




Department of
Community Investment

Memorandum

May 14, 2015

TO: Redevelopment Commission
FROM: David Relos, Economic Resources 
SUBJECT: Resolution No. 3293 and 3294
Accepting Property from the Board of Public Works and Redevelopment Authority

In an ongoing effort to correctly title City owned properties in the name of the correct City entity, staff has identified certain parcels that should be in the Commission's name because they are properties which can be redeveloped.

Resolution No. 3293 accepts four parcels from the Board of Public Works (BPW). Two parcels are near the corner of Olive and Cleveland roads and abut other property owned by the Commission. The other two parcels are in the old Studebaker Museum block near the Cove.

Resolution No. 3294 accepts four parcels from the Redevelopment Authority (RDA). These four parcels are in the old Studebaker Museum block, and with the two BPW owned parcels above, make up roughly three quarters of this downtown block.

At the next meeting of both BPW and RDA, a resolution will be presented to authorize the transfer of these parcels to the Commission. Once both bodies approve their respective resolutions, deeds will be prepared to complete the transfer.



Staff requests approval of Resolution No. 3293 and 3294, to accept the transfer of these parcels to the Commission.



Studebaker Museum Block



Legend

-  Parcels to Transfer - Redevelopment Authority Owned
-  Parcels to Transfer - City of South Bend Owned



Cleveland & Olive BPW owned properties



RESOLUTION NO. 3293

**A RESOLUTION OF THE SOUTH BEND
REDEVELOPMENT COMMISSION
ACCEPTING THE TRANSFER OF REAL PROPERTY FROM
THE BOARD OF PUBLIC WORKS OF THE CITY OF SOUTH BEND**

WHEREAS, the City of South Bend, Indiana, Board of Public Works (the “Board”) has custody of and may maintain all real property owned by the City of South Bend, Indiana (the “City”) pursuant to I.C. 36-9-6-3; and

WHEREAS, pursuant to I.C. 36-1-11-8, the City, acting by and through the Board, may transfer or exchange property with another governmental entity upon terms and conditions agreed upon by the two entities as evidenced by the adoption of substantially identical resolutions of each entity; and

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

WHEREAS, the City, acting by and through the Board, owns certain parcels of real estate in the River West Development Area (the “RWDA”), more particularly described in Exhibit A (the “Property”); and

WHEREAS, the Department, by and through the Commission, has presented to the Board a request for the transfer of the Property; and

WHEREAS, the request provides that the Board will transfer the Property to the Department to facilitate its redevelopment efforts in the RWDA; and

WHEREAS, the City, by and through the Board, now wishes to transfer the Property to the Department; and

WHEREAS, the Department desires to accept transfer of the Property from the City for redevelopment efforts in the RWDA, and to authorize the staff of the Department to accept a quit claim deed effecting the transfer of the Property and cause it to be presented for recording; and

WHEREAS, it is contemplated that the Board will adopt a resolution consistent with the requirements of I.C. 36-1-11-8 concerning the transfer of the Property.

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

1. The transfer of the Property, and all the City's interests therein, described in Exhibit A situated in St. Joseph County, Indiana, by the City of South Bend, Indiana, acting by and through its Board of Public Works, to the South Bend Redevelopment Commission, for and on behalf of the City of South Bend, Department of Redevelopment, shall be, and hereby is, authorized and approved.

2. The staff of the Department of Redevelopment shall be, and hereby are, authorized to accept and cause to be recorded with the St. Joseph County Recorder's Office a quit claim deed transferring the Property.

3. This Resolution shall be in full force and effect upon its adoption.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on May 14, 2015, at 227 West Jefferson Boulevard, Room 1308, South Bend, Indiana 46601.

**CITY OF SOUTH BEND,
DEPARTMENT OF REDEVELOPMENT**

Signature

Printed Name and Title

South Bend Redevelopment Commission

ATTEST:

Signature

Printed Name and Title

South Bend Redevelopment Commission

EXHIBIT A

Description of Property

Parcel Key Numbers:

025-1011-018701

025-1011-018705

018-3015-0563

018-3015-0581

RESOLUTION NO. 3294

**A RESOLUTION OF THE SOUTH BEND
REDEVELOPMENT COMMISSION
ACCEPTING THE TRANSFER OF REAL PROPERTY FROM
THE SOUTH BEND REDEVELOPMENT AUTHORITY**

WHEREAS, the South Bend Redevelopment Authority (the “Authority”) exists and operates pursuant to I.C. 36-7-14.5 as a separate body corporate and politic and an instrumentality of the City of South Bend, Indiana (the “City”); and

WHEREAS, the Authority owns the real property located in the River West Development Area (the “RWDA”) and described in Exhibit A (collectively, the “Property”); and

WHEREAS, pursuant to I.C. 36-1-11-8, the Authority may transfer or exchange property with another governmental entity upon terms and conditions agreed upon by the two entities as evidenced by the adoption of substantially identical resolutions of each entity; and

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

WHEREAS, the Department, by and through the Commission, has presented to the Authority, a request for the transfer of the Property to the Commission; and

WHEREAS, the Authority desires to transfer the Property to the Commission for use in accordance with the Commission’s redevelopment purposes under with the Act; and

WHEREAS, it is contemplated that the Authority will adopt a resolution consistent with the requirements of I.C. 36-1-11-8 concerning the transfer of the Property.

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

1. The transfer of the Property, and all the Authority’s interest therein, described in Exhibit A situated in St. Joseph County, Indiana, by the Authority to the Commission, shall be, and hereby is, authorized and approved.
2. Upon delivery by the Authority, the Commission’s staff shall cause the recording of the quit claim deed conveying all the right, title, and interest of the Authority in and to the Property to the Commission.
3. This Resolution shall be in full force and effect upon its adoption.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on May 14, 2015, at 227 West Jefferson Boulevard, Room 1308, South Bend, Indiana 46601.

**CITY OF SOUTH BEND,
DEPARTMENT OF REDEVELOPMENT**

Signature

Printed Name and Title

South Bend Redevelopment Commission

ATTEST:

Signature

Printed Name and Title

South Bend Redevelopment Commission

EXHIBIT A

Description of Property

Parcel Key Numbers:

018-3015-056301

018-3015-0578

018-3015-0579

018-3015-0580