

Resolution 26-20

Approving a Lease between South Bend
Redevelopment Commission and the South Bend
Authority related to new Neighborhood Bond for
River West TIF



City of South Bend
Indiana

Filed in Clerk's Office



JUL 28 2026

Bianca Tirado
City Clerk, South Bend, IN

2022-2023

- Most recent
River West
Neighborhood
Bond



City of South Bend
Indiana

- Kennedy Park Improvements (new pool/aquatics facility, new athletic courts, playground, paths) – Under Construction / 2027
- MLK Dream Center Park Improvements (new splash pad, playground, expanded basketball courts) – Complete
- Linden Avene Streetscape Improvements – Complete
- Southeast Park Improvements (new splashpad and playground) – Complete
- Walker Field Park Improvements and Rum Village Connection Improvements – Complete
- Madison Lifestyle District Parking Garage – Under Construction / 2027
- Portage-Elwood Sidewalk Project – Under Design (situation changed after City acquired adjacent shopping center)

Coal Line Phase III



City of South Bend
Indiana

Coal Line Trail

- Phase I&II fully complete
 - Public Planning
 - 2016-2019
- Phase I:
Complete 2022
- Phase II:
Complete 2024



City of South Bend
Indiana



Coal Line Phase I&II



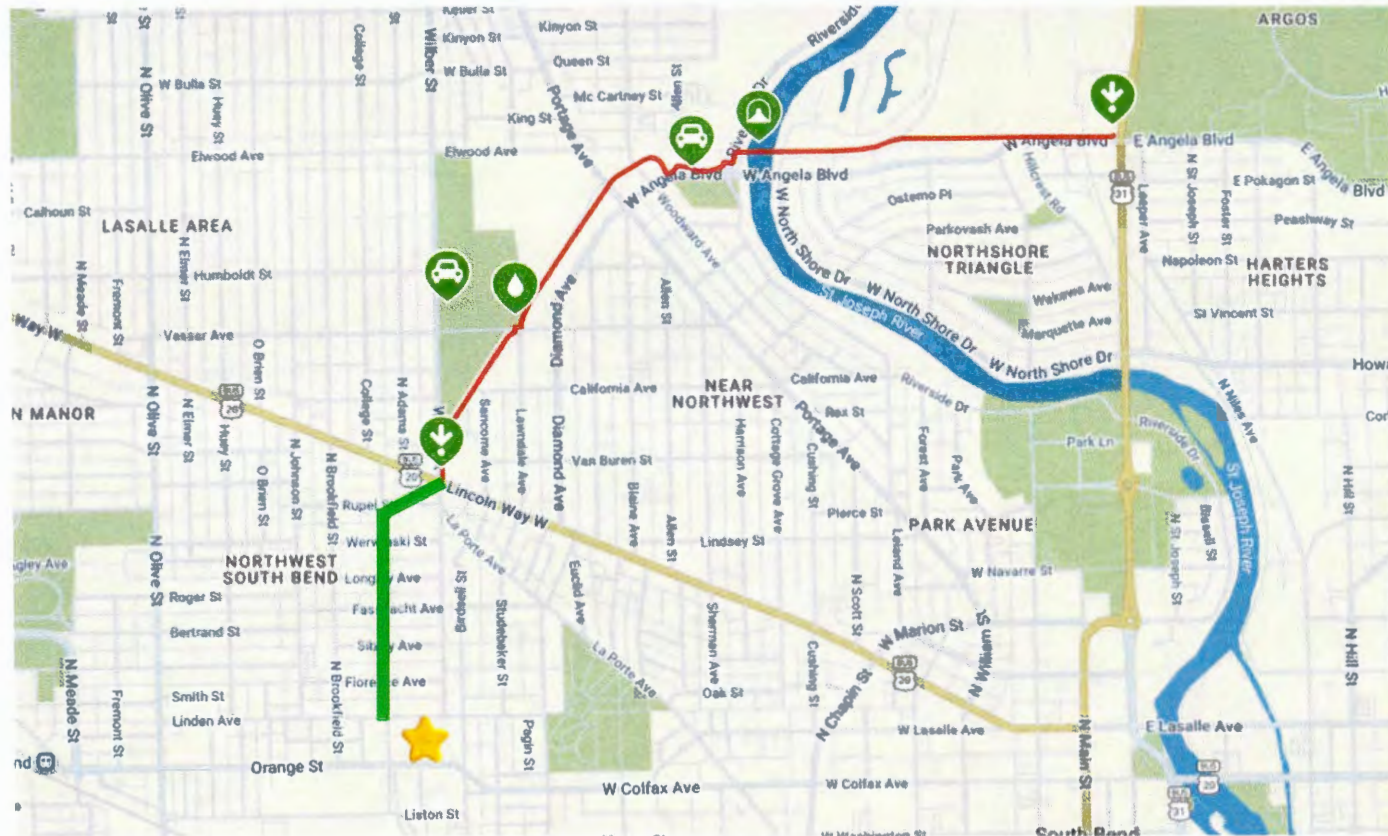
City of South Bend
Indiana

Coal Line Phase III

- Phase III
 - Extension of the existing Stephen J. Luecke Coal Line Trail from LWW to new Dream Center
 - Federal contribution: 80% construction
 - Kennedy Park Neighborhood Plan
 - Adopted Common Council October 2022 after neighborhood outreach and feedback
 - Called for extension of the Coal Line Trail across LWW
 - Similar in style and function to “Link Trail” on South Bend Avenue
 - Using existing City Right-of-Way, no additional land required
 - Aligns with recommendations 32 of the Reparatory Justice Commission’s report.
 - 32 – Maintain sidewalks on City owned properties, especially on existing vacant lots (specifically related to lack of neighborhood investment on West Side of SB)



Coal Line Phase III



City of South Bend
Indiana

College Street Streetscape Improvements



City of South Bend
Indiana

Coal Line Phase III



College Street Improvements

- In conjunction with Coal Line Phase III, streetscape improvements
 - Similar in quality/scale/design to The Link Trail
- Kennedy Park Neighborhood Plan
 - Adopted Common Council October 2022
 - Called for improvements along College Street
- Using existing City Right-of-Way, no additional land required
- Aligns with recommendation 32 of the Reparatory Justice Commission's report.
 - 32 – Maintain sidewalks on City owned properties, especially vacant lots (specifically related to neighborhood investment on West Side of SB)



College Street Improvements

- Will include:
 - New sidewalks
 - Safer pedestrian crossings
 - New Curbs
 - Street Trees



City of South Bend
Indiana

New Rum Village Neighborhood Center



City of South Bend
Indiana

Rum Village Neighborhood Center

- City acquired former William Penn Building on Indiana Ave 2026
- Plans for full renovation into a neighborhood center
 - Partnership with Boys & Girls Club
- Rum Village Neighborhood has no community center currently
- **Rum Village Neighborhood Plan**
 - Adopted by Common Council October 2022 after neighborhood feedback and outreach
 - Called for establishment of a neighborhood center
- Initial neighbor feedback includes desire for:
 - After school programming
 - Community Multi-purpose rooms
 - Childcare
 - Gym space
 - Cafe



City of South Bend
Indiana

NEW RUM VILLAGE COMMUNITY CENTER



**What Would You Like To See In
This Community Center?**

Community Listening Session

**Monday, June 15th
6pm-8pm**

**Flex Room, South Bend Resource
Center**

**1165 Franklin St #100,
South Bend, IN 46601**

**[Together.southbendin.gov/Rum-
Village-Community-Center](https://together.southbendin.gov/Rum-Village-Community-Center)**

Near Westside Neighborhood Park

- Site Acquisition



City of South Bend
Indiana

Near Westside Neighborhood Park

- The Near Westside Neighborhood has no formal city managed neighborhood park
- **Near West Side Neighborhood Plan**
 - **Adopted by Common Council October 2022**
 - Called for the establishment of a neighborhood park
 - Was the primary request from residents during planning process
- Bond would help fund acquisition dollars for the site



Near West Side Neighborhood Plan

Draft, MAY 2022



City of South Bend
Indiana

Drewrys Brewery & Portage Elwood Shopping Center

- Infrastructure Funding



City of South Bend
Indiana

Drewrys/Portage Elwood

- City has cleared former Drewrys Brewery & former Portage Elwood Shopping Center after acquiring and clearing blighted properties
- City has engaged residents multiple times
 - 2018 – Portage & Elwood Neighborhood Center Vision
 - 2024
 - 2026 ★
- Residents have expressed clear desire
 - Cleanup site
 - Restore commercial node
 - New housing opportunities



City of South Bend
Indiana



Drewrys Brewery Site | 2022





City of South Bend
Indiana

Drewry's



City of South Bend
Indiana

Drewrys/Portage Elwood

- Funding would support infrastructure for:
 - Streets and utilities to support Phase I of redevelopment
 - Goals
 - New commercial activity with goal of grocery store
 - New housing
- Aligns with recommendations 23, 25, and 30 of the Reparatory Justice Commission's report.
 - 23 – Work with CDFI and non-profits to create more affordable housing
 - 25 – New developments should not displace existing residents and include affordable housing in new developments
 - 30 - Support construction of housing for those below 80% area median income



Muessel Grove Park Improvements



City of South Bend
Indiana

Muessel Grove Park Improvements

- Park has not seen significant upgrades recently
- Connection park between different neighborhoods
- Drewry's opportunity provides opportunity for expansion/rethinking of park space
- City has engaged residents multiple times
 - 2018 – Portage & Elwood Neighborhood Center Vision
 - 2024
 - 2026
- Funding would go towards new park amenities



Muessel Grove – Concept Plan



City of South Bend
Indiana

Infrastructure Improvements

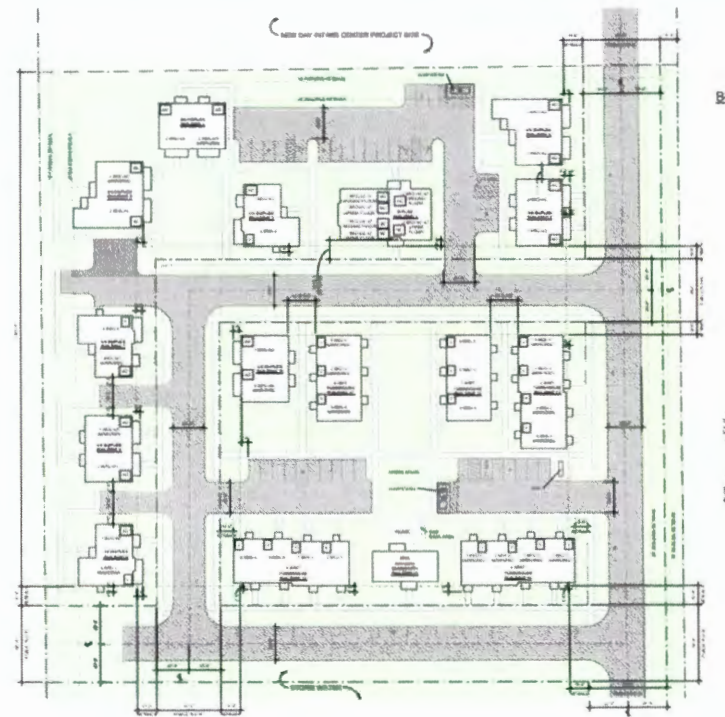
- Roads/Storm Water/ Utilities
- Support Affordable Housing Projects



City of South Bend
Indiana

Old Cleveland Infrastructure

- South Bend Heritage & RDC partnership to build 42 new low income homes
 - LIHTC Award
 - RDC provide land and infrastructure
- Development Agreement contemplated some of the costs funded through a potential bond
- Infrastructure will also support New Day through access road
- Aligns with recommendations 23, 25, and 30 of the Reparatory Justice Commission's report.
 - 23 - Work with CDFI and non-profits to create more affordable housing
 - 25 - New developments should not displace existing residents and include affordable housing in new developments
 - 30 - Support construction of housing for those below 80% area median income



City of South Bend
Indiana

South Bend Thrive



City of South
Indiana

Morris Performing Arts Center Parking Garage



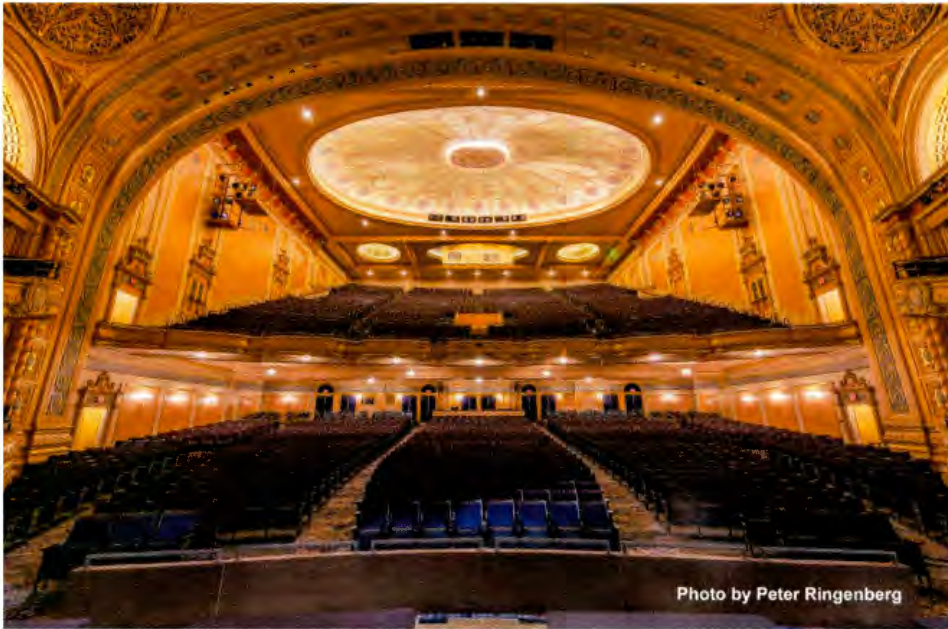
City of South Bend
Indiana

Morris Performing Arts Center Parking Garage

- Never Ending Encore – Morris 100 Projects / ensure Morris survived and thrived into it's second century as a vital resource for South Bend Community
 - Phase I – Vital infrastructure improvements to Theater
 - Phase II – Raclin Murphy Encore Center
 - Phase III – Attached Parking Garage
 - City and volunteer community capital campaign raised capital for all three phases, donations for garage waiting to move forward with match from City
 - Multiple public meetings, events, feedback over multi-year period

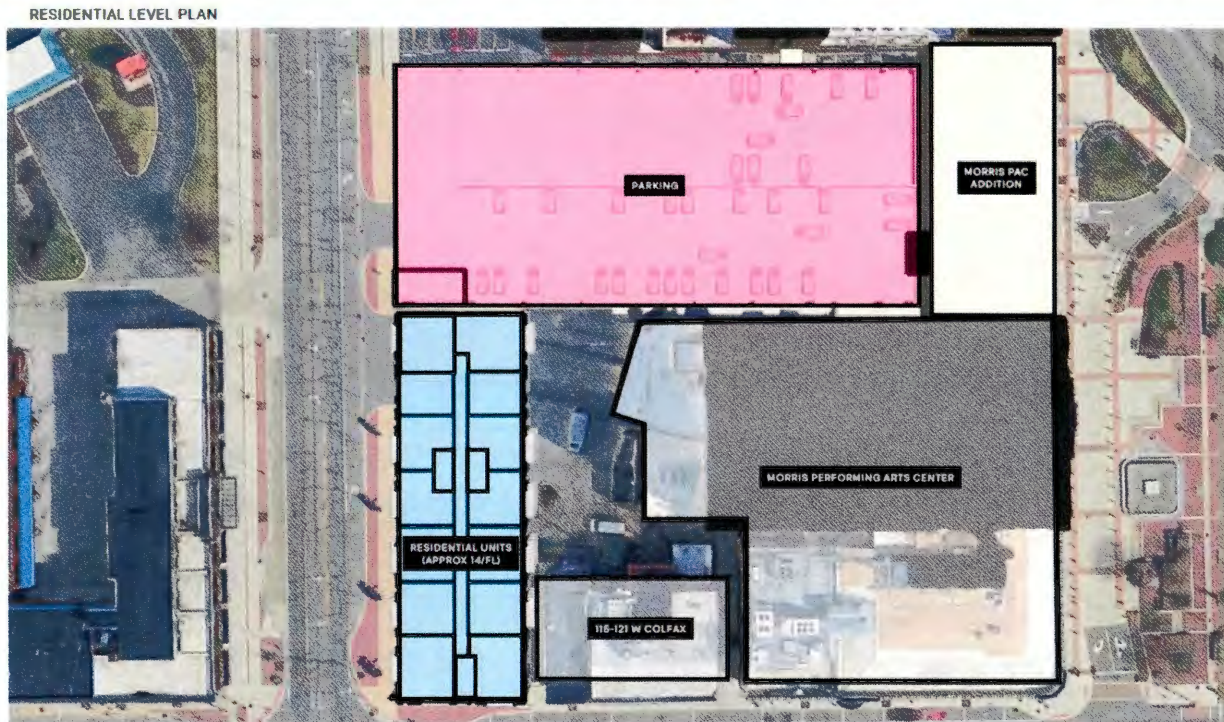


Morris Performing Arts Center Garage



City of South Bend
Indiana

Morris Performing Arts Center Garage



City of South Bend
Indiana

Process – Public Approvals

- 6/25 RDC adopted resolution preliminarily approving form of lease
- 7/9 RDC held public hearing on lease and adopted resolution authorizing execution of lease
- 7/22 RDA adopt resolution approving form of lease and determining to issue bonds subject to Council approval
- 7/27 SB Council adopt resolution approving RDC enter into proposed lease
- 8/11 BPW approve lease documents
- 8/12 RDA adopt resolution authorizing issuance bonds and execution of documents
- 8/13 RDC adopt resolution regarding back-up for lease payments
- 10/1 Bond Closing



City of South Bend
Indiana

2026 RW Bond

• Projects Overview bond funding

- Coal Line Phase III – LWW to Dream Center
 - Full funding
- College Street Streetscape Improvements
 - Full funding
- Rum Village Neighborhood Center
 - Full funding
- Near Westside Park Land Acquisition
 - Acquisition dollars
- Drewrys Improvements
 - Phase I Infrastructure funding
- Muessel Grove Park
 - Park improvements funding
- Morris Performing Arts Center Parking Garage
 - Partial funding matched with donation dollars



City of South Bend
Indiana

Questions



City of South Bend
Indiana

2026 RW Bond

• Projects Overview bond funding



City of South Bend
Indiana

- Coal Line Phase III
 - Total project: \$4-5M
 - 80% reimbursed by Federal Government
 - City estimated cost \$1.1M
- College Street Streetscape Improvements
 - Estimated \$2-3M
- Rum Village Neighborhood Center
 - Estimated \$3-4M
- Near Westside Park Land Acquisition
 - Estimated \$100k-\$200k
- Drewrys
 - Estimated \$2-3M
 - City has ~\$6M in grants/loans to deploy as well
- Muessel Grove
 - Estimated \$1-2M
- Morris Parking Garage
 - Estimated \$9M