



South Bend

# Redevelopment Commission

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

## Agenda

Regular Meeting, June 26, 2025 – 9:30 a.m.

BPW Conference Room 13<sup>th</sup> Floor or

<https://tinyurl.com/RDC-2025-4T>

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### 1. Roll Call

### 2. Approval of Minutes

- A. Minutes of the Regular Meeting of June 12, 2025
- B. Minutes of the Executive Session of June 12, 2025

### 3. Approval of Claims

- A. Claims Allowance June 10, 2025

### 4. Old Business

- A. None

### 5. New Business

- A. River West Development Area
  - 1. Budget Request (Rebuilding Our Streets 2025)
  - 2. Fourth Amendment to Purchase Agreement (The Monreaux)
- B. River East Development Area
  - 1. Request for Proposals – Northside Blvd & Louise St (Former YMCA Northside Blvd)
  - 2. Request for Proposals – 403 E Madison St (Former Singer Sewing Manufacturing Building)

### 6. Progress Reports

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

### 7. Next Commission Meeting

Thursday, July 10, 2025, 9:30 a.m. at the BPW Conference Room 13<sup>th</sup> Floor



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

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SOUTH BEND REDEVELOPMENT COMMISSION MINUTES  
June 12, 2025, at 9:30 a.m.  
BPW Conference Room, 13<sup>th</sup> Floor, County-City Building  
<https://tinyurl.com/RDC-2025-2T>

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The South Bend Redevelopment Commission was called to order at 9:31 a.m.

President Troy Warner presiding.

### 1. ROLL CALL

Members Present:	Troy Warner, President David Relos, Vice President Eli Wax, Secretary Gillian Shaw, Commissioner Marcus Ellison, Non-Voting Advisor
Members Absent:	Ophelia Gooden-Rodgers, Commissioner
Legal Staff:	Sandra Kennedy, Corporation Council - Virtual Danielle Campbell Weiss, Senior Asst. City Attorney
Redevelopment Staff:	Erik Glavich, Director of Growth and Opportunity, DCI Rosa Tomas, Director of Finance, DCI Joseph Molnar, Asst. Dir. of Growth and Opp., DCI Erin Michaels, Property Development Manager, DCI Chris Dressel, Senior Planner, DCI Laura Hensley, Board Secretary, DCI
Others Present:	Greg Swiercz, South Bend Tribune Eric Horvath, Director of Public Works Caitlin Wyant, Engineering



Gemma Stanton, Engineering  
Sarah Barber, Engineering  
Lidya Abreha, Engineering  
Allison Doctor, Project Manager, DCI  
Tania Barreto, Planning, DCI  
Hannah Sherinian, Planning, DCI,  
Mark Peterson, WNDU  
Chloe Bartz, Legal Dept.  
Matt Barrett, 110 S. Niles Ave.  
Reilly Sexton, TRC  
Patrick McGuire, TRC  
James Lewis, THK Law LLP  
Tom Everett, Barnes & Thornburg LLP  
Brandon Shields, Advantix Corp. – Virtual  
Megan Schuetz, KCG Companies – Virtual  
Alex Olsen, Veritas Group

## **2. Approval of Minutes**

### **A. Approval of Minutes of the Regular Meeting of Thursday, May 22, 2025**

Upon a motion by Gillian Shaw for approval, second by Eli Wax, the motion carried unanimously; the Commission approved the minutes of the regular meeting of May 22, 2025.

## **3. Approval of Claims**

### **A. Claims Allowances May 20, 2025**

Secretary Wax asked about an update on Seitz Park. Joseph Molnar stated that we will have a follow up at a future meeting.

Upon a motion by Eli Wax for approval second by Troy Warrner, the motion carried unanimously; the Commission approved the claims allowances of May 20, 2025.

### **B. Claims Allowances May 27, 2025**

Upon a motion by Eli Wax for approval second by Troy Warner, the motion carried unanimously; the Commission approved the claims allowances of May 27, 2025.

## **4. Old Business**

### **A. None**

## 5. New Business

### A. River West Development Area

1. Resolution No. 3643 (Regarding the Establishment of a Residential Housing Development Program)

Joseph Molnar, Assistant Director of Growth and Opportunity, introduced a Resolution outlining the necessary steps to establish a Residential Housing Development Program. This includes issuing public notice and initiating a three-month process. The Resolution serves as the first formal step and authorizes RDC staff to begin implementation. Mr. Molnar also gave a brief overview about how Residential TIF's function.

The Lincoln and Kennedy Park Neighborhoods currently have a high vacancy rate, with approximately 50% of unoccupied lots. In response, Intend Indiana plans to construct at least 92 new housing units in the area over the next five years. Additionally, the newly opened MLK Dream Center is located within the neighborhood. These major investments are expected to catalyze further residential infill development, helping to stabilize the community and activate underutilized land.

To support this momentum, staff propose the creation of a Residential Housing Development Program targeting specific parcels in the Lincoln and Kennedy Park neighborhoods. The program would facilitate the construction of new homes and the renovation of existing ones. It would also enable the capture of tax increment from new developments, allowing those funds to be reinvested directly into the neighborhood.

This initiative would form a new residential-focused subset within the broader River West Economic Development Area. Functioning as a distinct residential TIF district, it would complement the existing commercial-oriented River West TIF by concentrating solely on single-family housing development. Mr. Molnar also shared the schedule of the steps in this process of establishing a Residential TIF.

Tom Everett, with Barnes & Thornburg LLP explained that in 2019, the Indiana state legislature amended the Statute to authorize the creation of residential Tax Increment Financing (TIF) areas, aiming to stimulate new housing development across the state. As the city recognizes this need, it is proposing to do exactly what the legislature intended—establish a residential TIF area to capture the incremental assessed value generated by new development. Vice President Relos asked if

this would be an expansion of the River West district and Mr. Molnar confirmed and also stated it would not change the zoning of the properties. Secretary Wax asked if there is a separate tracking of the tax increment for that area to ensure the funding is used to support those neighborhoods and Mr. Molnar agreed.

Alex Olsen, with the Veritas Group, asked if Intend Indiana will collect any TIF revenue to help with other projects and Mr. Molnar stated no.

Upon a motion by David Relos for approval, seconded by Gillian Shaw, the motion carried unanimously; the Commission approved Resolution No. 3643 as presented on June 12, 2025.

## 2. Access Agreement (Stoic Beverages)

Erin Michaels, Property Development Manager, presented a proposed License Agreement for Temporary Use to allow ingress and egress access for Stoic Beverages, LLC. This agreement supports the development of a distillery and tasting room at 410 W Wayne St, a project approved by the Redevelopment Commission on November 25, 2024. As part of the purchase agreement, Stoic Beverages has committed to investing a minimum of \$300,000 in site improvements and completing construction by December 13, 2027.

The License Agreement would permit patrons of Stoic Beverages to use an adjacent parcel—owned by the Redevelopment Commission—for access to the site. Stoic Beverages will be responsible for maintaining the parcel throughout the term of the agreement.

Key terms of the agreement include:

- **Initial Term:** 10 years from the date of approval
- **Renewal:** Automatically renewed for one-year periods thereafter
- **Termination:** Either party may terminate with 120 days' notice

This agreement is expected to enhance traffic flow to the site and support the broader redevelopment goals for the area.

Upon a motion by Eli Wax for approval, seconded by David Relos, the motion carried unanimously; the Commission approved the Access Agreement as presented on June 12, 2025.

## 3. Purchase Agreement for 2018-2020 S. Main St. (KCG Development LLC)

Erin Michaels, Property Development Manager, presented a proposed Purchase Agreement for RDC-owned parcels located at 2018–2020 S Main St. The agreement is with KCG Development LLC, which plans to apply for low-income housing tax credits to support the construction of a multi-family housing development. The project will include a minimum of fifty (50) affordable, income-restricted units.

The sale of the property is contingent upon KCG Development being awarded the Low-Income Housing Tax Credits (LIHTC), which are expected to be announced in November of 2025 and 2026. The agreement includes a purchase price of \$1,000 and requires a minimum investment of \$14 million. Project completion is expected within thirty (30) months of the Construction Commencement Date.

Megan Schuetz, with KCG Companies stated they're looking forward to an opportunity to bring additional affordable housing into that neighborhood and it would be the first affordable housing in that census tract. Ms. Schuetz states KCG covers ten (10) states, and this is their first affordable housing project in Indiana. Secretary Wax inquired about a development agreement for this project and Mr. Molnar stated that yes in the future one will be brought to the Commission for their review, but this would occur after LIHTC credits were awarded for the project.

The development of a new apartment building on currently vacant land will bring renewed vitality to the Main Street corridor and provide much-needed quality affordable housing. Staff recommend approval of the agreement. Also noted at the meeting, the funding will be from the South Side TIF not River West development area. Vice President Relos asked if the property would need to be re-zoned and Mr. Molnar stated that yes and it would need to go back to Council for approval.

Upon a motion by David Relos for approval, seconded by Gillian Shaw, the motion carried unanimously; the Commission approved the Purchase Agreement as presented on June 12, 2025.

#### 4. Opening of Bids (4022 Old Cleveland Rd.)

Joseph Molnar, Assistant Director of Growth and Opportunity, stated we received no bids prior to the deadline. Mr. Molnar stated that staff have a 30-day waiting period before the Commission could enter into any purchase agreement

#### 5. Budget Request (Dylan Dr. Lighting Improvements)

Caitlin Wyant, Engineering, presented a budget request for additional funding for lighting improvements on Dylan Drive (between Brick Road and Adams Road), Carbonmill Drive, Parkland Drive, and Chet Waggoner Drive. The consultant, JPR, has estimated the total cost of the project at \$478,660, which includes 15% contingency. After accounting for funds already allocated in the DFO and combining available 2024 and 2025 Light Up South Bend funding, an additional \$140,500 is required to move the project forward to the bidding phase.

Secretary Wax inquired about the current lighting setup, how it differs from the projected plan, and how the budget is being utilized. Ms. Wyant explained that the project involves replacing nineteen (19) energy-inefficient fixtures, five (5) poles, four (4) foundations, and installing thirty-eight (38) upgraded high-efficiency fixtures.

Gemma Stanton from Engineering added that some poles will need to be relocated due to their placement in high-traffic areas where they are frequently damaged. She also confirmed that this project will not exhaust the budget allocated for other lighting initiatives.

Commissioner Ellison requested clarification regarding the contingency percentage—10% as shown on the presentation slide versus the 15% being requested. Ms. Wyant clarified that while JPR initially proposed a 10% contingency, Engineering is recommending 15% to account for cost fluctuations and to avoid the need for additional funding later.

Upon a motion by David Relos for approval, seconded by Gillian Shaw, the motion carried unanimously; the Commission approved the Budget Request as presented on June 12, 2025.

## B. River East Development Area

### 1. Budget Request (Leeper Park Tennis Reconstruction Project)

Lidya Abreha, Engineering, presented a budget request for \$500,000 to supplement the \$600,000 raised by the South Bend Community Tennis Association (SBCTA) and the \$500,000.00 grant awarded by Visit South Bend Mishawaka for the Leeper Park Tennis Courts Reconstruction Project. Fundraising has also been inspired by the legacy of A. David Filer V.

This project will expand recreational opportunities for South Bend residents and provide inclusive access for youth from diverse backgrounds to experience the joys and benefits of tennis.

President Warner asked about the TCIF grant and Ms. Abreha stated that is the Hotel/Motel grant. Secretary Wax asked if VPA has the funds to support maintenance and operations and Ms. Abreha confirmed yes. Vice President Relos inquired about which TIF district the funding is coming from and Mr. Molnar stated that since the park is centered between the two TIF's it will be in River East due to the proximity to the park and that the park serves both River West and River East TIF districts.

Upon a motion by Troy Warner for approval, seconded by David Relos, the motion carried unanimously; the Commission approved the Budget Request as presented on June 12, 2025.

C. Redevelopment General Fund (a.k.a Pokagon Fund)

1. Budget Request for System Development Charges (Boys and Girls Clubs)

Sarah Barber, Director of Engineering Services, presented a budget request for \$8,019 from RDC for the system development charges (SDC) required to cover the water and sewer change fees for the development of the Boys and Girls Clubs at 250 E. Sample Street. The Boys and Girls Clubs is acquiring the property for an off-school suspension program during the day and additional adolescent programming. The Boys and Girls Clubs is a non-profit organization whose growth has a positive impact on the community. Public Works are not able to waive SDCs per the ordinance language. This is a unique case that Public Works is requesting the \$8,019 funding from RDC for these SDCs with a 10% discount applied following the Ordinance Section 17-79 & 17-80 if paid in full.

President Warner asked for an explanation of the Pokagon fund and Joseph Molnar, Assistant Director of Growth and Opportunity, stated that this fund is used for educational purposes as well as other community growing initiatives. Vice President Relos asked about specifics of the need and Eric Horvath, Director of Public Works explained that they need a larger 2" meter due to increased water needs and a fire suppression system. Commissioner Shaw asked the balance of the Pokagon fund and Rosa Tomas, Director of Finance, stated that we have \$1.5-\$1.8 million in the account.

Upon a motion by David Relos for approval, seconded by Eli Wax, the motion carried unanimously, and Troy Warner abstained from the vote; the Commission approved the Budget Request as presented on June 12, 2025.

## 2. Budget Request (Advantix Development Corp.)

Joseph Molnar, Assistant Director of Growth and Opportunity, presented a budget request for \$250,000 to support the Advantix Development Project. On July 11, 2023, the Board of Public Works approved a Purchase Agreement with Advantix Development Corporation for the sale of 35 City-owned parcels. Two days later, on July 13, 2023, the Redevelopment Commission approved a separate Purchase Agreement with Advantix for an additional 8 parcels. These approvals supported Advantix's application for Low-Income Housing Tax Credits (LIHTC) through the State of Indiana.

In November 2023, Advantix was awarded the LIHTC credits, enabling the project to move forward. The development will consist of 50 affordable housing units scattered across northwest and westside neighborhoods in South Bend split between 30%, 50%, and 80% AMI. The homes will follow a lease-to-own model, with a total construction investment exceeding \$14 million. Advantix has collaborated with the City's planning staff to ensure the homes reflect the character of the surrounding neighborhoods. To that end, the developer is utilizing the City of South Bend's Pre-Approved Housing Plans.

A funding request of \$250,000 is proposed to support Advantix in maintaining high construction quality for the housing units. Construction is expected to begin later this summer. This project will activate long-vacant properties, deliver quality affordable housing, and bring substantial investment to South Bend's near west and westside communities.

Brandon Shields, with Advantix Corp. explained that this has been a two-year journey and with the rising cost and especially the investor uncertainty because of the tariffs, this request will assist in keeping in line with the City's exact plans. Secretary Wax asked if there is a blueprint for the funds and Mr. Molnar explained the funds will go to the construction of the houses and will have a donation agreement in the future.

Upon a motion by David Relos for approval, seconded by Gillian Shaw, the motion carried unanimously; the Commission approved the Budget Request as presented on June 12, 2025.

## D. Administrative

1. Resolution No. 3642 (Determining Tax Increment to be Collected in Year 2026)



Erik Glavich, Director of Growth and Opportunity, presented this Resolution determining that the tax increment which may be collected in the year 2026 is needed to satisfy obligations of the commission and that no excess assessed value may be allocated to the respective taxing units and other related matters.

In accordance with the provisions of Indiana Code Section 36-7-14-39, the South Bend Redevelopment Commission has determined by Resolution No. 3642, passed June 12, 2025, that there is no excess assessed value that may be allocated to the respective taxing units in the manner prescribed in Indiana Code Section 36-7-14-39(b)(1).

The Allocation Areas of the City of South Bend are as follows:

- River West Development Area
- Riverwalk Allocation Area
- West Washington Chapin Development Area
- River East Development Area Allocation Area #1
- River East Development Area Allocation Area #2
- South Side General Development Area #1
- Douglas Road Economic Development Area

Secretary Wax asked if there are guidelines for cash reserves and Danielle Campbell Weiss, Senior Assistant City Attorney, stated that it's a simple statute and self-assessment. She stated that we intend to use all of the increment.

Upon a motion by Eli Wax for approval, seconded by David Relos, the motion carried unanimously; the Commission approved Resolution No. 3642 as presented on June 12, 2025.

## **6. Progress Reports**

### **A. Tax Abatement**

None

### **B. Common Council**

None

### **C. Other**

President Warner acknowledged the award for the City's Housing Pre-Approved Plans and Mark Peterson for his 40 years in the media industry and his service to this community. President Warner wishes him success in his retirement.



**7. Next Commission Meeting**

Thursday, June 26, 2025, 9:30 a.m. at BPW Conference Room 13<sup>th</sup> Floor

**8. Adjournment**

Thursday, June 12, 2025, 10:45 a.m.

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Eli Wax, Secretary

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Troy Warner, President



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

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### **Executive Session Meeting Minutes: June 12, 2025**

The Redevelopment Commission met in Executive Session on Thursday, June 12, 2025, at 10:52 a.m. to discuss strategy with respect to initiation of litigation or litigation that is either pending or has been threatened specifically in writing as authorized by Ind. Code § 5-14-1.5-6.1 (b)(2)(B).

Commissioners Troy Warner, Dave Relos, Eli Wax, Gillian Shaw, and Marcus Ellison appeared in person. Ophelia Gooden-Rodgers was absent. Commission attorney Danielle Campbell Weiss, Board Secretary Laura Hensley, Director of Growth and Opportunity Erik Glavich, Assistant Director of Growth & Opportunity Joseph Molnar and Attorney James Lewis with THK Law, LLP also appeared in person. The meeting was held in the 14<sup>th</sup> floor DCI conference room, 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.

SOUTH BEND REDEVELOPMENT  
COMMISSION

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Troy Warner, President

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Attest:  
Eli Wax, Secretary



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

To: South Bend Redevelopment Commission  
From: Kyle Willis, City Controller  
Date: Tuesday, June 10, 2025

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

GBLN-0109009	\$277,899.36
GBLN-0109389	\$72,184.05
GBLN-0000000	\$0.00
Total:	<u>\$350,083.41</u>

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Kyle Willis

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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:

**Expenditure approval**

RDC Payments-6/3/25 Pymt Run  
GBLN-0109009

**Payment method:** CHK-Total  
**Voucher:** RDCP-00039424  
**Payment date:** 6/3/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000027	ACM ENGINEERING & ENVIRONMENT AL SER	A2504313	Wayne Garage Improvements - Asbestos Proposal	6/13/2025	\$1,340.00	324-10-102-121-443001-- PROJ00000609	PO-0037808

**Payment method:** CHK-Total  
**Voucher:** RDCP-00039425  
**Payment date:** 6/3/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000472	DLZ INDIANA LLC	605315	Safe Routes to School (SRTS) Kennedy Academy - Design	5/29/2025	\$2,600.00	324-10-102-121-431002-- PROJ00000411	PO-0023413

**Payment method:** ACH-Total  
**Voucher:** RDCP-00039426  
**Payment date:** 6/3/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	83828	Coal Line Trail 2B - CO #2 (railing post)	8/24/2024	\$12,058.70	324-10-102-121-444000-- PROJ00000018	PO-0025244
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	83828	Coal Line Trail 2B - CO # 3 (pier cap 4)	8/24/2024	\$27,652.96	324-10-102-121-444000-- PROJ00000018	PO-0025244
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	83828	Coal Line Trail - CO #16 and FINAL	8/24/2024	\$21,087.15	324-10-102-121-444000-- PROJ00000018	PO-0025244

V-00000821	INDIANA DEPT OF TRANSPORTATI ON	83828	Coal Line Trail - CO #4	8/24/2024	\$7,381.52	324-10-102-121-444000-- PROJ000000018	PO-0025244
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	83828	CO#2 for Coal Line Trail Phase 2A	8/24/2024	\$7,595.47	324-10-102-121-444000-- PROJ000000018	PO-0025244
V-00000821	INDIANA DEPT OF TRANSPORTATI ON	83828	CO#2 for Coal Line Trail Phase 2A	8/24/2024	\$42,715.44	324-10-102-121-443001-- PROJ000000018	PO-0025244

<b>Payment method:</b> <b>CHK-Total</b>							
<b>Voucher:</b> <b>RDCP-00039427</b>							
<b>Payment date:</b> <b>6/3/2025</b>							
<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00001337	PREMIUM CONCRETE SERVICES INC	APP #2	Momentum TIF Project - Site Work	6/13/2025	\$91,750.34	324-10-102-121-443001-- PROJ000000563	PO-0035966

<b>Payment method:</b> <b>ACH-Total</b>							
<b>Voucher:</b> <b>RDCP-00039428</b>							
<b>Payment date:</b> <b>6/3/2025</b>							
<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00001722	UNITED CONSULTING	2431111	CE Services for SRTS Our Lady of Hungary	6/13/2025	\$655.44	324-10-102-121-442001-- PROJ000000339	PO-0029309

<b>Payment method:</b> <b>CHK-Total</b>							
<b>Voucher:</b> <b>RDCP-00039429</b>							
<b>Payment date:</b> <b>6/3/2025</b>							
<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00003121	THK Law, LLP	28	Legal Services - 300 E. Lasalle / CCD	5/29/2025	\$4,012.50	429-10-102-121-431001--	PO-0029493

<b>Payment method:</b> <b>CHK-Total</b>							
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**Voucher:** RDCP-00039430  
**Payment date:** 6/3/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00007569	FlashParking, Inc	INV1048618	Flash Equipment & Install - 119 Wayne Street Garage	4/26/2025	\$58,569.84	324-10-102-121-445008--	PO-0034489
V-00007569	FlashParking, Inc	INV1048618	System Device Software License - 24 month	4/26/2025	\$480.00	324-10-102-121-445008--	PO-0034489

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**Expenditure approval**

RDC Payments-06/09/25 Pymt Run  
GBLN-0109389

**Payment method:** CHK-Total  
**Voucher:** RDCP-00039615  
**Payment date:** 6/10/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000107	AMERICAN STRUCTUREPOI NT INC	190479	Beacon District Project - SBMF Demo PSA - Amend #3 (conceptual and schem	6/14/2025	\$3,089.00	324-10-102-121-439018-- PROJ00000528	PO-0029313
V-00000107	AMERICAN STRUCTUREPOI NT INC	190587	Beacon District Project - SBMF Demo PSA - Amend #3 (conceptual and schem	6/15/2025	\$9,802.20	324-10-102-121-439018-- PROJ00000528	PO-0029313

**Payment method:** ACH-Total  
**Voucher:** RDCP-00039616  
**Payment date:** 6/10/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000180	BAKER TILLY MUNICIPAL ADVISORS LLC	BTMA32887	TIF Allocation Area Analysis - BTMA32887	6/14/2025	\$13,606.25	433-10-102-123-439300--	PO-0038109

**Payment method:** CHK-Total  
**Voucher:** RDCP-00039617  
**Payment date:** 6/10/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000472	DLZ INDIANA LLC	605336	Kennedy Park Improvements design	5/30/2025	\$14,455.00	324-10-102-121-431002-- PROJ00000401	PO-0020654

**Payment method:** CHK-Total  
**Voucher:** RDCP-00039618  
**Payment date:** 6/10/2025

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000698	GREEN DEMOLITION CONTRACTORS INC	App 6	Drewry's Cleanup Phase II	5/15/2025	\$10,000.00	324-10-102-121-439018-- PROJ000000023	PO-0033256

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**Payment method:** **CHK-Total**  
**Voucher:** **RDCP-00039619**  
**Payment date:** **6/10/2025**

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00015627	SERVICEMASTE R BY MONROE RESTORATION	7141	Mayne & Wayne Parking Garage - Mold Remediation	5/30/2025	\$13,731.60	324-10-102-121-443001-- PROJ000000609	PO-0037007
V-00015627	SERVICEMASTE R BY MONROE RESTORATION	7141	Mayne & Wayne Parking Garage - Mold Remediation Additional Scope	5/30/2025	\$7,500.00	324-10-102-121-443001-- PROJ000000609	PO-0037007

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South Bend

# Redevelopment Commission

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

## Redevelopment Commission Agenda Item

DATE: 6/26/2025

FROM: Leslie Biek, Assistant City Engineer

SUBJECT: Repaving our Streets- Budget Request #2

\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

☐ APPROVED

☐ Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle) River West; River East; South Side; Douglas Road; West Washington; RDC General; Riv. East Res.

\* 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: 2025 Annual Paving Program Budget Request

SPECIFICS:

This is a second request for funding from the River West TIF District to support the City's 2025 Annual Paving Program. These investments will directly support street resurfacing and reconstruction projects within each TIF boundary, improving road conditions, enhancing safety, and supporting continued neighborhood revitalization. TIF funding is a critical component of the City's overall paving strategy and allows us to extend the impact of limited local resources while aligning with redevelopment goals.

Funding is requested from the TIF District as follows: **River West Development Area \$1.5M**



South Bend

# Redevelopment Commission

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

## Redevelopment Commission Agenda Item

DATE: 6/23/25

FROM: Joseph Molnar, Assistant Director of Growth & Opportunity

SUBJECT: Fourth Amendment to Real Estate Purchase Agreement for The Monreaux

\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

☐ APPROVED

☐ Not Approved

***SOUTH BEND REDEVELOPMENT COMMISSION***

Funding Source\* (circle) River West; River East; South Side; Douglas Road; West Washington; RDC General; Riv. East Res.

\* 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: Extending the Timeframe for former Fat Daddy's Site Purchase Agreement

SPECIFICS: This Fourth Amendment to the Real Estate Purchase Agreement between the Redevelopment Commission and The Monreaux, LLC would extend the contingency date to September 30, 2025. On July 14, 2022, the Commission approved a Purchase Agreement with Devereaux Peters for the sale of the site for a Low-Income Housing Tax Credit Project. The project was awarded tax credits as part of the fall 2023 period. On November 25, 2024 the Commission approved the Third Amendment to the Purchase Agreement to extend the contingency date to June 30, 2025.

In preparation for closing The Monreaux, LLC has been seeking an updated environmental report for the Property through a firm chosen by their lender and that environmental report is delayed. This Fourth Amendment would take into consideration the additional time needed by the firm to complete the updated environmental report, which is the last document needed before the property closing can occur.

Staff requests approval of this Amendment.

## **FOURTH AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT**

This FOURTH AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT (this “**Fourth Amendment**”) is made and entered into to be effective as of the 26th day of June, 2025, by and between South Bend Redevelopment Commission (“**Seller**”), as Seller, and The Monreaux, LLC, an Indiana limited liability company (“**Buyer**”), as Buyer (each a “Party” and collectively, the “Parties”).

### **RECITALS**

A. Seller and Buyer entered into that certain Real Estate Purchase Agreement, dated effective as of July 14, 2022, as amended by the First Amendment to the Real Estate Purchase Agreement, dated effective as of July 13, 2023, the Second Amendment to the Real Estate Purchase Agreement, dated effective as of March 14, 2024, and as further amended by the Third Amendment to the Real Estate Purchase Agreement, dated effective as of November 25, 2024 (collectively, the “**Agreement**”) for the purchase and sale of certain real property located in the in St. Joseph County, City of South Bend, State of Indiana as more particularly described in Exhibit A of the Agreement (the “**Property**”). All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

B. Buyer is required to obtain an updated environmental report for the Property through a firm chosen by its lender and the receipt of that environmental report is delayed.

C. Seller and Buyer now desire to amend the Agreement in order to provide for an extension of the Contingency Date and the Closing Date thereunder, all as set forth hereunder.

### **AGREEMENT**

NOW, THEREFORE, in consideration of these premises, and the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller hereby agree as follows:

1. **Recitals.** The recitals set forth above, including each and every recital contained therein, are incorporated into and made a part of this Fourth Amendment as though fully set forth herein.

2. **Amendments.** The Agreement is hereby amended as follows:

a) The first sentence of Section 4 (c) shall be amended and replaced with the following:

If at any time on or before September 30, 2025 (the “Contingency Date”), Buyer determines, for any reason, in Buyer’s sole discretion, that the Property or the transaction described herein is unacceptable to Buyer, then Buyer shall have the right to terminate this Agreement by giving written notice of termination to Seller at any time on or before the Contingency Date in which event, at Buyer’s election, all Earnest Money shall be returned to Buyer (“Buyer’s Contingency”).

The remaining terms of Section 4 (c) under the Agreement shall remain. The Agreement is further amended throughout as necessary to provide that all references to the term “Contingency Date” shall have the meaning of September 30, 2025.

b) The last full sentence of Section 7 (a) of the Agreement shall be amended and replaced with the following:

The “Closing Date” shall be September 30, 2025, or such earlier or later date as may be agreed to in writing by Seller and Buyer.

The remaining terms of Section 7 (a) under the Agreement shall remain.

3. **Entire Agreement; Conflict.** Except as otherwise stated herein, all other terms, conditions and agreements contained in the Agreement remain unmodified and in full force and effect. The Parties hereby expressly reaffirm their respective obligations under the Agreement, and unless expressly modified by this Fourth Amendment, the terms and provisions of the Agreement remain in full force and effect. To the extent a conflict exists between the terms of this Fourth Amendment and the Agreement, the terms of this Fourth Amendment shall control.

4. **Capitalized Terms.** Capitalized Terms used in this Fourth Amendment will have the same meanings set forth in the Agreement, except as otherwise stated herein.

5. **Counterparts; Electronic or Facsimile Transmission.** This Fourth Amendment may be executed in counterparts which, when combined, shall constitute one instrument. The electronic or facsimile transmission of a signed counterpart of this Fourth Amendment shall be binding upon the party whose signature is contained on the transmitted copy.

**[Signature Page Follows.]**

IN WITNESS WHEREOF, Buyer and Seller have executed this Fourth Amendment to Real Estate Purchase Agreement to be effective as of the date set forth above.

“BUYER”:

The Monreaux LLC

By: \_\_\_\_\_  
Devereaux Peters, its sole member

“SELLER”:

South Bend Redevelopment Commission

By: \_\_\_\_\_  
Troy Warner, President

Attest: \_\_\_\_\_  
Eli Wax, Secretary



South Bend

# Redevelopment Commission

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

## Redevelopment Commission Agenda Item

DATE: 6/23/2025

FROM: Joseph Molnar,  
Assistant Director Growth & Opportunity

SUBJECT: Request for Proposals  
Former Northside Blvd. YMCA Site

\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

☐ APPROVED

☐ Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle) River West; River East; South Side; Douglas Road; West Washington; RDC General; Riv. East Res.

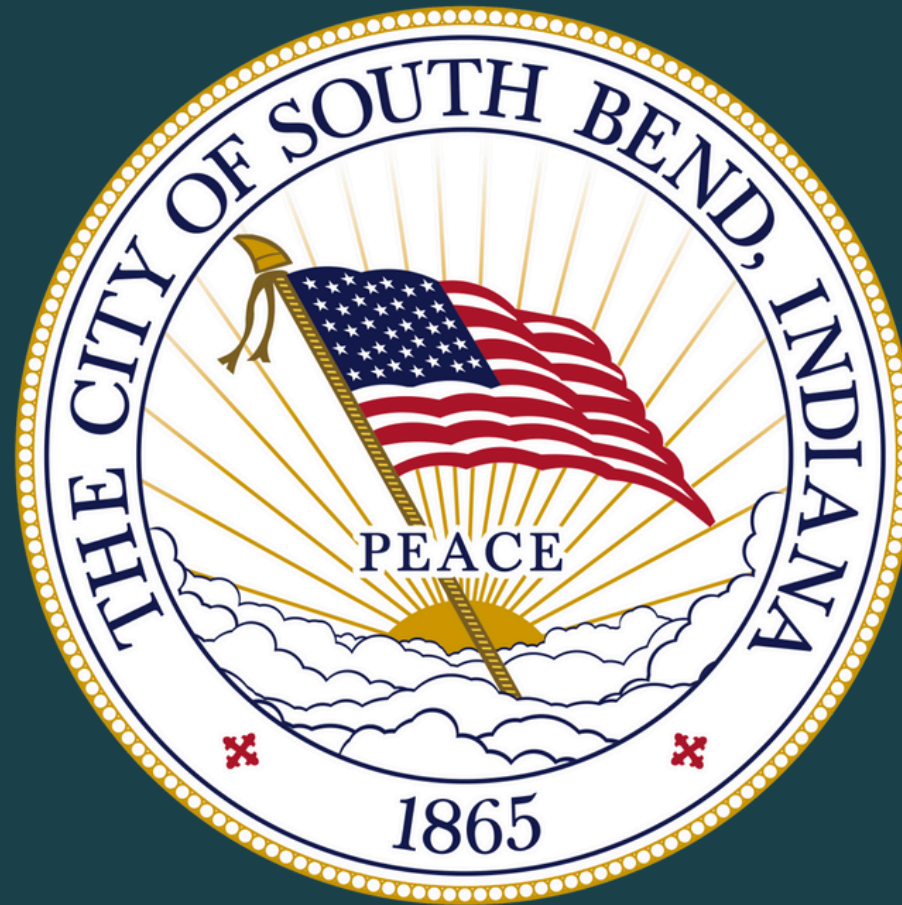
\* Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

PURPOSE OF REQUEST: Approve the Request for Proposals for the former Northside Blvd. YMCA Site

SPECIFICS: The Redevelopment Commission (RDC) acquired the former YMCA property located along Northside Blvd. and Louise St. in 2024 as part of a larger agreement to bring a full functioning YMCA to downtown South Bend. Since the acquisition, the property has been cleared of all the former buildings and is ready for redevelopment. The attached Request for Proposals (RFP) solicits proposals from developers to redevelop the site.

The property in total is just under six (6) acres and borders the St. Joseph River as well as being near cultural amenities such as the South Bend Farmers Market, Market District shops, and the riverwalk which heads to Howard Park and downtown South Bend. The RFP identifies the submission requirements, project requirements, evaluation criteria, and process for evaluation. The RFP outlines that the preferred use of the site would be middle density housing including small-scale apartments and townhouses; however, any other uses that are compatible with the zoning district will be reviewed as well.

If RDC approves the RFP, all proposals would be due on September 10, 2025.



# City of South Bend

## *Department of Community Investment*

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Former Northside Blvd. YMCA Request for Proposals



# PURPOSE & OVERVIEW

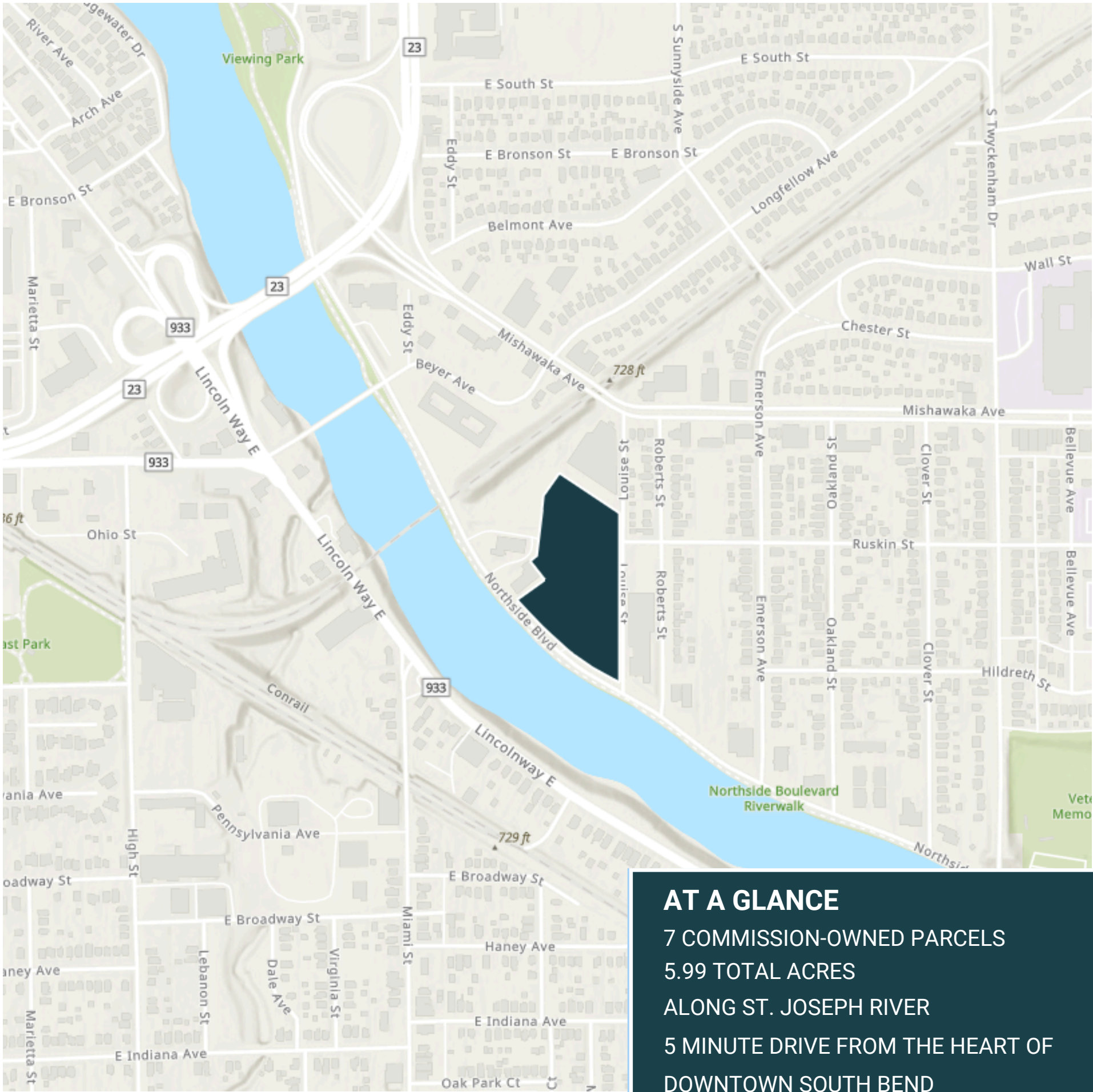
The South Bend Redevelopment Commission (the “Commission”) is soliciting proposals for the former YMCA property located along Northside Blvd. and Louise St. The 5.99 acre site is comprised of 7 Commission-owned parcels.

The Commission is primarily interested in middle - density housing: small-scale apartment buildings and townhouses. Situated along the St. Joseph River and minutes away from downtown, the site is ripe for redevelopment and investment.

This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request. Proposals will be due on September 10<sup>th</sup>. Questions can be sent to Erin Michaels at [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov).

## PROJECT REQUIREMENTS

- Utilize architectural character that is reflective of the existing, traditional neighborhood character;
- Feature a variety of housing price points;
- Properly address St. Joseph River; and
- Utilize flood plain for storm water and/or open space opportunities.



**AT A GLANCE**  
7 COMMISSION-OWNED PARCELS  
5.99 TOTAL ACRES  
ALONG ST. JOSEPH RIVER  
5 MINUTE DRIVE FROM THE HEART OF  
DOWNTOWN SOUTH BEND



# SUBMISSION REQUIREMENTS

All proposals must be submitted using the legal name of the organization with whom a contract would be executed and must be signed by an authorized representative. An electronic copy of the submittal, in a single PDF document, shall be submitted to [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov) with subject line of “Proposal: Former Northside Blvd. YMCA Redevelopment” and include each of the following:

## COVER LETTER

Provide a brief cover letter including an overview of the Applicant’s organization, the proposed development, and proposed purchase price.

## ORGANIZATIONAL INFORMATION

Detail the qualifications, skills, background, and relevant experience of the organization. Nonprofit applicants must provide a copy of its tax-exempt nonprofit status under Section 501(c)(3) of the Internal Revenue Code.

## CONCEPTUAL SITE PLAN

Provide a conceptual site plan that illustrates the layout and design of the proposed project.

## NARRATIVE DESCRIPTION

- A description of how the proposed project meets the evaluation criteria.
- The purchase price for the Commission-owned parcels identified in this RFP.
- A description of proposed building type(s). This must include the number of units, approximate unit size and number of bedrooms / baths per unit, and planned price point (market rate vs. subsidized).
- Details about the project post-construction, such as proposed occupancy (i.e., rental, for-sale), overview of marketing plan for selling or renting unit(s), and overview of property maintenance and management plan (if maintaining ownership).

## BUDGET

Provide a clear understanding of the overall project budget, funding source(s), and basic project pro forma, including the developer fee.

## TIMELINE

Provide a start-to-finish timeline for the implementation of the project, including timeframes for completion of major milestones.

## EVIDENCE OF FINANCIAL RESPONSIBILITY

Must demonstrate ability to execute proposed project (see form: Statement of Qualification and Financial Responsibility included in this document).

## AFFIDAVIT OF NON-COLLUSION

Applicant shall complete the Affidavit of Non-Collusion on the form provided. The Affidavit is affirmation that the Applicant has not colluded, conspired, connived, or agreed with any other Applicant or person, firm, or corporation regarding any submittal to the Commission.

The Commission shall not be responsible for errors and/or omissions on the part of the Applicant, and the Commission will not be responsible for making interpretations or deleting or correcting errors in calculations. The Commission expressly reserves the right to accept or reject any or all proposals, and to waive any informalities, irregularities, or technical defects if such are deemed, in the Commission’s sole opinion, to be immaterial.

## ADJOINING PROPERTY COOPERATION

Favorable credit will be given to proposals that have agreements with adjoining property owners for redevelopment and/or access.





# EVALUATION CRITERIA

## RFP REQUIREMENTS

Proposal is complete and meets or exceeds the requirements of this request for proposals.

## CONSISTENCY WITH CITY PLANS AND STUDIES

Proposal is consistent with the goals of River East Development Area Plan.

## DESIGN

The size and character of the proposed development fits the general design principles for the site. Specifically, the design, site layout, number of units, materials, and similar considerations will be evaluated.

## EXPERIENCE

Applicant has sufficient experience and a successful track record of projects of similar type, size, and complexity.

## FINANCIAL RESPONSIBILITY

The Applicant demonstrates the ability to finance and complete the Proposal in the timeframes stated.

## SUSTAINABILITY

The degree to which sustainability features are incorporated beyond building code requirements.

## PURCHASE PRICE

Proposed purchase price for the Commission-owned parcels.

## PROJECT SCOPE

A competitive project, for example, may consist of medium-density housing such as small-scale apartment buildings and townhouses.

Additional consideration will be given to proposals that coordinate or integrate development on this parcel with neighboring properties.

Any other factors which will assure the Commission that the proposal will best serve the interest of the community, both from the standpoint of human and economic welfare and public funds expended.



# PROCESS FOR EVALUATION

The staff of the South Bend Redevelopment Commission will review all submittals to determine whether they are complete and responsive to this RFP. Only submittals that are complete, responsive, and meet all requirements of this RFP will be evaluated. Complete and responsive submittals from qualified applicants will be reviewed in detail as they are submitted. If warranted, the Commission reserves the right to request clarification or additional information from individual applicants. If a proposal is accepted, the proposal will be publicly recommended at a meeting of the South Bend Redevelopment Commission.

# RESOURCES

- [South Bend Zoning Ordinance](#)
- [TIF Districts](#)
- [River East Development Plan](#)



# FORMER NORTHSIDE BLVD. YMCA RFP TIMELINE

## RFP RELEASED

June 26<sup>th</sup> 2025

## PROPOSALS DUE

September 10<sup>th</sup>, 2025 at 12PM

## REDEVELOPMENT COMMISSION

## PROPOSAL OPENING

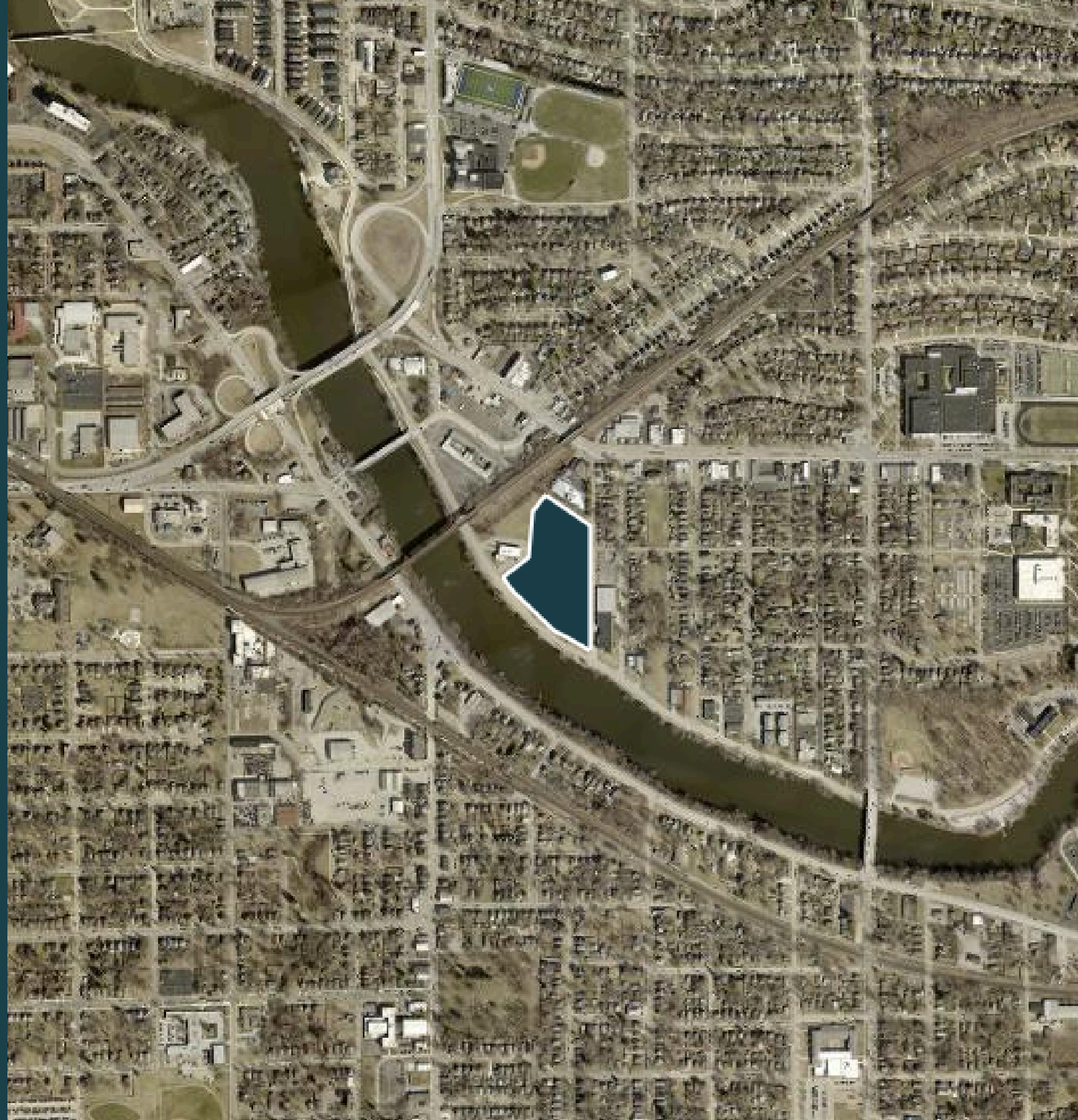
September 11<sup>th</sup>, 2025

## INTERVIEWS/FOLLOW UP

September 12<sup>th</sup> — October 31<sup>st</sup>, 2025

## STAFF RECOMMENDATION TO REDEVELOPMENT COMMISSION

November 13<sup>th</sup>, 2025

















# EXAMPLE YMCA SITE PLAN

- Red outline indicates the City-owned parcels included in this RFP
- Townhomes are shown in yellow
- Multifamily apartments and flats shown in orange





South Bend

# Redevelopment Commission

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

## Redevelopment Commission Agenda Item

DATE: 6/23/2025

FROM: Joseph Molnar  
Assistant Director of Growth and Opportunity

SUBJECT: Request for Proposals  
Former Singer Manufacturing Building

\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

☐ APPROVED

☐ Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle) River West; River East; South Side; Douglas Road; West Washington; RDC General; Riv. East Res.

\* 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: Request for Proposals for the Former Singer Manufacturing Building at 403 E Madison

SPECIFICS: The Redevelopment Commission (RDC) acquired the former Singer Manufacturing Building located at 403 E Madison Street in April of 2025. The building dates back to 1868 and is one of the oldest existing commercial buildings in South Bend. Originally built as a factory building for the Singer Sewing Company, the building was converted to primarily office space in the 1960s and 1970s. Staff believe this property is a prime redevelopment opportunity for the East Bank neighborhood and opportunity to redevelop an important historical building.

The attached Request for Proposals (RFP) outlines the desire for the building to be completely rehabilitated while incorporating the existing childcare tenant space by a future developer. The building is approximately 60,000 square feet and located on 3.39 acres along the St. Joseph River. The RFP identifies the submission requirements, project requirements, evaluation criteria, and process for evaluation. The RFP leaves open for submission any uses that are compatible with the Downtown DT zoning district.

If RDC approves the RFP, all proposals would be due on October 8, 2025.





# City of South Bend

## *Department of Community Investment*

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Former Singer Manufacturing Building Request for Proposals

# PURPOSE & OVERVIEW

The South Bend Redevelopment Commission (the “Commission”) is soliciting proposals for the former Singer Manufacturing building located at 403 E Madison St., South Bend, IN 46617. The 3.39 acre site is improved with a 3-story 60,216 sq ft building that dates back to 1868. The Commission is primarily interested in a full rehabilitation of the existing building and will accept any proposals that are for uses allowable by the Downtown Zoning District.

Situated along the East Bank Trail and St. Joseph River, the site is ripe for redevelopment and investment. The parcel is located on the edge of downtown South Bend and is only a 7 minute drive from the University of Notre Dame.

This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request. Proposals will be due on October 8<sup>th</sup>. Questions can be sent to Erin Michaels at [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov).



## PROJECT REQUIREMENTS

- Meet zoning ordinance requirements;
- Plan for the full rehabilitation of the existing building;
- Properly address the St. Joseph River and East Bank Trail;
- Reflect the architectural character of surrounding properties and South Bend’s architectural history;
- Feature a variety of housing price points, if housing is included; and
- Incorporate existing building tenant, East Bank Learning Center.

## AT A GLANCE

3.39 ACRES  
60,216 USABLE SQ FT  
ALONG ST. JOSEPH RIVER &  
EAST BANK TRAIL



# DEVELOPER REQUIREMENTS

- Applicants must be legally incorporated and in good standing or a validly formed not-for-profit organization capable of demonstrating proof of tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.
- Preference given to applicants with prior experience managing and completing all phases of construction for a project of this size and scope.
- Applicants must comply with City of South Bend ordinances and all other federal, state, and local laws and regulations.
- Applicants must agree to hold the South Bend Redevelopment Commission harmless and to indemnify it and the City of South Bend for any damages or costs related to any claim, suit, or demand related to any action occurring as a result of the Applicant’s proposal.
- The Commission reserves the right to reject proposals submitted by Applicants who are not current on property taxes or utility payments for any properties currently owned, or for any other reason deemed to be in the best interest of City.



# SUBMISSION REQUIREMENTS

All proposals must be submitted using the legal name of the organization with whom a contract would be executed and must be signed by an authorized representative. An electronic copy of the submittal, in a single PDF document, shall be submitted to [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov) with subject line of “Proposal: Former Singer Manufacturing Building Redevelopment” and include each of the following:

## COVER LETTER

Provide a brief cover letter including an overview of the Applicant’s organization, the proposed development, and proposed purchase price.

## ORGANIZATIONAL INFORMATION

Detail the qualifications, skills, background, and relevant experience of the organization. Not-for-profit applicants must provide a copy of its tax-exempt nonprofit status under Section 501(c)(3) of the Internal Revenue Code.

## CONCEPTUAL SITE PLAN

Provide a conceptual site plan that illustrates the layout and design of the proposed project.

## NARRATIVE DESCRIPTION

- A description of how the proposed project meets the evaluation criteria and guiding principles.
- The purchase price for the parcel identified in this RFP.
- A description of proposed building/property use(s). This must include the number of units, approximate unit size and number of bedrooms / baths per unit, and planned price point (market rate vs. subsidized). Must address how the project will incorporate the existing tenant, East Bank Learning Center.
- Details about the project post-construction, such as proposed occupancy (i.e., rental, for-sale), overview of marketing plan for selling or renting unit(s), and overview of property maintenance and management plan (if maintaining ownership).

## BUDGET

Provide a clear understanding of the overall project budget and funding source(s) and basic project pro forma, including the developer fee.

## TIMELINE

Provide a start-to-finish timeline for the implementation of the project, including timeframes for completion of major milestones.

## EVIDENCE OF FINANCIAL RESPONSIBILITY

Must demonstrate ability to execute proposed project (see form: Statement of Qualification and Financial Responsibility included in this document).

## AFFIDAVIT OF NON-COLLUSION

Applicant shall complete the Affidavit of Non-Collusion on the form provided. The Affidavit is affirmation that the Applicant has not colluded, conspired, connived, or agreed with any other Applicant or person, firm, or corporation regarding any submittal to the Commission.

The Commission shall not be responsible for errors and/or omissions on the part of the Applicant, and the Commission will not be responsible for making interpretations or deleting or correcting errors in calculations. The Commission expressly reserves the right to accept or reject any or all proposals, and to waive any informalities, irregularities, or technical defects if such are deemed, in the Commission’s sole opinion, to be immaterial.

## INCOROPORATION

Detail how the East Bank Learning Center will be incorporated into redevelopment plans. The East Bank Learning Center occupies approximately 6,000 sq ft of the north end of the first floor with their own separate entrance.



# EVALUATION CRITERIA

## RFP REQUIREMENTS

Proposal is complete and meets or exceeds the requirements of this request for proposals.

## CONSISTENCY WITH CITY PLANS AND STUDIES

Proposal is consistent with the goals of River East Development Area Plan.

## DESIGN

The size and character of the proposed development fits the general design principles for the site. Specifically, the design, site layout, number of units, materials, and similar considerations will be evaluated. Special attention should be given to highlighting the St. Joseph River.

## EXPERIENCE

Applicant has sufficient experience and a successful track record of projects of similar type, size, and complexity.

## FINANCIAL RESPONSIBILITY

The Applicant demonstrates the ability to finance and complete the Proposal in the timeframes stated.

## SUSTAINABILITY

The degree to which sustainability features are incorporated beyond building code requirements.

## PURCHASE PRICE

Proposed purchase price for the Commission-owned parcel.

## PROJECT SCOPE

A competitive project, for example, would consist of a planned rehabilitation and reuse of the entire building—not just a partial reuse.

Any other factors which will assure the Commission that the proposal will best serve the interest of the community, both from the standpoint of human and economic welfare and public funds expended.



## PROCESS FOR EVALUATION

The staff of the South Bend Redevelopment Commission will review all submittals to determine whether they are complete and responsive to this RFP. Only submittals that are complete, responsive, and meet all requirements of this RFP will be evaluated. Complete and responsive submittals from qualified applicants will be reviewed in detail as they are submitted. If warranted, the Commission reserves the right to request clarification or additional information from individual applicants. If a proposal is accepted, the proposal will be publicly recommended at a meeting of the South Bend Redevelopment Commission.

## RESOURCES

[South Bend Zoning Ordinance](#)  
[TIF Districts](#)  
[River East Development Plan](#)

## TOURS

For any and all tour requests, please contact Erin Michaels at [emichaels@southbendin.gov](mailto:emichaels@southbendin.gov) by September 12<sup>th</sup>.



# FORMER SINGER MANUFACTURING BUILDING RFP TIMELINE

## RFP RELEASED

June 26<sup>th</sup>, 2025

## PROPOSALS DUE

October 8<sup>th</sup>, 2025 at 12PM

## REDEVELOPMENT COMMISSION PROPOSAL OPENING

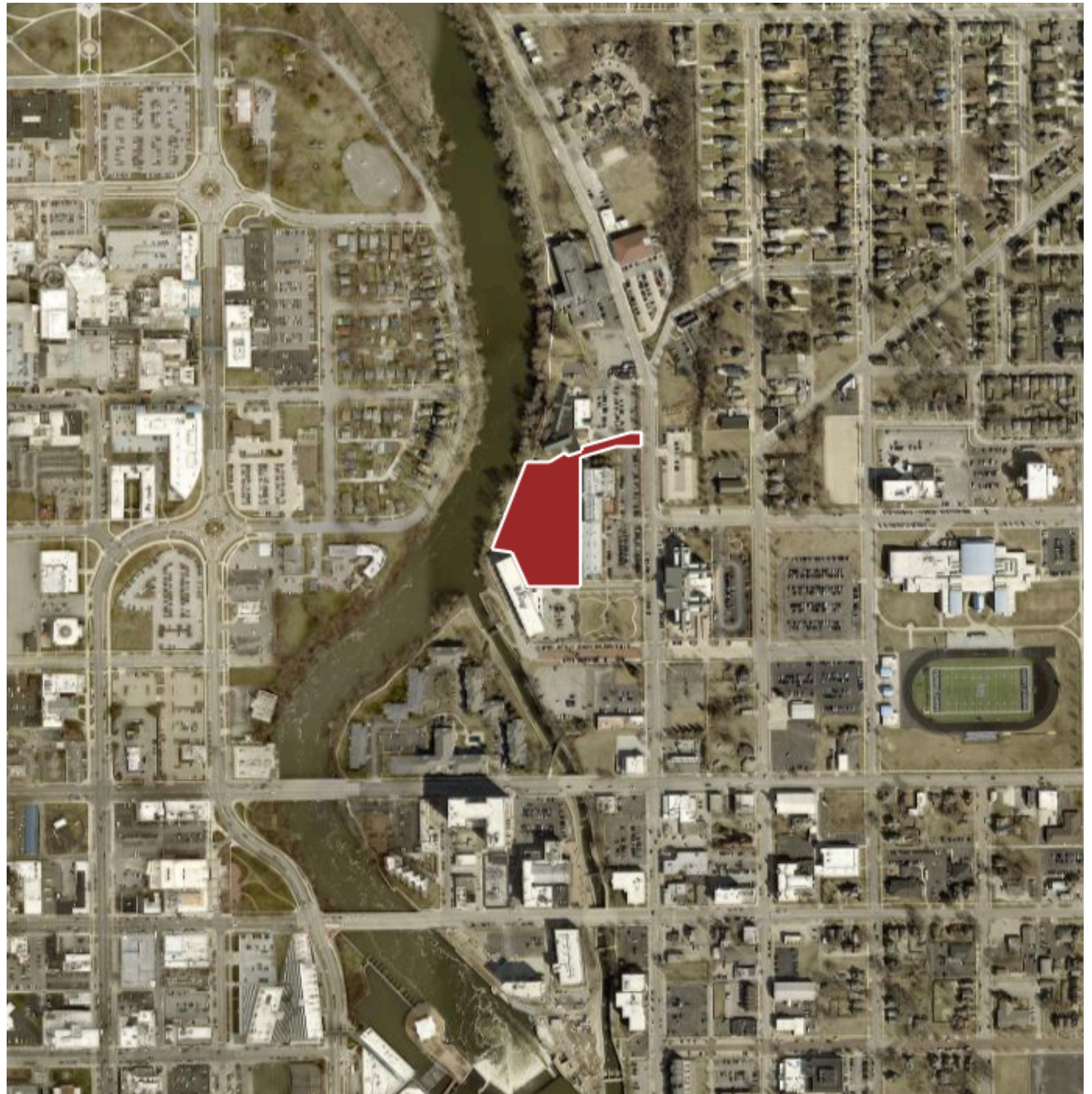
October 9<sup>th</sup>, 2025

## INTERVIEWS/FOLLOW UP

October 10<sup>th</sup> — November 30<sup>th</sup>, 2025

## STAFF RECOMMENDATION TO REDEVELOPMENT COMMISSION

December 11<sup>th</sup>, 2025

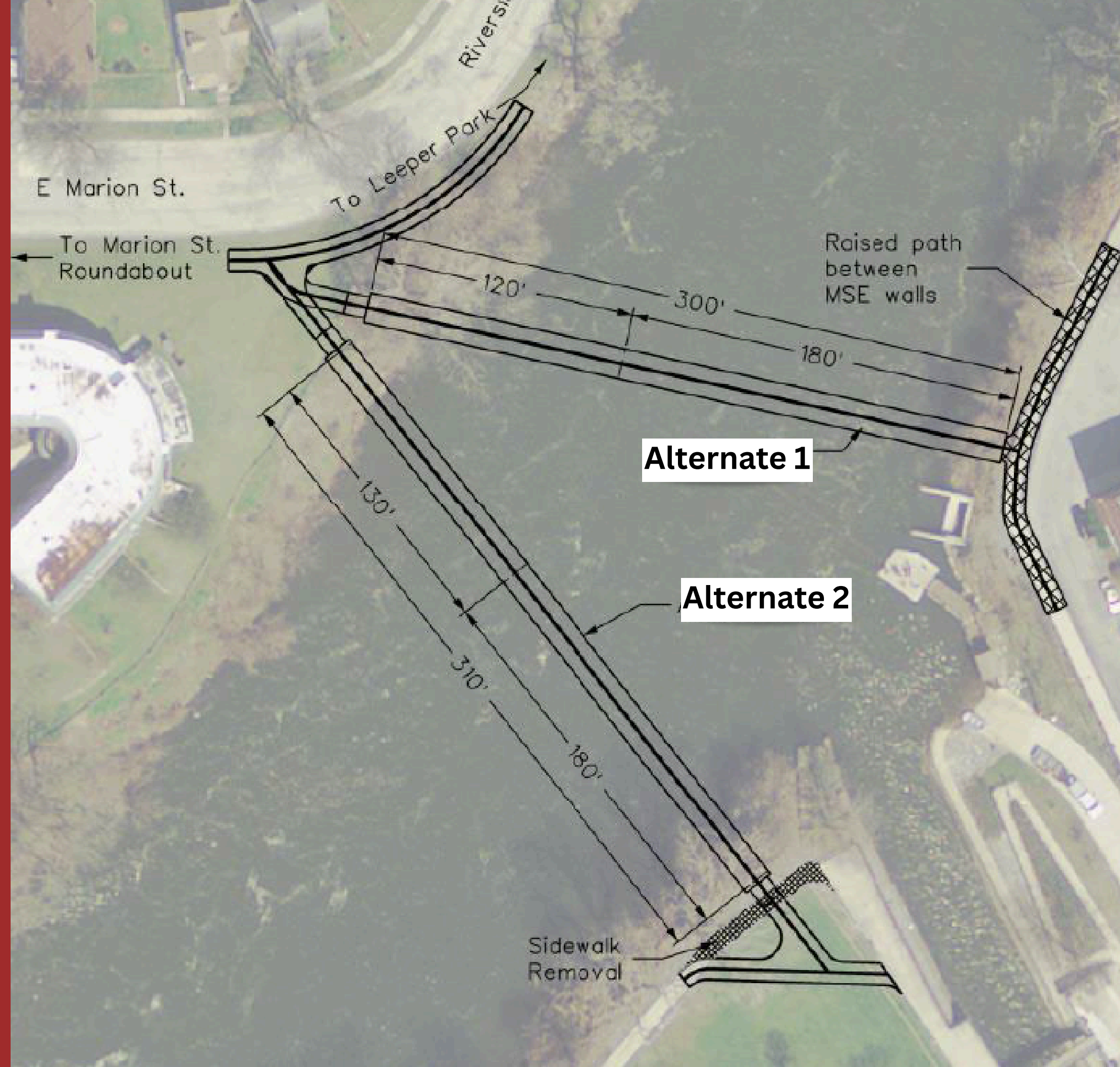




# NEW AMENITY

The City will be building a new pedestrian bridge, connecting residents from E Marion St. to the East Bank Trail and allowing for access to downtown amenities. Alternates 1 and 2 are shown on the right.

*Exact design and location are subject to change.*











425 E Madison Street

AKLAWN  
WE MOVED  
NEXT DOOR!

EAST BANK  
LEARNING  
CENTER





















## NEW PEDESTRIAN BRIDGE

The City will be building a new pedestrian bridge near Marion St. *Note, this is a draft plan and is subject to change at any time.*