



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: 02/19/24  
FROM: Joseph Molnar  
SUBJECT: Accepting 27 Properties from BPW

\_\_\_\_\_ 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: Accepting 27 Vacant Single-Family Properties from BPW

Specifics: The attached matching resolution approves the Redevelopment Commission to accept twenty-seven (27) properties from the Board of Public Works. Staff believes that these properties have the potential to be redeveloped to provide infill housing and that process would be better suited if the properties were held by the Redevelopment Commission.

Staff requests approval.

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

1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | f 574.235.9021 | www.southbendin.gov

## RESOLUTION NO. 3590

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

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) is the governing body of the City of South Bend, Indiana (the “City”), Department of Redevelopment and exists and operates pursuant to Indiana Code Section 36-7-14 (the “Act”); and

WHEREAS, the South Bend Board of Public Works (the “Board”) exists and operates pursuant to Indiana Code Section 36-4-9-5, holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3, and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the Board owns twenty-seven (27) parcels of real property in the River West Development Area of the City, which is more particularly described on Exhibit A (the "Property"); and

WHEREAS, pursuant to declaratory resolutions previously adopted and amended from time to time, the Commission has declared a certain area of the City known as the “River West Development Area” as a redevelopment area and an allocation area under the Act and approved an economic development plan for the Area; and

WHEREAS, the Commission desires to obtain title to the Property to encourage the redevelopment of the property and for any other purpose authorized by the Act; and

WHEREAS, the Board approved the conveyance of the Property pursuant to its Resolution 06-2024 at its regular meeting held on February 13, 2024.

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

1. The Commission hereby accepts the conveyance of the Property from the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed substantially similar to the document attached hereto as Exhibit B, conveying all of the Board’s right, title, and interest in the Property to the Commission.

2. The Commission authorizes Joseph Molnar of the City’s Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission’s acceptance of the Property.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

ADOPTED at a meeting of the South Bend Redevelopment Commission held on February 22, 2024.

SOUTH BEND REDEVELOPMENT  
COMMISSION

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Marcia I. Jones, President

ATTEST:

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Vivian Sallie, Secretary

**EXHIBIT A**  
**Legal Description**

Parcel I:

Parcel No. 71-08-02-335-005.000-026  
Legal Description: LOT 5 CUSHINGS 1ST  
Commonly Known As: 620 Sherman Ave

Parcel II:

Parcel No. 71-08-02-334-013.000-026  
Legal Description: LOT 48 CUSHINGS 1<sup>ST</sup>  
Commonly Known As: 619 Sherman Ave

Parcel III:

Parcel No. 71-08-02-335-008.000-026  
Legal Description: LOT 2 40 FT W SIDE CUSHINGS FIRST ADD  
Commonly Known As: Lincoln Way West and Sherman Ave

Parcel IV:

Parcel No. 71-08-02-334-015.000-026  
Legal Description: EAST 32' LOT 50 CUSHINGS 1ST ADDN  
Commonly Known As: 1031 Lincoln Way West

Parcel V:

Parcel No. 71-08-02-451-002.000-026  
Legal Description: Ex 36 Ft W End Lot 52 Cushing & Lindsey  
Commonly Known As: 633 Harrison Ave

Parcel VI:

Parcel No. 71-08-02-333-012.000-026  
Legal Description: 30 Ft S Side Lot 13 & 10 Ft N Side Lot 12 Cushings 1st  
Commonly Known As: 722 Sherman Ave

Parcel VII:

Parcel No. 71-08-02-333-008.000-026  
Legal Description: LOT 16 CUSHINGS 1ST  
Commonly Known As: 736 Sherman Ave

Parcel VIII:

Parcel No. 71-08-02-333-006.000-026  
Legal Description: LOT 18 CUSHINGS 1ST  
Commonly Known As: 744 Sherman Ave

Parcel IX:

Parcel No. 71-08-02-332-025.000-026  
Legal Description: "Lot 36 Ex 36' N End & 28' N Side Lot 37 Cushings 1st Add"  
Commonly Known As: 737 Sherman Ave

Parcel X:  
Parcel No. 71-08-02-332-026.000-026  
Legal Description: 22 Ft S Side Lot 37 14 Ft N Side Lot 38 Cushings 1<sup>st</sup>  
Commonly Known As: 729 Sherman Ave

Parcel XI:  
Parcel No. 71-08-02-332-029.000-026  
Legal Description: "17 Ft S Side Lot 39 & 17 Ft N Side Lot 40 Cushings 1st"  
Commonly Known As: 723 Sherman Ave

Parcel XII:  
Parcel No. 71-08-02-332-030.000-026  
Legal Description: 33 FT S SIDE LOT 40 CUSHINGS 1ST  
Commonly Known As: 721 Sherman Ave

Parcel XIII:  
Parcel No. 71-08-02-332-032.000-026  
Legal Description: LOT 42 CUSHINGS 1ST ADD  
Commonly Known As: 713 Sherman Ave

Parcel XIV:  
Parcel No. 71-08-02-476-022.000-026  
Legal Description: "Lot 26 Ex 9 1/4 Ft S Side Kents Sub Bol 114 & S ½ Of Vac Alley N & Adj"  
Commonly Known As: 528 N Scott St

Parcel XV:  
Parcel No. 71-08-02-476-020.000-026  
Legal Description: "Lot 24 80 Ft E End Kents Sub Bol 113 114 & S 1/2  
Adj Vac Alley 01/02 Alley Vac"  
Commonly Known As: 532 3/4 N Scott St

Parcel XVI:  
Parcel No. 71-08-02-476-015.000-026  
Legal Description: " Lot 6 Kents Sub Of Bol 113 & 114Adj Vac Alley 01/02 Alley Vac"  
Commonly Known As: 602 N Scott St

Parcel XVII:  
Parcel No. 71-08-02-476-014.000-026  
Legal Description: LOT 8 MILLER'S SUB 113-114  
Commonly Known As: 606 N Scott St

Parcel XVIII:

Parcel No. 71-08-02-476-010.000-026

Legal Description: 76.8ft W Side Lot 10 Millers Sub Of 113 & 114 & S 1/2 Vac Alley

Commonly Known As: 616 N Scott St

Parcel XIX:

Parcel No. 71-08-02-476-011.000-026

Legal Description: Lot 10 Ex 76.8ft W Side & Ex 36.5ft E Side Wm Millers Sub Of BOL 113-114 State Bank & Also S 1/2 Vac Alley 01-02 Vac Order 9106-00

Commonly Known As: Lot 1 behind 616 N Scott St

Parcel XX:

Parcel No. 71-08-02-476-012.000-026

Legal Description: 36.5' E Side Lot 10 Wm Millers Sub Of BOL 113-114 State Bank & S 1/2 Vac Alley 01-02 Vac Ord 9106-00

Commonly Known As: Lot 2 behind 616 N Scott St

Parcel XXI:

Parcel No. 71-08-02-476-009.000-026

Legal Description: 25.5' Off Entire S Side Lot 11 Wm Millers Sub Of B O L 113 & N 1/2 Vac Alley 01-02 Vac Order 9106-00

Commonly Known As: 618 N Scott St

Parcel XXII:

Parcel No. 71-08-02-476-008.000-026

Legal Description: 24' Off Ent N Side Lot 11 Wm Millers Sub Of B O L 113

Commonly Known As: 620 N Scott St

Parcel XXIII:

Parcel No. 71-08-02-454-023.000-026

Legal Description: EX 80 FT W END LOT 15 MILLERS SUB OF 113 & 114

Commonly Known As: 639 N Scott St

Parcel XXIV:

Parcel No. 71-08-02-454-034.000-026

Legal Description: Lot 19 & S 1/2 Vac Alley N & Adj Kents Sub Bol 113 & 114

Commonly Known As: 531 N Scott St

Parcel XXV:

Parcel No. 71-08-02-454-035.000-026

Legal Description: LOT 20 KENTS SUB BOL 113 114

Commonly Known As: 529 N Scott St

Parcel XXVI:

Parcel No. 71-08-02-454-036.000-026  
Legal Description: LOT 21 KENTS SUB BOL 114  
Commonly Known As: 525 N Scott St

Parcel XXVII:

Parcel No. 71-08-02-454-038.000-026  
Legal Description: LOT 22 17 FT ON SCOTT ST S END N 1/2 12 1-4 FT ON MILL RACE S  
OF KENTS SUB BOL 114  
Commonly Known As: 521 N Scott St

**EXHIBIT B**

**Form of Quit Claim Deed**



HOLD FOR:  
City of South Bend  
227 W Jefferson Blvd., Ste 1400S  
South Bend, IN 46601

AUDITOR'S RECORD:  
TRANSFER NO. \_\_\_\_\_  
TAXING UNIT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PARCEL No. See Attached

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH THAT the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana:

**See Attached Exhibit A**

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

GRANTOR:

Civil City of South Bend, Indiana,  
acting by and through its  
Board of Public Works

By: \_\_\_\_\_  
Elizabeth Maradik, President

ATTEST:

\_\_\_\_\_  
Theresa Heffner, Clerk

STATE OF INDIANA            )  
  ) SS:  
ST. JOSEPH COUNTY         )

Before me, the undersigned, a Notary Public for and in said County and State this \_\_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared Elizabeth Maradik and Theresa Heffner, known to me to be, respectively, as the President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor named herein, and acknowledged the execution of the foregoing Quit Claim Deed, being authorized by Resolution \_\_\_\_\_-2024 of the City of South Bend, Indiana, Board of Public Works so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
Resident of St. Joseph County, Indiana  
Commission expires: \_\_\_\_\_

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

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