

JOHN R. MCNAMARA, P.E., L.S.  
County Surveyor  
SKY K. MEDORS, P.E.  
County Engineer  
WILLIAM S. SCHALLIOL, ESQ.  
Executive Dir. of Economic Development  
ABBY E. WILES, AICP  
Executive Dir. of Area Plan Commission



**ST. JOSEPH COUNTY**  
ESTABLISHED 1830

DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

BOARD OF COMMISSIONERS  
ANDREW T. KOSTIELNEY  
District 1  
DEREK D. DIETER  
District 2  
DEBORAH A. FLEMING, D.M.D.  
District 3

**MEETING AGENDA (Preliminary)**  
**June 22, 2021, at 9:30 a.m.**

**REDEVELOPMENT  
COMMISSION**

**MEMBERS**

**Brian Pawlowski**  
President  
Board of Commissioners Appt.

**Dennis Jordan**  
Vice-President  
Board of Commissioners Appt.

**Jason Critchlow**  
Secretary  
Council Appointment

**Shirley Rynearson**  
Member  
Board of Commissioners Appt.

**Thomas Gryp**  
Member  
Council Appointment

**Larry Beehler**  
Advisory Member  
PHM School Corporation Appt.

**Jamie Woods, Esq.**  
Counsel

**VIRTUAL FORMAT ONLY**

[Join Zoom Meeting](#)

Meeting ID: 979 7483 8254

Passcode: 545748

Dial by your location

+1 312 626 6799 US (Chicago)

1. Meeting Called to Order
2. Economic Development Area Updates
  - a. New Carlisle Economic Development Area (NCEDA)
    - i. Professional Service Proposals  
(30675 State Road 2)
      1. Appraisal Services – Iverson Grove
      2. Appraisal Services – Appraisal Services, Inc.
    - b. AM General Economic Development Area (AMGEDA)
      - i. **Resolution 2021-14** – Resolution of the St. Joseph County Redevelopment Commission Approving Sublease and Assignment of Ground Lease Related to 12900 and 13200 McKinley Avenue Mishawaka Indiana
      - ii. Consent of Landlord
3. Public Comment (3 minute limit)
4. Adjournment

Next Meeting Date: July 13, 2021 at 9:00 am

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings, or the proposed project have been given an opportunity to provide input throughout the process.

PLANNING & ZONING | PUBLIC WORKS | SURVEYOR | DRAINAGE | ENVIRONMENTAL | ECONOMIC DEVELOPMENT

227 W. Jefferson Blvd. | 7<sup>th</sup> & 11<sup>th</sup> Fl. | South Bend, IN 46601  
P: (574) 235-7800 | F: (574) 235-5057

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*District 3*

## MEMORANDUM

TO: SJC Redevelopment Commission

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: June 17, 2021

RE: Professional Service Proposal – Iverson Grove  
 Acquisition appraisal reports for 30675 State Road 2

Attached to this memorandum is a professional service proposal from Iverson Grove to prepare one acquisition appraisal report for property located at 30675 State Road 2.

The property at 30675 State Road 2 is located east of the intersection of State Road 2 and Larrison Boulevard and is adjacent to properties purchased by the County (Board of Commissioners) for future improvements to the intersection. The property owner of the property, John Mott, reached out as he was interested in selling the property at 30675 State Road 2 as it is a rental property that he no longer wants to manage it. The property owner lives at 30637 State Road 2 adjacent to the subject parcel.

Staff is continuing to work with the State of Indiana and our consultants at Lochmueller to finalize an intersection design and property acquisition plan for an intersection improvement project. As this property is adjacent to county owned land and will need to be acquired for the project, the availability of this parcel would make it a strategic acquisition. Additionally, per comments at the last Redevelopment Commission meeting, this appraisal could serve as a benchmark for the purchase of other residential parcels along the State Road 2 corridor.

The fee for the appraisal is \$500. Staff requests Commission approval of this request.

6/17/2021

Mr. Bill Schalliol  
Executive Director of Economic Development  
Department of Infrastructure, Planning and Growth  
St. Joseph County, Indiana

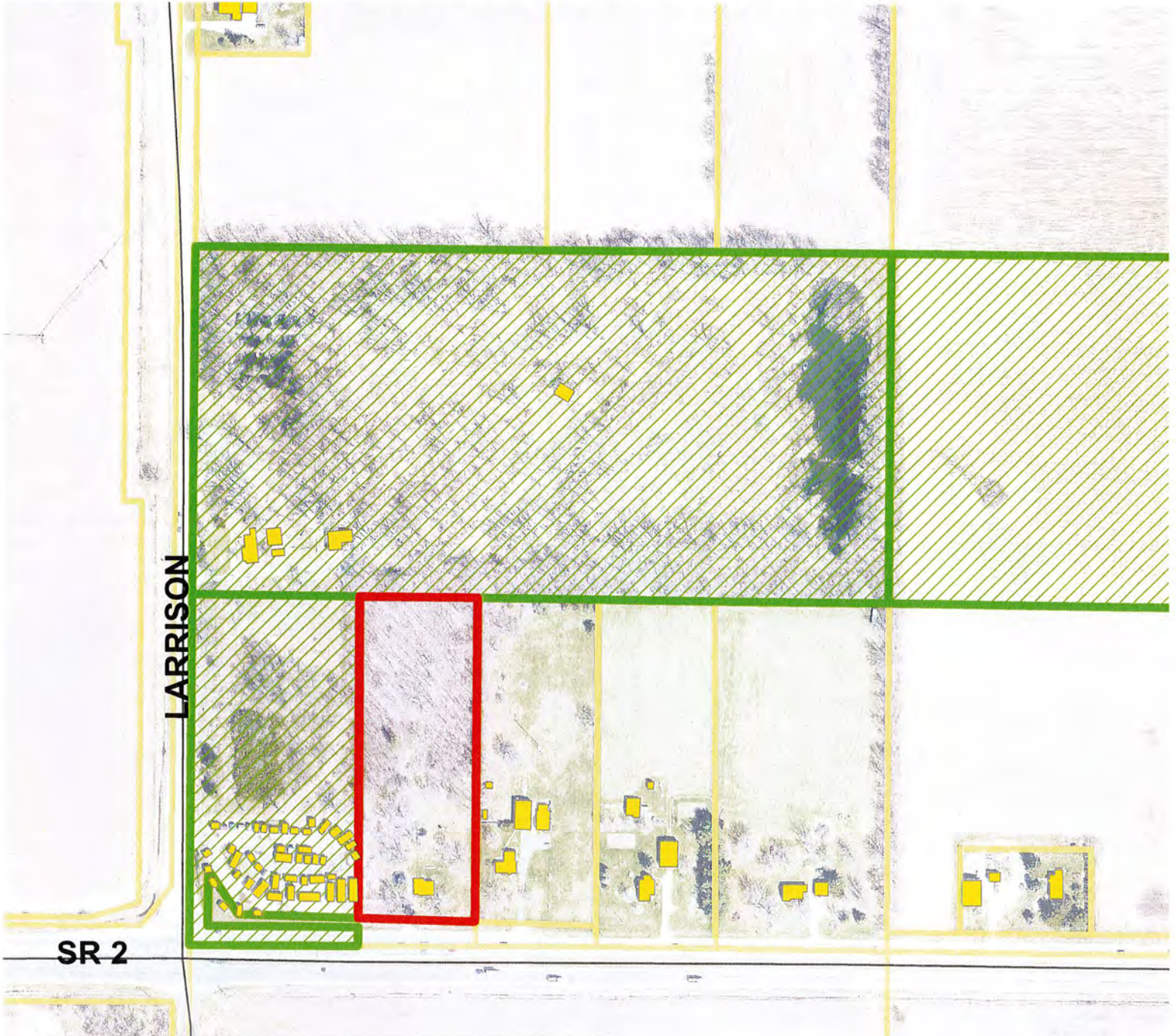
Re: Appraisal fee east of New Carlisle parcels as follows  
30675 SR 2: \$500

Respectfully,

Iverson C. Grove, MAI, SRA  
574-295-9929  
iverson@datacruz.com

# John Mott Parcels

## 30675 & 30637 State Road 2



**Property Status**

**Study Parcels**

-  30675 SR 2
-  IEC - County Owned Parcels
-  Structures



ADOPTED and APPROVED at a meeting of the St. Joseph County Redevelopment Commission on \_\_\_\_\_, \_\_\_\_\_ 2021 .

ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Brian Pawlowski, Member

\_\_\_\_\_  
Dennis Jordan, Member

\_\_\_\_\_  
Shirley Rynearson, Member

\_\_\_\_\_  
Jason Critchlow, Member

\_\_\_\_\_  
Thomas Gryp, Member

ADOPTED and APPROVED at a meeting of the St. Joseph County Board of Commissioners on \_\_\_\_\_, \_\_\_\_\_ 2021 .

ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

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Andrew T. Kostielney, President

\_\_\_\_\_  
Deborah A. Fleming, D.M.D., Vice President

\_\_\_\_\_  
Derek D. Dieter, Member

ATTEST:

\_\_\_\_\_  
Michael J. Hamann, County Auditor

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*District 3*

## MEMORANDUM

TO: SJC Redevelopment Commission

FROM: Bill Schalliol, Executive Director of Economic Development

DATE: June 17, 2021

RE: Professional Service Proposal – Appraisal Services, Inc.  
 Acquisition appraisal reports for 30675 State Road 2

Attached to this memorandum is a professional service proposal from Appraisal Services, Inc. (Steve Sante) to prepare one acquisition appraisal report for property located at 30675 State Road 2.

The property at 30675 State Road 2 is located east of the intersection of State Road 2 and Larrison Boulevard and is adjacent to properties purchased by the County (Board of Commissioners) for future improvements to the intersection. The property owner of the property, John Mott, reached out as he was interested in selling the property at 30675 State Road 2 as it is a rental property that he no longer wants to manage it. The property owner lives at 30637 State Road 2 adjacent to the subject parcel.

Staff is continuing to work with the State of Indiana and our consultants at Lochmueller to finalize an intersection design and property acquisition plan for an intersection improvement project. As this property is adjacent to county owned land and will need to be acquired for the project, the availability of this parcel would make it a strategic acquisition. Additionally, per comments at the last Redevelopment Commission meeting, this appraisal could serve as a benchmark for the purchase of other residential parcels along the State Road 2 corridor.

The fee for the appraisal is \$500. Staff requests Commission approval of this request.

**APPRAISAL SERVICES, INC.  
PO BOX 555  
GRANGER, IN 46530**

June 17, 2021

Mr. Bill Schalliol, Esq.  
Executive Director of Economic Development  
Department of Infrastructure, Planning, & Growth  
227 West Jefferson Blvd. | 11<sup>th</sup> Floor  
South Bend, IN 46601

RE: Appraisal Proposal

Dear Mr. Schalliol:

I have reviewed the information sent to me regarding the Mott property. My fee to complete a real estate appraisal is as follows:

	Fee
30675 S.R. 2	\$500

Please let me know if you need anything further.

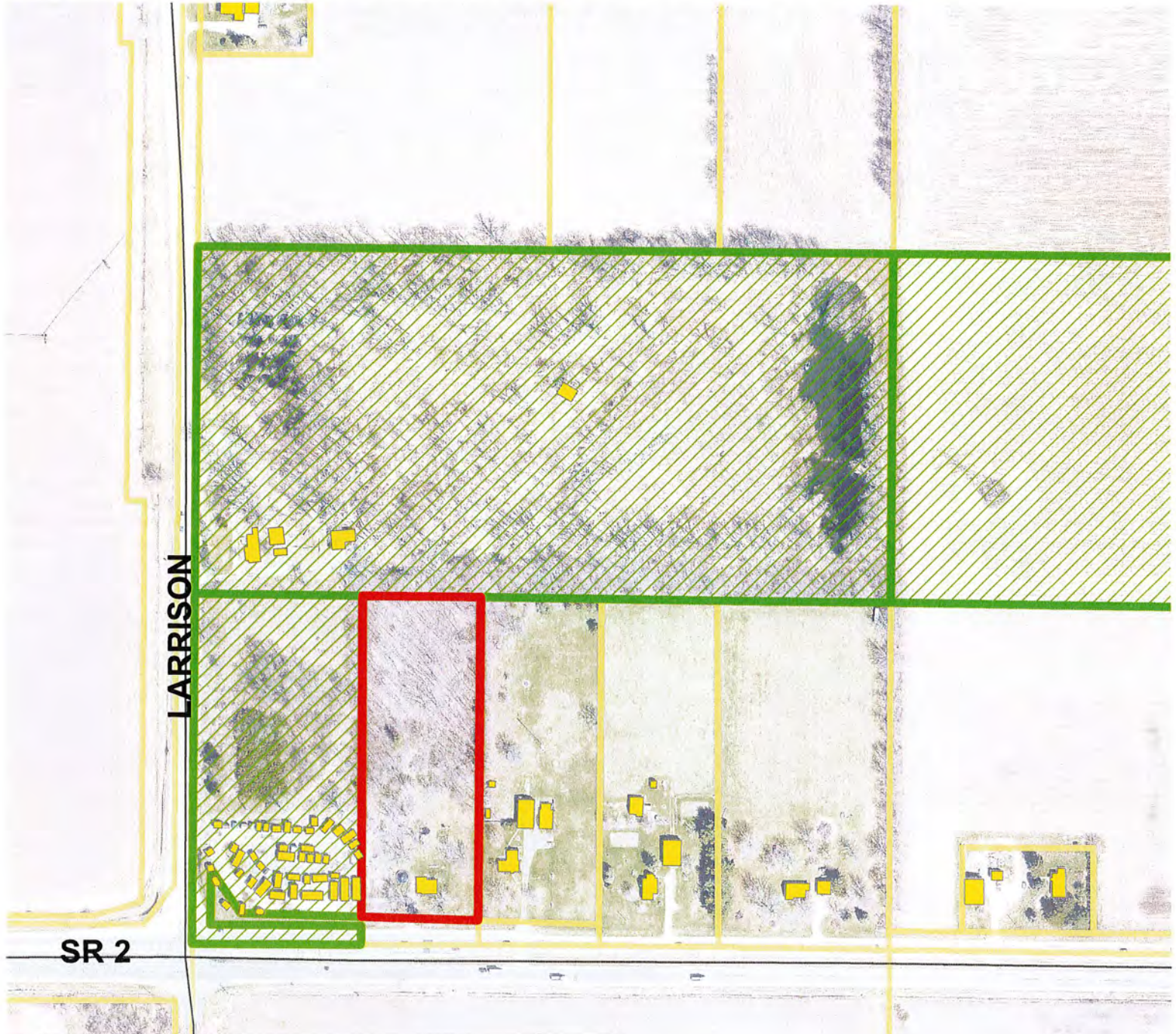
Sincerely,



Steven W. Sante, MAI, SRA




# John Mott Parcels

## 30675 & 30637 State Road 2



### Property Status

#### Study Parcels

-  30675 SR 2
-  IEC - County Owned Parcels
-  Structures





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ST. JOSEPH COUNTY REDEVELOPMENT  
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Jason Critchlow, Member

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Thomas Gryp, Member

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ST. JOSEPH COUNTY BOARD OF  
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Andrew T. Kostielney, President

\_\_\_\_\_  
Deborah A. Fleming, D.M.D., Vice President

\_\_\_\_\_  
Derek D. Dieter, Member

ATTEST:

\_\_\_\_\_  
Michael J. Hamann, County Auditor

**RESOLUTION NO. 2021-14****A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION  
APPROVING SUBLEASE AND ASSIGNMENT OF GROUND LEASE RELATED TO  
12900 AND 13200 MCKINLEY AVENUE MISHAWAKA INDIANA**

WHEREAS, the St. Joseph County Redevelopment Commission (the "Commission") is the owner of certain real estate located at 12900 and 13200 McKinley Avenue, Mishawaka, Indiana (the "Property"); and

WHEREAS, on December 18<sup>th</sup>, 2001, the Commission entered into a Ground Lease (the "Lease") with AM General Corporation ("AM General") whereby AM General agreed to lease the Property from the Commission until July 31, 2051; and

WHEREAS, with the consent of the Commission, AM General assigned the Lease to SF Motors, Inc. ("SF") by and through an Assignment of Ground Lease dated October 31, 2017 and recorded with the St. Joseph County Recorder on November 2, 2017 as Instrument No.: 1730176; and

WHEREAS, SF is currently in discussions to sell certain assets and real estate (the "Sale") owned by SF to Electric Last Mile, Inc. ("ELM"); and

WHEREAS, as a result of the proposed sale between SF and ELM, SF would enter into a sublease (the "Sublease") to sublet the Lease to ELM; and

WHEREAS, also as a result of the Sale, SF would assign the Lease to ELM after ELM completed the purchase of certain real estate owned by SF which sits adjacent to the Property (the "Assignment"); and

WHEREAS, on May 11, 2021, at the request of SF and ELM, the Commission adopted Resolution No. 2021-11 whereby the Commission consented to the Sublease and the Assignment and approved the execution of a Consent of Landlord related to the Assignment; and

WHEREAS, since the approval of the Sublease, Assignment, and Consent of Landlord, counsel for SF and ELM have requested certain changes to the Consent of Landlord including adding a provision related to the Commission providing notice of default under the Sublease and Lease and providing SF and ELM a right to cure the same before revoking the Landlord Consent.

NOW THEREFORE BE IT RESOLVED, that the St. Joseph County Redevelopment Commission hereby consents to the Sublease and further consents to the revised Consent of Landlord and hereby authorizes its President and/or members to execute the revised Consent of Landlord and any additional documents necessary to effectuate the approval of the Sublease and Assignment.

**ADOPTED THE 22<sup>nd</sup> DAY OF JUNE 2021.**

THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

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Brian Pawlowski, President

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Dennis Jordan, Vice-President

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Jason Critchlow, Secretary

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Thomas Gryp, Member

---

Shirley Rynearson, Member

**CONSENT OF LANDLORD**

WHEREAS, the St. Joseph County Redevelopment Commission (the “Commission”) is the owner of certain real estate located at 12900 and 13200 McKinley Avenue, Mishawaka, Indiana (the “Property”); and

WHEREAS, on December 18<sup>th</sup>, 2001, the Commission entered into a Ground Lease (the “Lease”) with AM General Corporation (“AM General”) whereby AM General agreed to lease the Property from the Commission until July 31, 2051; and

WHEREAS, with the consent of the Commission, AM General assigned the Ground Lease to SF Motors, Inc. (“SF”) by and through an Assignment of Ground Lease dated October 31, 2017 and recorded with the St. Joseph County Recorder on November 2, 2017 as Instrument No.: 1730176; and

WHEREAS, SF is currently in discussions to sell certain assets and real estate (the “Sale”) owned by SF to Electric Last Mile, Inc. (“ELM”); and

WHEREAS, as a result of the Sale, SF would assign the Lease to ELM after ELM completed the purchase of certain real estate owned by SF which sits adjacent to the Property (the “Assignment”); and

WHEREAS, in order to facilitate the Sale between SF and ELM, both SF and ELM have asked the Commission to consent to the Assignment.

NOW THEREFORE, based on the conditions set forth herein below, the Commission provides its consent to the Assignment as follows:

1. **CONSENT**: The Commission hereby consents to the Assignment of Ground Lease from SF Motors, Inc. to Electric Last Mile, Inc. based on the following conditions.

(A) That the Assignment shall not alter, amend, or revise the Lease in any way;

(B) That the Commission’s consent provided herein shall not be deemed to have amended the Lease in any way;

(C) That the Commission’s consent provided herein shall not be construed as a waiver of the Commission’s right to consent to any further assignment of the Lease or subletting of the Property;

(D) That the Assignment requires ELM to assume any and all obligations, liabilities, and duties of SF under the terms of the Lease without qualification or reservation; and

(E) That at the time the Assignment takes effect, SF is not in default under the terms of the Lease and ELM is not in default under the terms of any sublease between SF and ELM.

2. **RESERVATION OF RIGHT TO REVOKE CONSENT:** The Commission hereby reserves the right to revoke its consent to the Assignment, subject to the conditions set forth herein, in the event of a default by SF or ELM under the terms of the Lease or any sublease of the Lease between SF or ELM. SF and ELM shall have thirty (30) days after the Commission provides written notice of said default to SF and ELM to cure the same. In the event the default is not cured, the Commission may revoke its consent to the Assignment

3. **ESCROW:** This Consent shall be held in escrow by Fidelity National Title Insurance Company, the title company conducting the closing of the land contract between SF and ELM (the "Title Agent") as provided in the Escrow Agreement by and between SF, ELM, and the Title Agent. If the Commission sends a Notice of Default under Paragraph 2 and it is not cured in the period specified in Paragraph 2 and the Commission subsequently sends a written revocation of this Consent, then the Title Agent must receive written permission from the Commission, by and through its Economic Development Director, before providing the Consent to SF and ELM.

4. **CONSENT TO SUBLEASE:** The Commission consents to the sublease of the Lease by SF to ELM.

IN WITNESS WHEREOF, this Consent of Landlord is duly executed as of the day and year written below:

Date: \_\_\_\_\_

ST. JOSEPH COUNTY REDEVLEOPMENT COMMISSION

By: \_\_\_\_\_

Its: \_\_\_\_\_