



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 9/16/22
FROM: Joseph Molnar
SUBJECT: Request to Advertise
Lafayette Building & Parking Lot

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Approval of dates to advertise the sale of the Lafayette Building and Parking Lot

Specifics: Attached is the Notice of Intended Disposition of Property (Notice) for the Lafayette Building and the parking lot at 117/119 Lafayette Blvd.

The notice will be advertised in the South Bend Tribune on October 1 and October 8, 2022.

Staff requests approval of this Notice and the Request to Advertise, for the eventual disposition of these properties.

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 \$ _____

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

Notice of Intended Disposition of Property

RIVER WEST DEVELOPMENT AREA
115 & 117/119 S. Lafayette Blvd.
South Bend, Indiana 46601

Notice is hereby given that the Redevelopment Commission of the City of South Bend, Indiana, will receive sealed offers for the purchase of certain properties situated in the River West Development Area until 9:00 a.m. (local time) on the 26th day of January, 2023 in the Office of the Department of Redevelopment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana, 46601 or by electric copy in a single PDF document sent to RDCRFP@southbendin.gov. All offers will be publicly opened and read aloud at 9:30 a.m. (local time) on the 26th day of January, 2023 at the Regular Meeting of the Redevelopment Commission to be held that date and time in Room 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, or in the event of cancellation or rescheduling, at the Redevelopment Commission's subsequent regular meeting or rescheduled regular meeting held at a time and place given by public notice. All offers will be referred to Redevelopment Commission staff for review and recommendation. Bid proposals for the purchase of the property offered will be considered. An accepted bid will be publicly recommended at a meeting of the South Bend Redevelopment Commission, to be held at 9:30am (EDT), March 9th, 2023, in room 1308, County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601.

The properties being offered are located at 115 & 117/119 Lafayette Blvd., in the River West Development Area, South Bend, Indiana. Any proposal submitted must be for the site as noted on the Request for Proposal. The required re-use of the property is for projects that are permitted within the DT Downtown zoning designation. Strong emphasis will be placed during the review process on compatibility with and support of the River West Development Area, the surrounding businesses and neighborhood, and the property's local historic designation.

A Request for Proposal containing bid forms, the evaluation criteria and other pertinent information may be picked up at the Department of Community Investment, 1400 S. County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601.

The Commission reserves the right to reject any and all bids, and to make the award to the highest and best bidder. In determining the best bid, the Commission will take into consideration the following:

1. The degree to which the Applicant's Bid meets the objectives of the River West Development Area Plan and meets or exceeds the criteria outlined in the Lafayette Building Request for Proposal.
2. The size and character of the improvements proposed by to be made by the Applicant.
3. Applicant's plans and ability to improve the Property with reasonable promptness and Applicant's proposed timetable for commencing and completing the Project.
4. The financial responsibility, qualifications, experience and ability of the Applicant to finance and complete the development as proposed.
5. The total Purchase Price offered by Applicant.
6. The immediate and long-term potential impact on employment and residential population in the area anticipated to result from development of the Property.
7. Any other factors which will assure the Department that the sale of the Property, if made, will further the execution of the River West Development Area Plan and will best serve in the interest of the community, both from the standpoint of human and economic welfare and public funds expended.

The Commission further reserves the right to waive any formalities in bidding which are not mandatory requirements. In the event that no Bid is recommended, the Redevelopment Commission may dispose of the Property at either public sale or by private negotiation in accordance with Indiana Code §36-7-14-22.

A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:

- (A) beneficiary of the trust; and
- (B) settlor empowered to revoke or modify the trust.

CITY OF SOUTH BEND, INDIANA
DEPARTMENT OF COMMUNITY INVESTMENT
Joseph Molnar, Property Development Manager
Publish Dates: October 1 and October 8, 2022