



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 03/8/24
FROM: Joseph Molnar
SUBJECT: Establishing Offering Price

Marcia Jones Pres/V-Pres
ATTEST *Virvian B. Lallie* Secretary
Date: 3-14-24
 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
27 Scattered Vacant Lots

Specifics: Attached is a resolution establishing the offering price of property in the River West Development Area for the disposition of 27 currently vacant lots in the Near Northwest Neighborhood.

The minimum offering price of \$73,849 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 \$ _____

RESOLUTION NO. 3594

**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

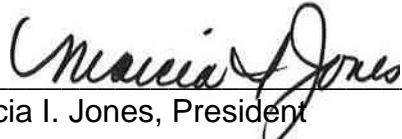
WHEREAS, each such appraisal has been reviewed by a qualified Redevelopment staff person, and no corrections, revisions, or additions were requested by such reviewer.

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 March 14, 2024 at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION



Marcia I. Jones, President

ATTEST:



Vivian Sallie, Secretary

**EXHIBIT A
TO RESOLUTION NO. 3594**

Offering Sheet

Property	Size	Minimum Offering Price	Proposed Re-Use
<p>27 Vacant Lots in the Near Northwest Neighborhood</p> <p>71-08-02-335-005.000-026 71-08-02-334-013.000-026 71-08-02-335-008.000-026 71-08-02-334-015.000-026 71-08-02-451-002.000-026 71-08-02-333-012.000-026 71-08-02-333-008.000-026 71-08-02-333-006.000-026 71-08-02-332-025.000-026 71-08-02-332-026.000-026 71-08-02-332-029.000-026 71-08-02-332-030.000-026 71-08-02-332-032.000-026 71-08-02-476-022.000-026 71-08-02-476-020.000-026 71-08-02-476-015.000-026 71-08-02-476-014.000-026 71-08-02-476-010.000-026 71-08-02-476-011.000-026 71-08-02-476-012.000-026 71-08-02-476-009.000-026 71-08-02-476-008.000-026 71-08-02-454-023.000-026 71-08-02-454-034.000-026 71-08-02-454-035.000-026 71-08-02-454-036.000-026 71-08-02-454-038.000-026</p>	<p>Site:</p> <p>Lots are of various size, all former small scale residential</p>	<p style="text-align: center;"><u>\$73,849</u></p>	<p>Projects that are permitted within the U2 Urban Neighborhood 2 and U1 Urban Neighborhood 1 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 must be placed on all lots.</p>