



**ITEM: 6.F.(5)**

Department of  
**Community Investment**

## Memorandum

January 12, 2015

TO: South Bend Redevelopment Commission

FROM: Brock Zeeb, Director of Economic Resources *BZ*

SUBJECT: Professional Services Proposal – Meridian Title

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This professional services proposal from Meridian Title is to provide corrective property deed services.

The Commission currently owns approximately 390 properties, and staff asked for proposals from multiple title companies to estimate the cost of examining all Redevelopment deeds so titling would be consistent, and to change titling to the name "Department of Redevelopment of the City of South Bend for use and benefit of the department of Redevelopment", which State statute requires.

Once completed the County Recorder, Auditor, Assessor and Treasurer's records will match. This will also allow staff to create a GIS layer which allows site selectors, citizens and staff to easily identify and track properties owned and for sale by the Commission.

The cost for Meridian's services is \$5,000, with a not-to-exceed of \$10,000 (the not-to-exceed allows Meridian to correct any deed issues and cover title search cost on properties if necessary).

Staff requests approval of Meridian's proposal in a not-to-exceed of \$10,000.





**MERIDIAN**  
TITLE CORPORATION

**Corporate Office**

202 S. Michigan St., Ste. 300  
South Bend, IN 46601  
574 232.5845 FAX 574 289.1514

**Crown Point**

1182 E. Summit St.  
Crown Point, IN 46307  
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**Highland Office**

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Highland, IN 46322  
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**Hobart Office**

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Hobart, IN 46342  
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**LaPorte Office**

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LaPorte, IN 46350  
219 362.3228 FAX 219 362.3604

**Michigan City Office**

241 Medical Plaza, Unit D  
Michigan City, IN 46360  
219 879.9639 FAX 219 879.9672

**Portage Office**

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Portage, IN 46368  
219 364.8100 FAX 219 364.8200

**Valparaiso Office**

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Valparaiso, IN 46383  
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*For a complete list of offices  
in Indiana and Michigan,  
please visit our website,*

[www.meridiantitle.com](http://www.meridiantitle.com)

*or call any of the offices listed.*

January 12, 2015

Redevelopment Commission of the City of South Bend

RE: Ownership Search and Documentation to Transfer Title  
to Common Entity

To Whom It May Concern:

Meridian Title Corp. proposes to determine the correct current ownership for the supplied parcel numbers, and then prepare and record deeds from the various different entities (ie. Redevelopment Commission, Redevelopment Authority, City of South Bend) to a common owner, whose name will be supplied by the city, for a bid of \$5,000.00 but not to exceed \$10,000.00. Said work to be completed no later than the end of January, 2015. Thank you for the opportunity to be of service.

Please sign below to authorize Meridian Title to proceed.

Redevelopment Commission of the City of South Bend

By: \_\_\_\_\_

Sincerely,

Kim A. Myers  
Commerical Title Department