

RESOLUTION NO. 25-2026

A RESOLUTION OF THE CITY OF SOUTH BEND, INDIANA, BOARD OF PUBLIC WORKS AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE SOUTH BEND REDEVELOPMENT AUTHORITY

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

WHEREAS, the South Bend Redevelopment Authority (the "Authority") has been created pursuant to Indiana Code 36-7-14.5 as a separate body, corporate and politic, and as an instrumentality of the City of South Bend, Indiana (the "City"), is authorized to hold and dispose of real property pursuant to Indiana Code Section 36-7-14.5-12(a)(4) and (5), and is authorized to receive such property from another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the City has determined to undertake certain local public improvement projects in the River West Development Area including all or any portion of the following: (i) Coal Line Trail Phase III which consists of the extension of the existing Coal Line Trail from Lincoln Way West to the Martin Luther King Jr. Dream Center, and any related improvements; (ii) College Street streetscape improvements in connection with Phase III of the Coal Line Trail, and any related improvements; (iii) infrastructure improvements consisting of roads, storm water, sewer, and water utility infrastructure improvements along or adjacent to Old Cleveland Road, and any related improvements; (iv) the acquisition, construction, renovation and equipping of a new Rum Village Neighborhood Center, and any related improvements; (v) acquisition of land in the near west side of the City for a new neighborhood park, and any related improvements; (vi) infrastructure improvements to support the redevelopment of the former Drewry's property and improvements to the adjacent Muessel Grove Park, and any related improvements; (vii) acquisition, construction and equipping of a new parking garage structure attached to the Morris Performing Arts Center, and any related improvements; and (viii) all projects related to any of the projects described in clauses (i) through and including (vii) (clauses (i) through and including (viii), collectively, the "Projects"); and

WHEREAS, the Common Council of the City has adopted Resolution No. 26-20, approving of the issuance of the Bonds by the Authority, pursuant to Indiana Code 36-7-14.5-19 and the execution and delivery of the Lease, as approved by the Authority and the Redevelopment Commission (the "Commission"), pursuant to Indiana Code 36-7-14-25.2, in order to provide for the financing of the Projects, all upon the following conditions: (a) the maximum aggregate principal amount of the Bonds shall not exceed \$33,000,000; (b) the Bonds shall have a final maturity date which is not later than fifteen (15) years from the date of their issuance; (c) the maximum annual lease rental payment during the term of the Lease shall not exceed \$5,000,000; (d) the maximum interest rate on any tax-exempt series of the Bonds shall not exceed six and one-half percent (6.50%) per annum and on any taxable series of the Bonds the maximum interest rate shall not exceed eight percent (8.00%) per annum; (e) the Bonds will be subject to optional redemption prior to maturity not earlier than five (5) years after the date of issuance of the Bonds;

(f) the maximum term of the Lease shall not exceed nineteen (19) years; and (g) interest on the Bonds may be capitalized or paid from the proceeds of the Bonds based upon the recommendation of the municipal advisor to the Authority; and

WHEREAS, in order to provide a source of funding to pay the principal of and interest on the Bonds when due, the Authority and Commission have authorized a form of Lease dated as of July 1, 2026 (the “Lease”) providing for the lease of certain property in the City as more fully described in the Lease (the “Leased Premises”); and

WHEREAS, the Board of Public Works holds certain real property located in the City described in Exhibit A (the “Property”); and

WHEREAS, the Authority desires to acquire an interest in the Leased Premises for the purpose of leasing the Property pursuant to the terms of the Lease; and

WHEREAS, in order to effectuate the bond transaction, the Board of Public Works desires to convey the Property to the Authority pursuant to I.C. § 36-1-11-8 and subject to the terms of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SOUTH BEND BOARD OF PUBLIC WORKS AS FOLLOWS:

1. The Board of Public Works hereby approves the transfer of the Leased Premises from the Board of Public Works in accordance with I.C. § 36-1-11-8, the Act. The President of the Board (the “President”) is authorized and directed, in the name of the City, to execute and deliver a quit claim deed in a form substantially similar to the document attached hereto as Exhibit A, conveying all of the Board of Public Works’ right, title, and interest in the Property to the Authority.
2. The Board of Public Works authorizes Erin Michaels of the City’s Department of Community Investment to deliver the Deed for recordation to the Office of the Recorder of St. Joseph County, Indiana and execute any other document necessary to affect the Authority’s acceptance of the Leased Premises from the Board of Public Works.
3. This Resolution will be in full force and effect upon its adoption by the Board of Public Works.

Signature Page Follows

ADOPTED at a meeting of the City of South Bend, Indiana, Board of Public Works held on August 11, 2026, in the City Hall Council Chambers, 3rd Floor, 215 S. Dr. Martin Luther King, Jr., Boulevard, South Bend, Indiana, 46601.

**CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS**

Elizabeth A. Maradik, President

Murray L. Miller

Murray L. Miller, Member

Abigail E. Magas, P.E.

Abigail E. Magas, Member

Joseph R. Molnar

Joseph R. Molnar, Vice President

Breana N. Micou

Breana N. Micou, Member

Hillary R. Horvath

Attest: Hillary R. Horvath, Clerk

Date: August 11, 2026

EXHIBIT A

Form of Quitclaim Deed

[See attached.]

Description of Property. All of the City's interest in all or a portion of the Property which consists of (i) Chapin Street from its intersection with Lincoln Way West to its intersection with Sample Street, (ii) Sample Street from its intersection with Chapin Street to its intersection with Mayflower Road, (iii) Colfax Avenue/Orange Street from its intersection with South Dr. Martin Luther King, Jr. Boulevard to its intersection with Meade Street, (iv) Washington Street/Orange Street from its intersection with Meade Street to its intersection with Kenwood Avenue, (v) Kenwood Avenue from its intersection with Orange Street to its terminus west of Meade Street, and (vi) Meade Street/Bertrand Street from its intersection with Kenwood Avenue to its intersection with Eclipse Place, as more particularly described below:

[The legal description will be included here for the Property prior to recording.]

RETURN TO:

City of South Bend

215 S. Dr. Martin Luther King, Jr. Blvd., Ste. 500

South Bend, IN 46601

AUDITOR'S RECORD:

TRANSFER NO. _____

TAXING UNIT: _____

PARCEL NO. N/A

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT Civil City of South Bend, Indiana, by and through its Board of Public Works (the "Grantor")

CONVEYS AND QUITCLAIMS TO the South Bend Redevelopment Authority (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, and more particularly described in attached Exhibit 1 (the "Property").

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

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

[Signature page follows.]

Dated this 11th day of August 2026.

GRANTOR:

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

By:

Elizabeth A. Maradik, President

Joseph R. Molnar Vice President

ATTEST:

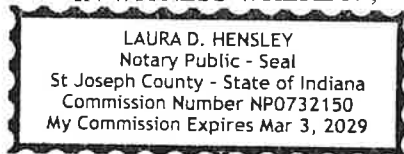
By:

Hillary Horvath, Clerk

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

Before me, the undersigned, a Notary Public for and in said County and State this 11th day of August 2026 appeared Elizabeth A. Maradik and Hillary Horvath, known to me to be, respectively, President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor, and acknowledged the execution of the foregoing Quitclaim Deed, being authorized pursuant to Resolution No. 25-2024.

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



Laura D. Hensley
Laura D. Hensley, Notary Public
Resident of St. Joseph County, Indiana.

Commission expires: March 3, 2029.

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. /s/ Danielle Campbell Weiss

Prepared by Danielle Campbell Weiss, Senior Assistant City Attorney, 215 S. Dr. Martin Luther King, Jr. Blvd., Suite 600, South Bend, Indiana 46601

BOARD OF PUBLIC WORKS

AGENDA ITEM REVIEW REQUEST FORM

Date	7/29/2026		
Name	Joseph Molnar	Department	DCI
BPW Date	08/11/2026	Phone Extension	6022

Review and Approval Required Prior to Submittal to Board

Diversity Compliance and Inclusion Officer	☐	Officer Name	
BPW Attorney	☐	Attorney Name	
Dept. Attorney	☒	Attorney Name	Danielle Campbell Weiss
Purchasing	☐		

Check the Appropriate Item Type – Required for All Submissions

☐ Professional Services Agreement	☐ Contract	☐ Proposal
☐ Open Market Contract	☐ Amendment/Addendum	☐ Special Purchase, QPA
☐ Bid Opening	☐ Bid Award	☐ Req. to Advertise ☐ Title Sheet
☐ Quote Opening	☐ Quote Award	☐ Reject Bids/Quotes
☐ Proposal Opening	☐ C/O & PCA No. _____	☐ PCA
☐ Chg. Order, No. _____	☐ Traffic Control	☒ Resolution
☐ Other: Temporary License Agreement		☐ Ease./Encroach

Required Information

Company or Vendor Name	Redevelopment Authority of South Bend
New Vendor	☐ Yes ☐ If Yes, Approved by Purchasing ☐ No
MBE/WBE Contractor	☐ MBE ☐ WBE Completed E-Verify Form Attached ☐ Yes ☐ No
Project Name	Authorizing transfer of property to the SB Redevelopment Authority
Project Number	
Funding Source	
Account No.	
Amount	
Terms of Contract	
Purpose/Description	The City of SB is pursuing financing a number of local public improvements through a new River West TIF Neighborhood Bond financed through the Redevelopment Authority.

For Change Orders Only

Amount of	☐	Increase	\$	
	☐	Decrease	(\$)	
Previous Amount			\$	
		Increase		%
Current Percent of Change:		Decrease		(%)
New Amount			\$	
		Increase		%
Total Percent of Change:		Decrease		(%)
Time Extension Amount:				
New Completion Date:				