- (A) beneficiary of the trust; and
- (B) settlor empowered to revoke or modify the trust.

To secure the execution of the disposition agreement, the purchase of the property and the redevelopment thereof in accordance with the agreement, the bidder must submit with the proposal a faithful performance guaranty, in the sum of ten percent (10%) of the amount offered for the purchase of the property. The guaranty sum may be in the form of a certified check, a cashier's check, surety bond, letter of credit from a bank or trust company as approved by the Redevelopment Commission, or by other sufficient security, but the form, substance and terms of the performance guaranty must be approved as satisfactory by the Redevelopment Commission. The performance guaranty, if by cashier's or certified check, shall be deposited in any account of the Department of Redevelopment, City of South Bend, in a bank or trust company selected by the Redevelopment Commission.

CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF COMMUNITY INVESTMENT
Joseph Molnar, Property Development Manager
Publish Dates: April 19th and April 26th

Resolution Regarding Prevailing Wage Rates

RESOLUTION NO. 650

RESOLUTION REGARDING PREVAILING WAGE RATES

WHEREAS, the South Bend Redevelopment Commission ("Commission") has established redevelopment areas within the City of South Bend and has undertaken activities within those areas; and

WHEREAS, an integral part of that activity involves the sale of land for private development; and

WHEREAS, the Commission desires that such sale of land and private development should have the maximum positive impact possible on the residents of the South Bend community; and

WHEREAS, the Commission has determined that the South Bend community will benefit from having local contractors constructing the private projects and being paid in accordance with the prevailing wage rates of St. Joseph County.

NOW, THEREFORE, BE IT RESOLVED, that the Commission encourages all purchasers of land acquired, cleared and sold by the Commission in redevelopment areas to use local contractors and local manpower and pay prevailing wage rates.

Adopted at the Regular Meeting of the South Bend Redevelopment Commission, held on the 23rd day of April, 1982, in the office of the Redevelopment Commission, Room 1200, County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF REDEVELOPMENT


F. Jay Niattz, President

ATTEST:


A. Peter Donaldson, Secretary



A Faithful Performance Guaranty in the sum of _____ Dollars (\$ _____), an amount equal to at least 10% of the total amount offered for the real property described in Exhibit "A", shall guarantee the Applicant's execution of and performance of the purchase or lease agreement. The Faithful Performance Guaranty will be refunded to the successful Applicant at such time the Commission deems that the improvements to the land, as proposed, have been completed and the Commission as evidenced by a Certificate of Completion issued by the Commission. The Faithful Performance Guaranty will be refunded in the event this offer is rejected.

Acceptance or rejection of Applicant's proposal shall be made by depositing such notification in the US Mail addressed to the undersigned (Applicant) at the address set forth below.

In submitting this offer to purchase or lease, it is understood that the right to reject such offer is reserved by the Commission. The undersigned further agrees to execute a contract for the purchase or lease of land for development in the form prepared by the Department within thirty (30) days after notification of acceptance of this offer and to develop and use the above identified parcel(s) of land in conformity with the Federal, State and Local ordinances and regulations; applicable Development Plan; the Bid Specifications & Design Considerations; and the Narrative Description and maps and plans as submitted herein, with amendments, if any, as approved by the Commission.

Dated _____

Respectfully submitted,

Name of Individual or Corporation

By: _____
Signature

Name (type)

Title

ATTEST: (BY SECRETARY OF A Corporation)

Address:

By: _____
Signature

Name (type)

Title

Address:

Statement of Qualifications and Financial Responsibility

Applicant: _____

Address: _____

1. Is the Applicant a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
 Yes
 No

If yes, list each corporation or firm by name and address, specify its relationship to the Applicant, and identify the officers and directors or trustees common to the Applicant and such other corporation or firm:

2. The financial condition of the Applicant, as of _____, _____, is as reflected in the attached financial statement.

Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

3. If funds for development of the land are to be obtained from sources other than the Applicant's own funds, a statement of the Applicant's plan for financing the acquisition and development of the land:

4. Sources and amount of cash available to Applicant to meet equity requirements of the proposed undertaking:

- a. In banks:
Name and Address of Bank *Amount*
- b. By loans from affiliated or associated corporations or firms:
Name and Address of Bank *Amount*
- c. By sale of readily salable assets:
Description *Market Value* *Mortgages or Liens*

5. Names and addresses of bank references:

6. Has the Applicant or (if any), the parent corporation, or any subsidiary or affiliated corporation of the Applicant or said parent corporation, or any of the Applicant's officers or principal members, shareholders or investors, or other interested parties (as listed in items 5, 6, and 7 of the Statement for Public Disclosure and referred to herein as principals of the Applicant) been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

- Yes
 No

If yes, give date, place and under what name:

7. Has the Applicant or anyone referred to above as principals of the Applicant been indicted for or convicted of any felony within the past 10 years?

- Yes
 No

If yes, give for each case (1) date, (2) charge, (3) place, (4) Court, (5) action taken. Attach any explanation deemed necessary.

8. Undertakings, comparable to the proposed development, which have been completed by the Applicant or any of the principals of the Applicant, including a brief description of each project and date of completion:

9. If the Applicant, or any principals of the Applicant, has ever been an employee, in a supervisory capacity, for a construction contractor or builder on undertakings comparable

to the proposed development, the name of such employee, name and address of employer, title, and brief description of work:

10. If the Applicant or a parent corporation, a subsidiary, an affiliate, or a principal of the Applicant is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract

Yes

No

If yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<i>Identification of Contract or Development</i>	<i>Location</i>	<i>Amount</i>	<i>Date to be Completed</i>
--	-----------------	---------------	---------------------------------

11. Brief statement regarding equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment and the general experience of the contractor:

12. Does any member of the South Bend Redevelopment Commission or any officer or employee of the City of South Bend Department of Redevelopment have any direct or

indirect personal interest in the Applicant or the development of the land as proposed?

Yes

No

If yes, explain:

13. Does any member of the governing body of the City of South Bend or any public official or employee of the City of South Bend have any direct or indirect personal interest in the applicant or the development of the land as proposed?

If yes, explain:

14. Statements and other evidence of the Applicant's qualifications and financial responsibilities (other than the financial statement referred to above) are attached hereto and hereby made a part hereof as follows:

Certification

I (We), _____ Certify that this Statement of Qualifications and Financial Responsibility and the attached evidence of the Applicant's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

_____	_____
<i>Name</i>	<i>Name</i>
_____	_____
<i>Signature</i>	<i>Signature</i>
_____	_____
<i>Title</i>	<i>Title</i>
_____	_____
<i>Date</i>	<i>Date</i>

(If the Applicant is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement)

Statement for Public Disclosure

Applicant: _____

Address: _____

Taxpayer ID#: _____

1. Applicant proposes to enter into contract for the purchase or lease of land from the South Bend Redevelopment Commission. Said land is more accurately described in Exhibit "A".

2. Organizational Status of Applicant:
 - An individual
 - A corporation
 - A not-for-profit corporation or charitable institution
 - A partnership known as:
 - A business association or a joint venture known as:
 - A Federal, State or Local government or instrument thereof
 - Other (explain): _____

3. Organized and operating under the laws of _____

4. Date of Organization: _____

5. Names, addresses, and title of principal officers, investors, members or shareholders of Applicant, as follows: (attach additional sheets if necessary)
 - a. CORPORATION: the officers, directors or trustees, and each stockholder owning more than 10% of any class stock

 - b. NOT-FOR-PROFIT: the members who constitute the board of trustees or board of directors or similar governing body

 - c. PARTNERSHIP: each partner, whether a general or limited partner, and the nature and percent of interest

 - d. BUSINESS ASSOCIATION OR JOINT VENTURE: each participant and the nature and percent of interest

- e. OTHER ENTITY: the officers, the members of the governing body, and each person having an interest of more than 10%

Name & Address

Title and nature and percent of interest

6. Names, addresses, and the nature and percent of interest of each person or entity (not named in Item 5) who has a beneficial interest in any of the shareholders or investors named in Item 5 which gives such person or entity more than a computed 10% interest in the Applicant (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Applicant; or more than 50% of the stock in a corporation which holds 20% of the stock of the Applicant).

Name & Address

Title and nature and percent of interest

7. Names of officers and directors, or trustees of any corporation or firm listed under Item 5 or Item 6 above.

Name & Address

Title and nature and percent of interest

Certification

I (We), _____ Certify that this Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Name

Name

Signature

Signature

Title

Title

Date

Date

(If the Applicant is an individual, this statement should be signed by such individual; if a partnership, it should be signed by one of the partners; if a corporation or other entity, it should be signed by one of its chief officers having knowledge of the facts required by this statement)

Affidavit of Non-Collusion

State of Indiana)
)
County of St. Joseph) SS:

The undersigned, being first fully sworn, deposes and says that:

1. He/she is: owner, partner, officer, representative, agent, of _____ (applicant);
2. He/she is fully informed respecting the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer;
3. Such offer is genuine and not a collusive or sham offer;
4. Neither said Applicant nor any of its officers, partners, owner’s agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed directly or indirectly, with any other Applicant, firm or person to submit a collusive or sham offer in connection with the Contract for which the attached offer has been submitted or to refrain from making an offer in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Applicant, firm or person to fix the price or prices in the attached offer, or of any other Applicant, or to fix any overhead, profit, or cost element of the offering price of any other Applicant, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of South Bend and/or its Department of Community Investment and/or the South Bend Redevelopment Commission person interested in the proposed Contact; and
5. The price or prices quoted in the attached offer are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Applicant or any of its agents, representatives, owners, employees or parties in interest, including this affiant.

Affiant

Signature

Title

Before me, the undersigned, a Notary Public, _____ subscribed and swore to this Affidavit of Non-Collusion on this _____ day of _____, _____.

(Seal) _____
Notary Public

A resident of _____, County, _____.

Notice of Intended Disposition of Property

RIVER WEST DEVELOPMENT AREA
525 S. Taylor Street South Bend IN 46601

Notice is hereby given that the Redevelopment Commission of the City of South Bend, Indiana, will receive sealed offers for the purchase of certain property situated in the River West Development Area until 9:00 a.m. (local time) on May 9, 2024 in the Office of the Department of Redevelopment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana, 46601. All offers will be publicly opened and read aloud at 9:30 a.m. (local time) on the May 9, 2024 at the Regular Meeting of the Redevelopment Commission to be held that date and time in Room 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, or in the event of cancellation or rescheduling, at the Redevelopment Commission's subsequent regular meeting or rescheduled regular meeting held at a time and place given by public notice. Bid proposals for the purchase of the property offered will be considered.

The property being offered is located at 525 S. Taylor Street, in the River West Development Area, South Bend, Indiana. Any proposal submitted must be for the site as noted on the Offering Sheet. The required re-use of the property is for projects that are permitted within the I Industrial zoning designations. Strong emphasis will be placed during the review process on compatibility with and support of the River West Development Area and the surrounding businesses and neighborhood.

A packet containing bid forms, the Offering Sheet and other pertinent information may be picked up at the Department of Community Investment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601.

The Commission reserves the right to reject any and all bids, and to make the award to the highest and best bidder. In determining the best bid, the Commission will take into consideration the following:

1. The use of the improvements proposed to be made by each bidder on the property, and their compatibility with and support of the proposed re-use as described in the Offering Sheet;
2. Each bidder's ability to improve the property with reasonable promptness;
3. Each bidder's proposed purchase price;
4. Any factors which will assure the Commission that the sale, if made, will further the carrying out of the Development Plan for the River West Development Area and will best serve the interest of the community from the standpoint of human and economic welfare; and
5. The ability of each bidder to finance the proposed improvements to the property with reasonable promptness.

The Commission further reserves the right to waive any formalities in bidding which are not mandatory requirements.

A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:

- (A) beneficiary of the trust; and
- (B) settlor empowered to revoke or modify the trust.

To secure the execution of the disposition agreement, the purchase of the property and the redevelopment thereof in accordance with the agreement, the bidder must submit with the proposal a faithful performance guaranty, in the sum of ten percent (10%) of the amount offered for the purchase of the property. The guaranty sum may be in the form of a certified check, a cashier's check, surety bond, letter of credit from a bank or trust company as approved by the Redevelopment Commission, or by other sufficient security, but the form, substance and terms of the performance guaranty must be approved as satisfactory by the Redevelopment Commission. The performance guaranty, if by cashier's or certified check, shall be deposited in any account of the Department of Redevelopment, City of South Bend, in a bank or trust company selected by the Redevelopment Commission.

CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF COMMUNITY INVESTMENT
Joseph Molnar, Property Development Manager
Publish Dates: April 19th and April 26th



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 04/5/2024
FROM: Joseph Molnar
SUBJECT: Accepting Property from BPW

_____ 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: Accepting Lot 1 Leighton Plaza First Minor Sub from BPW

Specifics: As part of the larger Beacon / GLC / City of South Bend project to construct the Madison Lifestyle District and new Memorial Patient Tower, it is beneficial if the Redevelopment Commission has full possession of the land on which the Leighton Public Parking Garage and Memorial Leighton Healthplex building stands. The Board of Public Works of South Bend currently owns the land and approved a resolution transferring the land to Redevelopment Commission on April 9th, 2024. This resolution accepts the land from the Board of Public Works.

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

RESOLUTION NO. 3598

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 120 S. Main St., which is more particularly described on Exhibit A (the "Property"), which includes the structure commonly known as the Memorial Health & Lifestyle Center, which has a mailing address of 111 W. Jefferson Blvd.; 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 _____-2024 at its regular meeting held on April 9, 2024.

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 April 11, 2024.

SOUTH BEND REDEVELOPMENT
COMMISSION

Marcia I. Jones, President

ATTEST:

Vivian G. Sallie, Secretary

EXHIBIT A
Legal Description

Parcel No. 71-08-12-153-003.000-026

Tax ID: 018-3006-0190

Legal Description: Lot 1 Leighton Plaza First Minor Subdivision

Commonly Known As: 120 S MAIN STREET SOUTH BEND IN 46601

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. 018-3006-0190

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. 71-08-12-153-003.000-026

Tax ID: 018-3006-0190

Legal Description: Lot 1 Leighton Plaza First Minor Sub

Commonly Known As: 120 S MAIN STREET SOUTH BEND IN 46601

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 _____ 2024.

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 _____, 2024, 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 _____-2024 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. /s/ Danielle Campbell Weiss

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

RESOLUTION NO. 3596

**A RESOLUTION OF THE SOUTH BEND
REDEVELOPMENT COMMISSION DETERMINING TO PROVIDE FOR A
SPECIAL TAX IF NECESSARY TO PAY LEASE RENTALS IN CONNECTION
WITH THE LEASE DATED AS OF APRIL 1, 2024, BETWEEN THE
SOUTH BEND REDEVELOPMENT COMMISSION AND
THE SOUTH BEND REDEVELOPMENT AUTHORITY
RELATING TO THE FOUR WINDS FIELD AT COVELESKI STADIUM PROJECT
AND OTHER RELATED MATTERS**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the South Bend Department of Redevelopment and the Redevelopment District of the City of South Bend, Indiana (the “District”), exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the City of South Bend, Indiana (the “City”) has determined to undertake certain improvements to the Four Winds Field at Coveleski Stadium (the “Stadium”) consisting of enhancements to the Stadium including, without limitation, modernizing the existing stadium infrastructure, adding a full second level above the existing facility, renovating the primary seating areas and suites, adding a new 20,000 square foot, four-story club and event space building, and a new playground and splash pad with additional improvements including, without limitation, additional restrooms, additional circulation space, updated retail and concessions areas, a new improved entrance, and all projects related to the foregoing projects (collectively, the “Project”) for the purpose of increasing the Stadium’s capacity and providing for increased future success; and

WHEREAS, the South Bend Redevelopment Authority (the “Authority”) has been created pursuant to IC 36-7-14.5 as a separate body, corporate and politic, and as an instrumentality of the City, to finance local public improvements for lease to the Commission; and

WHEREAS, the Authority intends to lease the Stadium (the “Leased Premises”) to the Commission pursuant to a lease dated as of April 1, 2024 (the “Lease”), which form of Lease was heretofore approved by this Commission and the Authority in order to provide for the financing of the Project; and

WHEREAS, the Authority and the Commission have given consideration to (i) financing the cost of funding a portion of the cost of the Project; (ii) funding a debt service reserve fund, if necessary in connection with the issuance of the Bonds (defined herein); and (iii) paying costs incurred in connection with the issuance of the Bonds; and

WHEREAS, the Authority intends to issue bonds pursuant to 1C 36-7-14.5-19 and a trust indenture (the “Trust Indenture”) between the Authority and a bond trustee to be selected by the Authority (the “Bonds”), the proceeds of which are to be used to finance all or any portion of the costs of (i) a portion of the Project; (ii) funding a debt service reserve fund, if necessary, in connection with the issuance of the Bonds; and (iii) issuing the Bonds; and

WHEREAS, the Commission intends to pay rent to the Authority pursuant to the terms of the Lease, at a rate not to exceed Four Million Four Hundred Seventy-six Thousand Dollars (\$4,476,000) per year, in semiannual installments, with a term not longer than twenty (20) years beginning on the date the Authority acquires an interest in the Leased Premises, and ending on the day prior to a date not later than twenty (20) years after such date of acquisition by the Authority (the “Lease Rental Payments”); and

WHEREAS, the Commission anticipates that sufficient funds will be available to the Commission to make the required Lease Rental Payments with such funds being derived from the Professional Sports and Convention Development Area tax revenues (the “PSCDA Revenues”) to be received by the City of South Bend, Indiana (the “City”) pursuant to Indiana Code 36-7-31.3 and made available to the Commission for the purpose of making the Lease Rental Payments pursuant to a resolution adopted on April 8, 2024 by the Common Council of the City; and

WHEREAS, because the Commission anticipates that sufficient PSCDA Revenues will be available to make the Lease Rental Payments, the Project does not constitute a “controlled project” as such term is defined by Indiana Code 6-1.1-20-1.1; and

WHEREAS, the Commission desires to provide for the levy of a special tax pursuant to Section 27 of the Act (the “Special Tax”) in the event it becomes necessary to levy the Special Tax for the payment of the Lease Rental Payments owed by the Commission pursuant to the Lease and to authorize the establishment of certain funds and accounts in connection thereto;

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

SECTION 1. The Commission hereby determines that, because the PSCDA Revenues are expected to be sufficient to pay the Lease Rental Payments, the Project does not constitute a “controlled project” as such term is defined by Indiana Code 6-1.1-20-1.1.

SECTION 2. The Commission agrees that it shall levy in each calendar year pursuant to Section 27 of the Act during the term of the Lease the Special Tax upon all of the taxable property in the District in a total amount necessary, together with all other funds (other than special taxes), including, without limitation, the PSCDA Revenues then on deposit in the Lease Fund (as defined herein) as of August 1 of such calendar year, to pay all Lease Rental Payments payable in the 12-month period beginning on July 1 of the year following such calendar year pursuant to Section 4 of the Lease. The Controller of the City (the “Controller”) is hereby authorized to create a fund (the “Lease Fund”) for the purpose of depositing such taxes into and such taxes and any other funds deposited in the Lease Fund shall be irrevocably pledged for the purposes set forth in this Resolution, such pledge being effective as set forth in IC 5-1-14-4 without the necessity of filing or recording this resolution or any instrument except in the records of the Commission. In addition to any amounts then on deposit in the Lease Fund, if any, the Commission may also take into account when determining whether it is necessary to levy the Special Tax as described herein, any cash and other investments (but not a surety) available in the debt service reserve fund which may be established under the Trust Indenture to provide additional security for the Bonds, all based upon the advice and recommendation of the Controller. Notwithstanding the foregoing, the Commission expects that the PSCDA Revenues will be sufficient to pay the Lease Rental

Payments when due without the need for the Special Tax. With respect to the Lease Rental Payment that will be due under the Lease on January 15, 2025, the Commission represents that it will have set aside sufficient PSCDA Revenues into the Lease Fund at the time of the closing on the Bonds to pay such Lease Rental Payment when due on January 15, 2025.

SECTION 3. The Commission hereby authorizes and directs the President and the Secretary of the Commission to take any and all necessary actions and execute any and all necessary documents to carry out the purpose of this Resolution. This Resolution shall be in full force and effect after its adoption by the Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on April 11, 2024, in Room 1308, County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana, 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION

By: _____
Marcia I. Jones, President

ATTEST:

Vivian G. Sallie, Secretary



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: April 4, 2024
FROM: Chris Dressel, Staff
SUBJECT: Budget Request: High Street Improvements

_____ 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:

Staff requests the Redevelopment Commission's approval of \$125,000 from the South Side Redevelopment Area TIF to be budgeted for improvements to the west side of High Street from Donmoyer Avenue to Ridgedale Road in the form of new curbs and sidewalks. Project construction should be completed in 2024.

The request for funds is consistent with the Miami Hills Neighborhood Plan (2020) that identified upgrading infrastructure conditions and improving connections for non-motorized travel within the neighborhood and to surroundings. The project area is of the highest priority as it currently has no proper sidewalks.

This request amends the earlier budget request of \$200,000 approved in 2023.

If you should have any questions or need more information, please feel free to contact me at either cdressel@southbendin.gov or 235-5847.

INTERNAL USE ONLY: Project ID: PROJ _____ ;

Total Amount – New Project Budget Appropriation \$ _____ ;

Total Amount – Existing Project Budget Change (increase or decrease) \$ _____ ;

Funding Limits: Engineering: \$ _____ ; Other Prof Serv Amt \$ _____ ;

Acquisition of Land/Bldg (circle one) Amt: \$ _____ ; Street Const Amt \$ _____ ;

Building Imp Amt \$ _____ ; Sewers Amt \$ _____ ; Other (specify) Amt \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 4/8/2024
FROM: Chana Roschyk, Project Engineer
SUBJECT: 124-008 Leeper Ave Bridge Repairs

_____ 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:

Request additional funding of \$120,000 for the construction of the repairs for the Leeper Ave Bridge.

Specifics:

The portion of the East Bank Trail that goes over the Leeper St. Bridge is currently closed due to safety concerns for the bridge decking. This bridge is a critical part of the East Bank Trail, which will remain impacted until the work is complete.

The initial Request of \$300,000 on 1/11/24 was to design and replace in kind materials. In lieu of replacing in kind timber decking, concrete decking was chosen for longevity. As such, the concrete decking will require additional design and construction funds totaling \$120,000.00.

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