



# 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 14<sup>th</sup> 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 11<sup>th</sup>. Any and all bids received by 9:00 a.m. on April 11<sup>th</sup> 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 \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | f 574.235.9021 | www.southbendin.gov

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

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 03/19/2024 |
| <b>Order Number:</b>      | 9979247    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |          |
|--------------------------|----------|
| <b>Column Count:</b>     | 1.0000   |
| <b>Line Count:</b>       | 151.0000 |
| <b>Height in Inches:</b> | 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 |

|                                  |                 |
|----------------------------------|-----------------|
| <b>Order Confirmation Amount</b> | <b>\$114.76</b> |
|----------------------------------|-----------------|

# 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 38-4-1-1(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