




Department of
Community Investment

Memorandum

February 22, 2016

TO: Redevelopment Commission
FROM: David Relos, Economic Resources 
SUBJECT: Approval of Bid Specifications and Design Considerations
Hamilton Towing block

Attached are the Bid Specifications and Design Considerations for the disposition of property at the SW corner of Lafayette and Sample, being an area bounded by Franklin, Garst, Lafayette, and Sample streets. This is a 4.15 +/- acre site which formerly housed Hamilton Towing and Ziolkowski Construction, and is just east of Ignition Park.

The Bid Specifications outline the uses and development requirements that will be considered for this site.

Staff requests approval of the Bid Specifications and Design Considerations for the eventual disposition of this property.



Bid Specifications & Design Considerations

**Sale of Redevelopment Owned Property
The SW corner of Lafayette and Sample, being an area bounded by Franklin, Garst, Lafayette, and
Sample streets
River West Development Area**

1. All of the provisions of I.C. 36-7-14-22 will apply to the bidding process.
2. All offers must meet the minimum price listed on the Offering Sheet.
3. Proposals for redevelopment are required to be for projects that are permitted within the Ignition Park PUD zoning designation. All proposals must conform to the existing zoning provisions as outlined in the South Bend Zoning Ordinance Title 21 of the City of South Bend Municipal Code.
4. Proposals for the reuse of the property must include a basic reuse plan for the site and a project timeline detailing aspects of the site redevelopment and site improvements. During the review process, emphasis will be placed on compatibility with the goals and objectives of the surrounding neighborhood, Ignition Park Planning Area, and the Development Plan for the River West Development Area.
5. Bidders are prohibited from the use of the property for speculation or land-holding purposes.
6. All other provisions of the River West Development Area Development Plan must be met.