



## **SOUTH BEND COMMON COUNCIL**

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### **MEETING AGENDA**

Monday, August 27, 2018

7:00 P.M.

1. **INVOCATION- PASTOR LEE ROSS- GREATER HOLY TEMPLE CHURCH OF GOD**
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**
4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**
6. **REPORTS FROM CITY OFFICES**  
  
CITY GRANTS UPDATE- MAYOR PETE BUTTIGIEG
7. **COMMITTEE OF THE WHOLE** **TIME: \_\_\_\_\_**
8. **BILLS ON THIRD READING** **TIME: \_\_\_\_\_**
9. **RESOLUTIONS**  
BILL NO.

18-38 A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS LOT 12 US 31 INDUSTRIAL PARK PHASE II AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FOUR (4) YEAR REAL PROPERTY TAX ABATEMENT FOR REW, LLC

18-40 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE AREA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 213 AND 217 SOUTH MAIN STREET

10. **BILLS ON FIRST READING**

BILL NO.

[38-18](#) FIRST READING ON AN ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, LEVYING TAXES AND FIXING THE RATE OF TAXATION FOR THE PURPOSE OF RAISING REVENUE TO MEET THE NECESSARY EXPENSES OF THE CIVIL CITY OF SOUTH BEND FOR THE FISCAL YEAR ENDING DECEMBER 31, 2019

[39-18](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING MONIES FOR THE PURPOSE OF DEFRAYING THE EXPENSES OF SEVERAL DEPARTMENTS OF THE CIVIL CITY OF SOUTH BEND, INDIANA FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019 INCLUDING ALL OUTSTANDING CLAIMS AND OBLIGATIONS, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT

[40-18](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING MONIES FOR THE PURPOSE OF DEFRAYING THE EXPENSES OF THE DESIGNATED ENTERPRISE FUNDS OF THE CITY OF SOUTH BEND, INDIANA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019 INCLUDING ALL OUTSTANDING CLAIMS, AND OBLIGATIONS, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT.

[41-18](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING, ADOPTING AND APPROVING THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION'S 2019 BUDGET AND LEVYING THE TAX AND FIXING THE RATE OF THE TAXATION FOR THE PURPOSE OF RAISING REVENUE TO FUND THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION, SOUTH BEND, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2019

11. **UNFINISHED BUSINESS**

12. **NEW BUSINESS**

13. **PRIVILEGE OF THE FLOOR**

14. **ADJOURNMENT**

**TIME:** \_\_\_\_\_

**Notice for Hearing and Sight Impaired Persons**  
**Auxiliary Aid Or Other Services Are Available Upon Request At No Charge.**  
**Please Give Reasonable Advance Request When Possible.**

In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 4<sup>th</sup> Floor County-City Building. Reasonable efforts have been taken to provide an accurate translation of the text of the agenda, however, the official text is the English version. Any discrepancies which may be created in the translation, are not binding. Such translations do not create any right or benefit, substantive or procedural, enforceable at law or equity by a party against the Common Council or the City of South Bend, Indiana.



OFFICE OF THE CITY CLERK  
KAREEMAH FOWLER, CITY CLERK

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**MEMORANDUM**

**TO:** MEMBERS OF THE COMMON COUNCIL  
**FROM:** KAREEMAH FOWLER, CITY CLERK  
**DATE:** AUGUST 23, 2018  
**SUBJECT:** COMMITTEE MEETING NOTICE

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The following Common Council Committee Meetings have been scheduled for **MONDAY, AUGUST 27, 2018:**

Council Informal Meeting Room  
4<sup>th</sup> Floor County-City Building  
227 W. Jefferson Blvd.  
South Bend, IN 46601

- 4:30 P.M.**      **ZONING & ANNEXATION**      **OLIVER J. DAVIS, CHAIRPERSON**  
1. [Bill No. 18-40](#) - Special Exception: 213 and 217 South Main Street
- 4:50 P.M.**      **PUBLIC WORKS & PROPERTY VACATION**      **JOHN VOORDE, CHAIRPERSON**  
1. Organizational Meeting

Council President Tim Scott has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Public Works & Property Vacation Committee Meeting.

- INFORMAL MEETING OF THE COMMON COUNCIL**      **TIM SCOTT, PRESIDENT**
1. Discussion of Council Agenda
  2. Update and Announcements
  3. Vote on Council Logo
  4. Adjournment

cc: Mayor Pete Buttigieg  
Committee Meeting List  
Media

**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**  
Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
Please give Reasonable Advance Request when Possible

INTEGRITY | SERVICE | ACCESSIBILITY

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JENNIFER M. COFFMAN  
CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BIANCA L. TIRADO  
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR  
ORDINANCE VIOLATION CLERK

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT  
455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9221 | f 574.235.9173 | www.southbendin.gov





## 2018 COMMON COUNCIL STANDING COMMITTEES (Rev. 06-14-18)

### COMMUNITY INVESTMENT COMMITTEE

Oversees the various activities of the Department of Community Investment. This Committee reviews all real and personal tax abatement requests and works closely with the Business Development Team.

Gavin Ferlic, Chairperson

Regina Williams-Preston, Vice-Chairperson

Oliver J. Davis, Member

Sharon L. McBride, Member

### COMMUNITY RELATIONS COMMITTEE

Oversees the various activities of the Engagement and Economic Empowerment, Neighborhood Development, and Community Resources Teams within the City's Department of CI and is charged with facilitating partnerships and ongoing communications with other public and private entities operating within the City.

Regina Williams-Preston, Chairperson

Sharon L. McBride, Vice-Chairperson

Jake Teshka, Member

Karen L. White, Member

### COUNCIL RULES COMMITTEE

Oversees the regulations governing the overall operation of the Common Council, as well as all matters of public trust. Its duties are set forth in detail in Section 2-10.1 of the *South Bend Municipal Code*.

Tim Scott, Member

Jake Teshka, Member

Gavin Ferlic, Member

Karen L. White, Member

### HEALTH AND PUBLIC SAFETY COMMITTEE

Oversees the various activities performed by the Fire and Police Departments, EMS, Department of Code Enforcement, ordinance violations, and related health and public safety matters.

Jo M. Broden, Chairperson

John Voorde, Vice-Chairperson

Oliver J. Davis, Member

Karen L. White, Member

### INFORMATION AND TECHNOLOGY COMMITTEE- Innovation

Oversees the various activities of the City's Department of Innovation, which includes the Divisions of Information Technology and 311 so that the City of South Bend remains competitive and on the cutting edge of developments in this area. Reviewing and proposing upgrades to computer systems and web sites, developing availability and access to GIS data and related technologies are just some of its many activities.

Tim Scott, Chairperson

Jake Teshka, Vice-Chairperson

Gavin Ferlic, Member

Sharon L. McBride, Member

### PARC COMMITTEE- Venues Parks and Arts (Parks, Recreation, Cultural Arts & Entertainment)

Oversees the various activities of the Century Center, College Football Hall of Fame, Four Winds Stadium, Morris Performing Arts Center, Studebaker National Museum, South Bend Regional Museum of Art, Potawatomi Zoo, My SB Trails, DTSB relations, and the many recreational and leisure activities offered by the Department of Venues Parks and Arts.

Sharon L. McBride, Chairperson

Gavin Ferlic, Vice-Chairperson

Oliver J. Davis, Member

John Voorde, Member



## 2018 COMMON COUNCIL STANDING COMMITTEES (Rev. 06-14-18)

### **PERSONNEL AND FINANCE COMMITTEE**

Oversees the activities performed by the Department of Administration and Finance, and reviews all proposed salaries, budgets, appropriations and other fiscal matters, as well as personnel policies, health benefits and related matters.

Karen L. White, Chairperson  
Gavin Ferlic, Vice-Chairperson

Regina Williams-Preston, Member  
John Voorde, Member

### **PUBLIC WORKS AND PROPERTY VACATION COMMITTEE**

Oversees the various activities performed by the Building Department, the Department of Public Works and related public works and property vacation issues.

John Voorde, Chairperson  
Sharon L. McBride, Vice-Chairperson

Jo M. Broden, Member  
Gavin Ferlic, Member

### **RESIDENTIAL NEIGHBORHOODS COMMITTEE**

Oversees the various activities and issues related to neighborhood development and enhancement.

Karen L. White, Chairperson  
Jo M. Broden, Vice-Chairperson

Regina Williams-Preston, Member  
John Voorde, Member

### **UTILITIES COMMITTEE**

Oversees the activities of all enterprise entities including but not limited to the Bureau of Waterworks, Bureau of Sewers and all related matters.

Jake Teshka, Chairperson  
Oliver J. Davis, Vice-Chairperson

Sharon L. McBride, Member  
Regina Williams-Preston, Member

### **ZONING AND ANNEXATION COMMITTEE**

Oversees the activities related to the Board of Zoning Appeals, recommendations from the Area Plan Commission and the Historic Preservation Commission, as well as all related matters addressing annexation and zoning.

Oliver J. Davis, Chairperson  
John Voorde, Vice-Chairperson

Gavin Ferlic, Member  
Jo M. Broden, Member

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### **SUB-COMMITTEE ON MINUTES**

Reviews the minutes prepared by the Office of the City Clerk of the regular, special and informal meetings of the Common Council and makes a recommendation on their approval/modification to the Council

Tim Scott  
Jake Teshka



## 2018 COMMON COUNCIL STANDING COMMITTEES (Rev.02-26-18)

### **TIM SCOTT, 1<sup>ST</sup> District Council Member**

#### **President**

Information and Technology, Chairperson

Council Rules Committee, Member  
Sub-Committee on Minutes, Member

### **REGINA WILLIAMS-PRESTON 2<sup>nd</sup> District Council Member**

Community Relations Committee, Chairperson  
Community Investment Committee, Vice-Chairperson

Residential Neighborhood Committee, Member  
Personnel & Finance Committee, Member  
Utilities Committee, Member

### **SHARON L. MCBRIDE, 3<sup>rd</sup> District Council Member**

PARC Committee, Chairperson  
Community Relations Committee, Vice Chairperson  
Public Works & Property Vacation, Vice Chair

Community Investment Committee, Member  
Information & Technology Committee, Member  
Utilities Committee, Member

### **JO M. BRODEN, 4<sup>TH</sup> District Council Member**

Health and Public Safety Committee, Chairperson  
Residential Neighborhood Committee, Vice-Chairperson

Public Works & Property Vacation, Member  
Zoning & Annexation Committee, Member

### **JAKE TESHKA, 5<sup>TH</sup> District Council Member**

Utilities Committee, Chairperson  
Information and Technology Committee, Vice-Chairperson

Council Rules Committee, Member  
Sub-Committee on Minutes, Member  
Community Relations Committee

### **OLIVER J. DAVIS, 6<sup>TH</sup> District Council Member**

#### **Vice President**

Zoning & Annexation Committee, Chairperson  
Utilities Committee, Vice-Chairperson

Community Investment Committee, Member  
Health & Public Safety Committee, Member  
PARC Committee, Member

### **GAVIN FERLIC, AT LARGE Council Member**

#### **Chairperson, Committee of the Whole**

Community Investment Committee, Chairperson  
PARC Committee, Vice-Chairperson  
Personnel & Finance Committee, Vice-Chairperson

Information & Technology Committee, Member  
Public Works & Property Vacation, Member  
Zoning & Annexation Committee, Member  
Council Rules Committee, Member

### **KAREN L. WHITE, AT LARGE Council Member**

Residential Neighborhood Committee, Chairperson  
Personnel & Finance Committee, Chairperson

Community Relations Committee, Member  
Council Rules Committee, Member  
Health & Public Safety Committee, Member

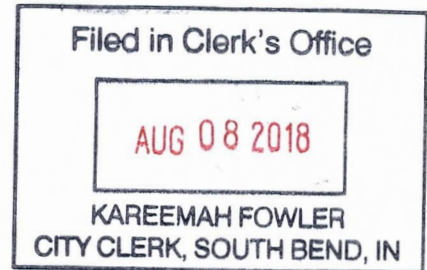
### **JOHN VOORDE, AT LARGE Council Member**

Public Works & Property Vacation, Chairperson  
Health and Public Safety, Vice-Chairperson  
Zoning & Annexation Committee, Vice-Chairperson

Residential Neighborhood Committee, Member  
PARC Committee, Member  
Personnel & Finance Committee, Member







**CITY OF SOUTH BEND**  
**COMMUNITY INVESTMENT**  
**JAMES MUELLER, EXECUTIVE DIRECTOR**

August 8, 2018

Council Member Gavin Ferlic, Chairperson  
 Community Investment Committee  
 South Bend Common Council  
 4th Floor, County City Building  
 South Bend, IN 46601

RE: Real Property Tax Abatement Petition for: **REW, LLC**

Dear Council Member Ferlic:

Please find the attached information pertaining to a real property tax abatement petition submitted by REW, LLC to build a new facility located at 5870 W. Carbonmill Dr., South Bend. Shambaugh & Son, a parent of REW, LLC, has been in the construction/engineering services business since 1926. They are currently the largest MEP construction services contractor in Indiana and ranked the third largest specialty contractor in the United States. The company specializes in a full range of new and retrofit construction for industrial, food processing, commercial, institutional, healthcare, pharmaceutical, and bio-fuel projects. The company is planning to consolidate its operations and expand its business and employment base.

This petition package includes:

- Department of Community Investment's summary report
- Petition
- Statement of Benefits form
- Supporting information

The report contains the Department's findings relative to the above petition. The petitioner proposes to build a new facility with estimated cost of \$1,956,400. The project meets the qualifications for a (6) six-year real property tax abatement but the company asked for a (4) four-year tax abatement. A representative from REW, LLC will be available to meet with the Committee on Monday, August 13, 2018.

Should you or any of the other Council members have any questions concerning the report, or need additional information, please feel free to call me at 235-5823.

Sincerely,

Daniel Buckenmeyer

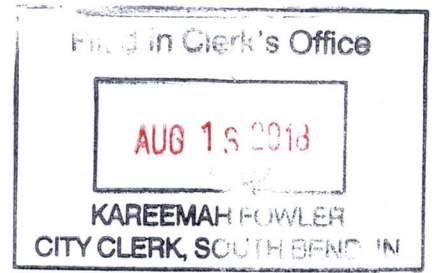
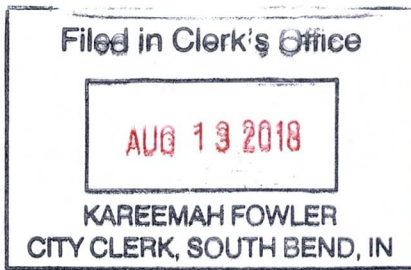
Director Business Development

DANIEL J. BUCKENMEYER  
 BUSINESS DEVELOPMENT

ALKEYNA ALDRIDGE  
 ENGAGEMENT & ECONOMIC EMPOWERMENT

PAMELA MEYER  
 NEIGHBORHOOD DEVELOPMENT

TIM CORCORAN  
 PLANNING & COMMUNITY RESOURCES



**BILL NO. 18-38**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CONFIRMING THE ADOPTION OF A  
DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS  
WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY  
KNOWN AS**

**Lot 12 US 31 Industrial Park Phase Ii**

**AS AN ECONOMIC REVITALIZATION AREA FOR  
PURPOSES OF A FOUR (4) YEAR REAL  
PROPERTY TAX ABATEMENT FOR**

**REW, LLC**

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WHEREAS, the Common Council of the City of South Bend, Indiana, has adopted a Declaratory Resolution designating certain areas within the City as Economic Revitalization Areas for the purpose of tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area commonly known as 5870 W. Carbonmill Dr., South Bend, IN 46628 and which is more particularly described as follows:

LOT 12 US 31 INDUSTRIAL PARK PHASE Ii 02-03 NEW REPLAT TR 8044 10-9-01

and which has Key Number 025-1009-015217 be designated as an Economic Revitalization Area; and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrances and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of

South Bend, Indiana, as follows:

SECTION I. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for Real Property tax abatement only and is limited to four (4) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION II. The Common Council hereby determines that the property owner is qualified for and is granted a real property tax deduction for a period of (4) four years as shown below and further determines that the petition, the Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

Year 1 – 100%  
Year 2 - 90%  
Year 3 - 80%  
Year 4 – 70%

SECTION III. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approved by the Mayor.

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Tim Scott, Council President  
South Bend Common Council

## **TAX ABATEMENT REPORT**

TO: South Bend Common Council

FROM: Daniel Buckenmeyer, Director of Business Development

SUBJECT: REAL PROPERTY TAX ABATEMENT PETITION FOR:  
**REW, LLC**

DATE: August 8, 2018

On Wednesday, August 8, 2018, a petition from REW, LLC was received and subsequently filed with the City Clerk for real property tax abatement consideration for property located at *5870 W. Carbonmill Dr., South Bend, IN 46628*. Pursuant to Chapter 2, Article 6, Section 2-84.2 of the Municipal Code of the City of South Bend, this petition was referred to the Department of Community Investment for purposes of investigation and preparation of a report determining whether the area qualifies as an Economic Revitalization Area pursuant to I.C.6-1.1-12.1 and whether all zoning requirements have been met.

The Department of Community Investment has reviewed the petition (a copy of which is attached), investigated the area, and makes the following report.

### **PROJECT SUMMARY**

- Estimated \$1,956,400 construction of new warehouse and office building
- Company is planning to consolidate its business and move all employees to South Bend from Mishawaka
- Estimated total taxes on the new building during the four (4) year abatement period – \$143,784
- Estimated taxes being abated during the four (4) year abatement period – \$109,965
- Estimated taxes to be paid during the four (4) year abatement period – \$33,819

### **EMPLOYMENT IMPACT**

Per the petition, it is estimated that the total project will:

- Relocate 86 existing jobs to South Bend from Mishawaka
- Create 25 permanent, full-time jobs within three years, representing a new estimate annual payroll of \$425,000

### ABATEMENT QUALIFICATION

1. A review of the tax abatements previously granted, finds that the petitioner has not been granted or associated with previous abatements.
2. The Area Plan Commission has reviewed the petition and finds the property to be properly zoned for the proposed project.
3. A review of the South Bend Redevelopment designation areas finds that the property is located in the River West Development Area.
4. A review of the Tax Abatement Ordinance No. 9394-03 finds that the petitioner meets the qualifications for a (4) four-year real property tax abatement under section 2-84.2, Real Property Tax Abatement.

4 YEAR

7-Aug-18

**REW, LLC**

South Bend German Township  
Real Property Tax Abatement Schedule\*

Tax Key Number	TBD
Current Assessed Value:	0
Estimated Project Cost:	1,300,000

	100%	80%	70%
<u>Assessed Value:</u>			
Current Assessed Value	1,040,000	1,040,000	1,040,000
Base Assessed Value	1,040,000	1,040,000	1,040,000
Less New Abatement Deduction	0	(936,000)	(832,000)
Net Assessed Value	1,040,000	104,000	208,000

Property Taxes:

Assume constant tax rate of	5.4197%	5.4197%	5.4197%	5.4197%
Gross Tax (tax rate x net assessed value)	0	5,636	11,273	16,909
Less Circuit Breaker Credit	0	0	0	0
Net Tax	0	5,636	11,273	16,909

Circuit Breaker Cap

Circuit Breaker	3.0000%	31,200	31,200	31,200
Debt Service	0.4563%	4,746	475	949
Circuit Breaker Cap		35,946	31,675	32,149

Year	Existing Taxes	New Project Taxes	Combined Existing & New Taxes	Tax Abated	Net Tax Paid
1	0	35,946	35,946	35,946	0
2	0	35,946	35,946	30,309	5,636
3	0	35,946	35,946	24,673	11,273
4	0	35,946	35,946	19,037	16,909
Totals	0	143,784	143,784	109,965	33,819


\*This schedule is for estimation purposes only and assumes constant tax rates. The true tax values will ultimately be determined by the actual assessed valuation and the then current tax rates.

# City of South Bend

## Petition for Incentives

*Petition must include a \$250 filing fee payable to the City Clerk's Office or online via the City's website at <http://southbendin.gov/government/content/tax-abatement> before processing can be complete*

Clerk's Office



AUG 08 2018

**KAREEMAH FOWLER**  
CITY CLERK, SOUTH BEND, IN

General Information		Project Name	Shambaugh	Project Number
Legal name as registered with Secretary of State	REW LLC			
Business structure	LLC			
Company website	None			
Proposed Project Information				
Proposed project address	Lot 2 US 31 Industrial Park phase 12		Parent company name	NA
City, State, Zip	South Bend, IN		Legal owner	REW LLC
Site acreage or acreage required	2.14		Is the real estate owned or leased	owned
Square feet of facility	13500 (expandable)		If leased by whom	NA
Primary Contact Information				
Primary company contact name	Robert W Wozny		Title	Owner
Address of company contact	51500 stratton court		Phone	
City, State, Zip	Granger, IN 46530		Email	rew@rewllc.net
Senior Official Information				
Company senior official name	same		Title	
Address of company contact (if different from above)			Phone	
City, State, Zip			Email	
Consultant Information/Agent				
Hired business consultant/agent name	Richard Doolittle		Consultant release (Y/N)	Yes
Address	100 East Wayne Street		Local economic development partners approval (Y/N)	
City, State, Zip	South Bend, IN		Email	rdoolittle@cressy.com
Project Overview				
Brief description of your company, project, and why the property is necessary for economic growth	<p>Shambaugh &amp; Son has been in the construction/engineering services business since 1926. Shambaugh is currently the largest MEP construction services contractor in Indiana and ranked the third largest specialty contractor in the United States.</p> <p>Specializing in a full range of new and retrofit construction for industrial, food processing, commercial, institutional, healthcare, pharmaceutical, and bio-fuel projects. Shambaugh is a national company currently located in Mishawaka, IN with a small satellite site in South Bend. Shambaugh is currently seeking a site in northern Indiana to consolidate their operations and expand their business and employment base. Shambaugh is in conversations on multiple sites in the region and is seeking incentives in an effort to make the construction of a new facility make financial sense for their long term operations and growth. Shambaugh plans to occupy an initial 13,500 square foot facility with 50% office and 50% warehousing space.</p>			
Certified Technology Park appropriate	No			
Community Revitalization Enhancement District	No			
Certify that the Building Permit has not been issued (Y/N)	Yes	Number of residential units created by project	0	
If this is a petition for personal property tax abatement, has the equipment been installed	NA			

Investment Details			
Public Infrastructure needs (Off-site of project in dollars)	Has any 504 funding been received?	What is the value of any equipment being purchased in Indiana for the project?	What is the value of any equipment being purchased from out of state for the project?

New Project Investments								
Calendar Year	2018	2019	2020	2021	2022	2023	2024	2025
Land Acquisition	\$ 128,400							
Building Lease Payments								
Building Purchase Costs								
New Building Construction	\$ 1,300,000							
Existing Building Improvements								
New Machinery & Equipment	\$ 180,000							
Special Tooling/Retooling								
New Furniture/Fixtures	\$ 250,000							
New Computer/IT Hardware	\$ 98,000							
New Software								
On-site Rail Infrastructure								
On-site Fiber Infrastructure								
<b>TOTAL</b>	<b>\$ 1,956,400</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

Full-Time Permanent Indiana-Resident Positions by Calendar Year						
Calendar Year	Jobs retained	Total hourly wage w/o fringe or bonuses	Cumulative # of net NEW full time permanent jobs created at project	Hourly average wage, w/o benefits or bonuses, of cumulative net new jobs	Total training expenditure - not cumulative	Total # to be trained - not cumulative
2018	86					
2019			20			
2020			2			
2021			2			
2022			1			
2023						
2024						
2025						
2026						
2027						
2028						
2029						

Provide hourly wage information for new employees in the following positions.		
	Full time	Part time
Laborers	20	
Technical		
Managerial		
Administrative	14	

Who will be the individual responsible for coordinating with WorkOne on recruiting? \_\_\_\_\_

Does your company have an EEO hiring policy? \_\_\_\_\_ Are you an EEO employer? \_\_\_\_\_

Please list the number of full time and part time minority and/or female employees for each of the last three years:						Please describe your commitment to diversity and inclusion by detailing your outreach and recruitment efforts for the last three years as well as current policies.
Year	Full Time	Part Time	Full Time	Part Time	Full Time	
Black	2					
Hispanic	1					
Asian	0					
Indian	0					
Female	10					
Other	4					



**Complete below for Real or Personal Property Tax Abatement only.  
Please sign for all requested incentives.**

**Public Benefit Item:**

Information is required on both the construction companies and the companies which will provide materials purchased for this project. Please complete the table below with the appropriate information. If you qualify for the points, please enter the full amount of available points.

		Qualify (Yes or No)	Earned Points	Available Points	
1	<b>Construction Related (Contractors):</b>				
	A.	Employ Local Companies (75%)	yes	20	20
	B.	Purchase Materials from Local Companies (75%)	yes	20	20
	C.	Require Employees vs. Independent Contractors	No		19
	D.	Require Prevailing Wage (Davis Bacon)	No		22
	E.	Require Health Benefits	No		22
	F.	Require Pension Benefits	No		18
	G.	Maintain Affirmative Action Plan	yes	20	20
		<b>Sub-total Construction Related:</b>		60	141
2	<b>Wage &amp; Benefit Related (Owner):</b>				
	A.	Pay Target Wage Levels	yes	33	33
	B.	Provide Health Benefits	yes	34	34
	C.	Provide Pension Benefits	yes	29	29
	D.	Provide Training	yes	28	28
	E.	Provide Child Care	no		15
	F.	Provide Transportation Assistance	no		14
	G.	Provide Employer Assisted Housing program	no		9
	<b>Sub-total Wage &amp; Benefit Related:</b>		124	162	
3	<b>Workforce Related:</b>				
	A.	Create New Jobs	yes	42	42
	B.	Retain Existing Jobs	yes	41	41
	C.	Maintain Affirmative Action Plan	yes	35	35
	D.	Provide Targeted Hiring Preference			34
	<b>Sub-total Workforce Related:</b>		118	152	
4	<b>Support a Municipal Facility:</b>				
	A.	Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.)	yes	84	84
		Name of Facility			
	<b>Sub-total Municipal Facility:</b>		84	84	
<b>Sub-total from Above:</b>			386	539	

The undersigned owner(s) of real property, located within the City of South Bend, hereby petition the Common Council of the City of South Bend for a real and/or personal property tax abatement consideration and pursuant to I.C., 6-1.1-12.1-1, et seq., and South Bend Municipal Code Sec. 2-76 et seq., for this petition state the above.

Submitted By: REV. LLC by Robert S. Wozniak Date: July 2, 2018  
*NAYING LONG MEMBER*

What is the current assessed value?				Real Property:	2,300.	Personal Property:	
What is the projected assessed value?				Real Property:	1,300,000.	Personal Property:	
What is the tax key number for this project?				41-03-17-352-001.000-009			
What is the six digit NAICS code?							
Please attach a Google map and street view of the location.				Key # 025-1009-05217			
Please list the amount of real and personal property taxes paid for the last five years when applicable.				Real Property Taxes:	Personal Property Taxes:		
2017/18	Year One			80=50			
2016/17	Year Two			103=00.			
2015/16	Year Three			104=40			
2014/15	Year Four			104=78			
2013/14	Year Five			104=96			
Staff Use Only Please fill out the Public Benefit Summary Information and add to the total from above.							
				(Y or N)	Points	Points	
Public Benefit Item:							
Project Related:							
5	A.	Redevelop a Site that has Special Needs				49	
	B.	Develop Based on Local University Research				35	
	C.	Achieve a Physical Element of a Plan			36	36	
	Sub-total Project Related:				0	120	
6	Super Size Projects (point values are cumulative):						
	A.	100% to 199%			-	25	
	B.	200% to 299%			-	68	
	C.	300% to 399%			-	65	
	D.	400% and Over			-	52	
Sub-total Super Size Projects:				0	210		
7	Pay for Municipal Infrastructure:						
	A.	Pay for Oversizing or Upgrading				14	
	B.	Pay for 26-50% of Extension Cost				26	
	C.	Pay for 51-75% of Extension Cost				39	
	D.	Pay for 76-100% of Extension Cost				52	
Sub-total Infrastructure Related:				0	131		
Total from Applicant Section:					386	539	
Total from Staff Section:					0 36	461	
Total Public Benefit Points:					386	1000	

total : 422  
(6 years)



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R4 / 2-13)  
Prescribed by the Department of Local Government Finance

Filed in Clerk's Office  
**AUG 08 2018**  
MAREMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

20__ PAY 20__
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b> The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

This statement is being completed for real property that qualifies under the following code (check one box):  
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>REW LLC, ROBERT W. WOZNY Managing Member</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>51500 STRATTON CT, GRANGER INDIANA</b>					
Name of contact person <b>ROBERT W. WOZNY</b>			Telephone number <b>(574) 340-0041</b>		E-mail address <b>REW@REWLLC.NET</b>
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>City Council</b>				Resolution number	
Location of property <b>5870 CARBONMILL</b>		County <b>St. Joseph</b>		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>New construction: 13,500 S.F. 50% office 50% Warehouse</b>				Estimated start date (month, day, year) <b>OCTOBER 1, 2018</b>	
				Estimated completion date (month, day, year) <b>APRIL 1, 2019</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>86</b>	Salaries <b>\$35,000 - 110,000</b>	Number retained <b>86</b>	Salaries <b>\$35,000 - 110,000</b>	Number additional <b>25</b>	Salaries <b>\$35,000 - 110,000</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		
Current values (land) <b>(land)</b>			<b>\$128,400</b>		
Plus estimated values of proposed project			<b>1,300,000</b>		
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <b>Robert E. Wozny</b> <b>REWLLC</b>			Title <b>MANAGING MEMBER</b>		Date signed (month, day, year) <b>8-7-18</b>

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
  - 1. Redevelopment or rehabilitation of real estate improvements     Yes     No
  - 2. Residentially distressed areas     Yes     No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. The deduction is allowed for \_\_\_\_\_ years\* (*see below*).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?     Yes     No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number (    )	Date signed ( <i>month, day, year</i> )
Attested by ( <i>signature and title of attester</i> )	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
  - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  - 2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

# St. Joseph County

## Property Information

Subject Property: 5870 W CARBONMILL DR, SOUTH BEND 46628

Parcel ID: 025-1009-015217

State ID: 71-03-17-352-001.000-009

Current Owner(s): REW LLC

Mailing Address: 51500 Stratton Ct , Granger IN 46530

Assessed Usage: INDUSTRIAL VACANT LAND

Township: German

Municipality: SOUTH BEND

Tax District: German

## Property Assessment Information as of Last Assessment Date

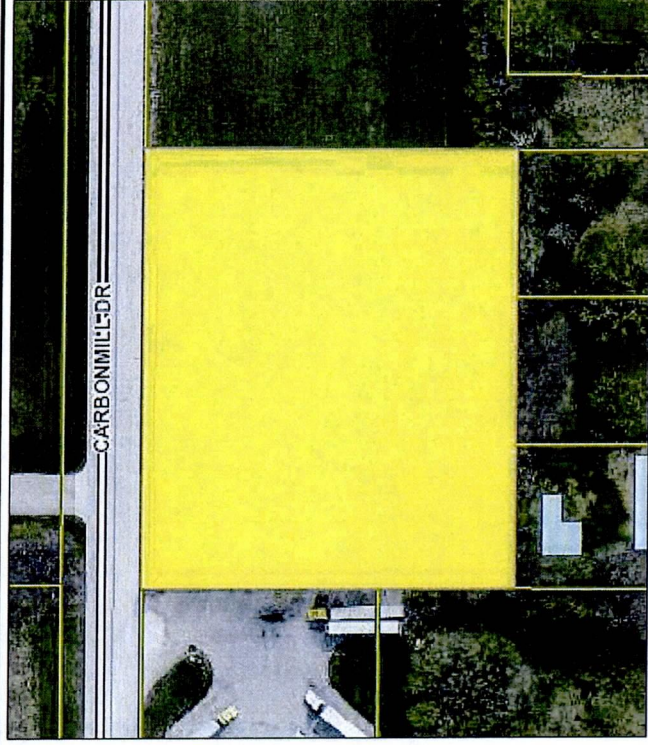
Land Value: \$2,300.00

Improved Value: \$0.00

Assessed Year: 2020

Acres: 2.13

Legal Description: Lot 12 U S 31 Industrial Park Phase Ii 02-03 New Replat Tr 8044 10-9-01



Not to Scale

**NO IMAGES AVAILABLE  
FOR THIS PROPERTY**

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized.

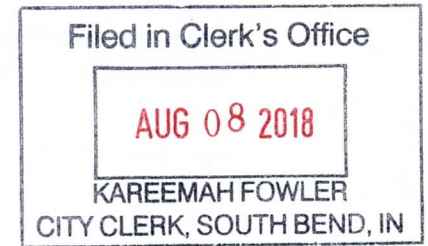
Date Printed: August 7, 2018





**A R E A B O A R D O F Z O N I N G A P P E A L S**

1140 County-City Building  
227 W. Jefferson Boulevard  
South Bend, IN 46601  
www.sjcindiana.com  
Phone - 574-235-9571 - Fax - 574-235-9813



Wednesday, August 08, 2018

Honorable Common Council  
227 W. Jefferson Boulevard – 4<sup>th</sup> Floor  
South Bend, IN 46601

RE: The petition of CITY OF SOUTH BEND DEPT OF REDEVELOPMENT seeking a Special Exception Use to allow a drive-thru restaurant in the Central Business District in the CBD Central Business District (South Bend) for property located at 213 and 217 SOUTH MAIN ST., City of South

Dear Council Members:

I hereby Certify that the above referenced ordinance of CITY OF SOUTH BEND DEPT OF REDEVELOPMENT was legally advertised on July 26, 2018 and that the Area Board of Zoning Appeals at its public hearing on August 8, 2018 took the following action:

Upon a motion by John Leszczynski, being seconded by Jack Young and unanimously carried, a petition by CITY OF SOUTH BEND DEPT OF REDEVELOPMENT seeking a Special Exception Use for to allow a drive-thru restaurant in the Central Business District for property located at 213 and 217 SOUTH MAIN ST., City of South Bend, was sent to the Council with a favorable recommendation, and will issue written Findings of Fact.

The deliberations of the Area Board of Zoning Appeals and points considered in arriving at the above decision are shown in the minutes of the public hearing, and will be forwarded to you at a later date to be made a part of this report.

Sincerely,

A handwritten signature in blue ink that reads "L. P. Magliozzi".

Lawrence P. Magliozzi  
Executive Director

Attachment

CC: CITY OF SOUTH BEND DEPT OF REDEVELOPMENT  
Jeff Smoke



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

LAWRENCE P. MAGLIOZZI  
EXECUTIVE DIRECTOR

Angela M. Smith  
Deputy Director

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

## MEMORANDUM

DATE: July 30, 2018  
TO: Area Board of Zoning Appeals  
FROM: Angela M. Smith, Deputy Director  
SUBJECT: August 8, 2018 Area Board of Zoning Appeals Hearing

### Special Exception / Special Use

*A special exception use / special use may only be granted upon making a written determination and adopting appropriate Findings of Fact, based upon the evidence presented at a public hearing, that:*

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;*
- (2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;*
- (3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;*
- (4) The proposed use is compatible with the recommendations of the Comprehensive Plan*

### **7. Petition of City of South Bend, Department of Redevelopment**

Based on information available prior to the public hearing, the staff recommends the Special Exception Use be sent to the Common Council with a favorable recommendation.

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare.*

The proposed drive-through will not be injurious to the public health, safety, or general welfare of the community.

- (2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein.*

The proposed use is located within the dense Central Business District, and is thus compatible with other uses in the area. Unlike a traditional, suburban drive-thru facility, the proposed facility is part of a 6-story building, consistent with neighboring downtown structures. Furthermore, the proposed development is expected to increase neighboring property values because the subject property is currently only a parking lot and vacant land.

- (3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein.*

The proposed drive-thru is an appropriate use within the Central Business District zone because it will accommodate all visitors to the area, including automobile users, pedestrians, cyclists, and mass transit users.



(4) *The proposed use is compatible with the recommendations of the Comprehensive Plan.*

Objective LU 3.1 of the City of South Bend Comprehensive Plan states that the City should "provide incentives to build on underutilized and vacant lots to increase the density of the CBD." The proposed project will accomplish this objective, and the drive-thru function will allow for more density with less space devoted to parking. Furthermore, the proposed project accomplishes many of the sub-goals of the South Bend Central Development Area Development Plan. Specifically pertaining to the drive-thru request, sub-goal #10 states that the City needs "to create an overall environmental quality that recognizes the pervasive use and influence of the automobile on the Area but at the same time provides pedestrians, cyclists and mass transit users with a safe, accessible, and attractive circulation system." A drive-thru accommodates automobile users, while the site design, site location, and bicycle facilities accommodate pedestrians, cyclists and mass transit users. Additionally, the South Bend Economic Development Office has indicated strong support for the proposed project.

**BILL NO. 18-40**

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE AREA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 213 AND 217 SOUTH MAIN STREET

---

**WHEREAS**, Indiana Code Section 36-7-4-918.6, requires the Common Council to give notice pursuant to Indiana Code Section 5-14-1.5-5, of its intention to consider Petitions from the Board of Zoning Appeals for approval or disapproval; and

**WHEREAS**, the Common Council must take action within sixty (60) days after the Board of Zoning Appeals makes its recommendation to the Council; and

**WHEREAS**, the Common Council is required to make a determination in writing on such requests pursuant to Indiana Code Section 36-7-4-918.4; and

**WHEREAS**, the Area Board of Zoning Appeals has made a recommendation, pursuant to applicable state law.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA** as follows:

**SECTION I.** The Common Council has provided notice of the hearing on the Petition from the Area Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

213 and 217 SOUTH MAIN STREET

In order to permit insert a DRIVE THROUGH RESTAURANT/COFFEE SHOP

**SECTION II.** Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Area Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

**SECTION III.** The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;

2. The proposed use will not injure or adversely affect the use of the adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive plan;

**SECTION IV.** Approval is subject to the Petitioner complying with the reasonable conditions established by the Area Board of Zoning Appeals which are on file in the office of the City Clerk.

**SECTION V.** The Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

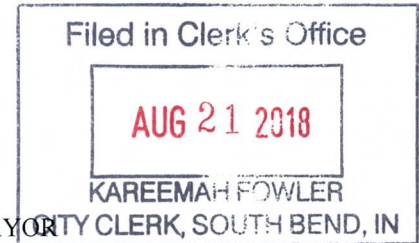
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Tim Scott, Council President  
South Bend Common Council





BILL NO. 38-18



CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR CITY CLERK, SOUTH BEND, IN

## DEPARTMENT OF ADMINISTRATION AND FINANCE

August 21, 2018

Mr. Tim Scott  
President, South Bend Common Council  
4<sup>th</sup> Floor County-City Building  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Ordinance Levying taxes and fixing the rate of Property Taxation to meet City Expenses for the fiscal year ending December 31, 2019

Dear Council President Scott:

Attached herewith please find a bill for consideration by the Common Council of the City of South Bend fixing the property tax rate for the City of South Bend for the fiscal year commencing January 1, 2019 and ending December 31, 2019. This tax rate will apply for property tax assessments in fiscal 2018 with taxes payable in fiscal 2019.

Similar to prior years, this bill has been filed with estimated property tax rates. The final property tax rates for each municipality in the State of Indiana are determined by the Department of Local Government Finance (DLGF) as part of the "1782" budget review process which, according to the state budget calendar, must be completed in February 2019. The actual property tax rates will depend on the 2018/pay 2019 net assessed valuation of property in South Bend.

This bill is respectfully submitted for 1<sup>st</sup> reading filing with the Common Council for the council meeting on August 27, 2018, 2<sup>nd</sup> reading and public hearing at the council meeting on September 24, 2018, with 3<sup>rd</sup> reading and council vote at the council meeting on October 8, 2018.

I will be available to discuss this bill at the appropriate sessions of the Personnel and Finance Committee and other meetings of the South Bend Common Council.

Respectfully submitted,

Jennifer C. Hockenhull  
City Controller

OK  
CFD

Filed in Clerk's Office

AUG 21 2018

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

BILL NO. 38-18

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, LEVYING  
TAXES AND FIXING THE RATE OF TAXATION FOR THE PURPOSE OF  
RAISING REVENUE TO MEET THE NECESSARY EXPENSES OF THE CIVIL  
CITY OF SOUTH BEND FOR THE FISCAL YEAR ENDING DECEMBER 31,  
2019**

---

STATEMENT OF PURPOSE AND INTENT

---

It is necessary to pass this Ordinance in order to levy taxes and fix the rate of taxation for the purpose of raising revenue to meet the necessary expenses for 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF  
THE \_\_\_\_\_ CITY \_\_\_\_\_ OF  
SOUTH BEND, INDIANA, AS FOLLOWS:

SECTION I. There shall be levied upon each One Hundred Dollars of Assessed Valuation of Taxable Property of the City of South Bend, Indiana, for the fiscal year 2018 to be collected in the year 2019 the following:

For CORPORATION GENERAL FUND, the sum of **\$xxxxx** on each one hundred dollars of Taxable Property.

For PARK AND RECREATION FUND, the sum of **\$0.xxxx** on each one hundred dollars of Taxable Property.

For CUMULATIVE CAPITAL DEVELOPMENT FUND, the sum of **\$0.xxxx** on each one hundred dollars of Taxable Property.

**Total Civil City Rate \$xxxxx**

For REDEVELOPMENT BOND (COLLEGE FOOTBALL HALL OF FAME), the sum of **\$0.xxxx** on each one hundred dollars of Taxable Property.

**Total Redevelopment Rate \$0.xxxx**

SECTION II. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

---

Tim Scott, Council President  
South Bend Common Council

Attest:

---

Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_ . m.

---

Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ .m.

---

Pete Buttigieg, Mayor  
City of South Bend, Indiana





1200N COUNTY-CITY BUILDING  
227 W. JEFFERSON BLVD.  
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9822  
FAX 574/ 235-9928

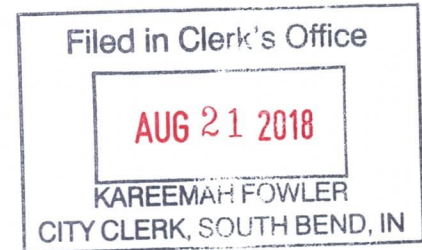
**BILL NO. 39-18**

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR

## DEPARTMENT OF ADMINISTRATION AND FINANCE

August 21, 2018

Mr. Tim Scott  
President, South Bend Common Council  
4<sup>th</sup> Floor, County-City Building  
227 W. Jefferson Blvd.  
South Bend, IN 46601



Re: Ordinance Appropriating Monies for the purpose of Defraying the Expenses of Departments and Funds of the Civil City of South Bend for the fiscal year ending December 31, 2019

Dear Council President Scott:

Attached herewith please find a bill for consideration by the Common Council of the City of South Bend appropriating monies for civil city expenditures for the fiscal year commencing January 1, 2019 and ending December 31, 2019.

This bill is respectfully submitted for 1<sup>st</sup> reading filing with the Common Council for the council meeting on August 27, 2018, 2<sup>nd</sup> reading and public hearing at the council meeting on September 24, 2018, with 3<sup>rd</sup> reading and council vote at the council meeting on October 8, 2018.

I will be available to discuss this bill at the appropriate sessions of the Personnel and Finance Committee and other meetings of the South Bend Common Council.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Hockenhill".

Jennifer C. Hockenhill  
City Controller

Handwritten initials in blue ink, consisting of "OK" above "AW".

**BILL NO. 39-18**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING MONIES FOR THE PURPOSE OF DEFRAYING THE EXPENSES OF SEVERAL DEPARTMENTS OF THE CIVIL CITY OF SOUTH BEND, INDIANA FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019 INCLUDING ALL OUTSTANDING CLAIMS AND OBLIGATIONS, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT**

---

STATEMENT OF PURPOSE AND INTENT

---

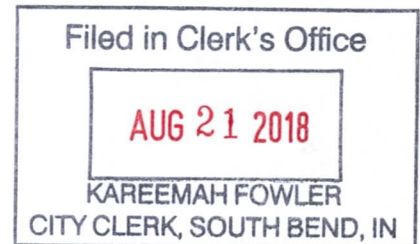
It is necessary to pass this Ordinance in order to appropriate monies to defray the expenses of several Departments of the Civil City of South Bend, Indiana for 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

SECTION 1. For the expenses of the Civil City Government, its various Departments, Funds, Commissions, and institutions for the fiscal year ending December 31, 2019, the following sums of money, as set forth in the attached budget which is made a part hereof, are hereby appropriated and ordered set apart out of the Funds hereinafter named, and for the purposes hereinafter specified, subject to the laws governing the same. The sums herein appropriated shall be deemed to include all expenditures authorized to be made in said year, unless otherwise expressly stipulated or provided by the laws.

SECTION II. For the fiscal year ending December 31, 2019, there is hereby appropriated out of the General Fund Number 101 and from Funds other than the General Fund, of said City to wit:

- (201) Park and Recreation Fund
- (202) Motor Vehicle Highway Fund
- (203) Park Recreation Non-Reverting Fund
- (209) Studebaker Oliver Reverting Grants
- (210) Economic Development Grant Fund
- (211) Community Investment Administration Fund
- (212) Community Investment Grant Fund
- (216) Police State Seizures Fund
- (217) Gift, Donation, Bequest Fund
- (218) Police Curfew Violations Fund
- (219) Unsafe Building Fund
- (220) Law Enforcement Continuing Education Fund



- (221) Landlord Registration Fund
- (222) Central Services Fund
- (224) Central Services Capital Fund
- (226) Liability Insurance & Premium Reserve Fund
- (227) Loss Recovery Fund
- (249) Public Safety Local Option Income Tax Fund
- (251) Local Roads and Streets Fund
- (257) LOIT 2016 Special Distribution
- (258) Human Rights – Federal Fund
- (265) Local Road & Bridge Grant Fund
- (273) Morris PAC/Palais Royale Marketing Fund
- (274) Morris PAC Self Promotion Fund
- (278) Police Take Home Vehicle Fund
- (279) IT / Innovation / 311 Call Center Fund
- (280) Police Block Grant Fund
- (289) Hazmat Fund
- (291) Indiana River Rescue Fund
- (294) Regional Police Academy Fund
- (295) COPS More Grant Fund
- (299) Police Federal Drug Enforcement Fund
- (312) 2017 Parks Bond Debt Service Fund
- (313) Hall of Fame Debt Service Fund
- (377) Professional Sports Development Fund
- (401) Coveleski Stadium Capital Fund
- (404) County Option Income Tax Fund
- (405) Park Department Non-Reverting Capital Fund
- (406) Cumulative Capital Development Fund
- (407) Cumulative Capital Improvement Fund
- (408) County Economic Development Income Tax Fund
- (410) Urban Development Action Grant Fund
- (412) Major Moves Construction Fund
- (416) Morris Performing Arts Center Capital Fund
- (450) Palais Royale Historic Preservation Fund
- (451) 2018 Fire Station Capital Bond
- (471) 2017 Parks Bond Capital Fund
- (655) Project ReLeaf Fund
- (677) Hall of Fame Capital Fund
- (701) Fire Pension Fund
- (702) Police Pension Fund
- (705) Police K-9 Unit Fund
- (711) Self-Funded Employee Benefit Fund
- (713) Unemployment Compensation Fund
- (714) Parental Leave Fund
- (730) City Cemetery Trust Fund
- (750) Equipment/Vehicle Leasing Fund
- (751) Parks Bond Capital Fund

- (753) Smart Streets Bond Capital Fund
- (755) South Bend Building Corporation Fund
- (757) Parks Bond Debt Service Fund
- (759) Eddy Street Commons Phase II Capital Fund
- (760) Eddy Street Commons Phase II Debt Service Fund

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

\_\_\_\_\_  
Tim Scott, Council President  
South Bend Common Council

Attest:

\_\_\_\_\_  
Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_ . m.

\_\_\_\_\_  
Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
Pete Buttigieg, Mayor  
City of South Bend, Indiana

1200N COUNTY-CITY BUILDING  
227 W. JEFFERSON BLVD.  
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9822  
FAX 574/ 235-9928

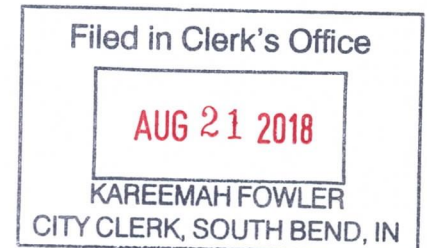
**BILL NO. 40-18**

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR

## DEPARTMENT OF ADMINISTRATION AND FINANCE

August 21, 2018

Mr. Tim Scott  
President, South Bend Common Council  
4<sup>th</sup> Floor, County-City Building  
227 W. Jefferson Blvd.  
South Bend, IN 46601



Re: Ordinance Appropriating Monies for the purpose of Defraying the Expenses of Designated Enterprise Funds of the City of South Bend for the fiscal year ending December 31, 2019

Dear Council President Scott:

Attached herewith please find a bill for consideration by the Common Council of the City of South Bend appropriating monies for enterprise fund expenditures for the fiscal year commencing January 1, 2019 and ending December 31, 2019.

This bill is respectfully submitted for 1<sup>st</sup> reading filing with the Common Council for the council meeting on August 27, 2018, 2<sup>nd</sup> reading and public hearing at the council meeting on September 24, 2018, with 3<sup>rd</sup> reading and council vote at the council meeting on October 8, 2018.

I will be available to discuss this bill at the appropriate sessions of the Personnel and Finance Committee and other meetings of the South Bend Common Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "JHockenhill".

Jennifer C. Hockenhill  
City Controller

Handwritten initials or a mark in blue ink, possibly "OK" or similar, located in the bottom right corner of the page.

**BILL NO. 40-18**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING MONIES FOR THE PURPOSE OF DEFRAYING THE EXPENSES OF THE DESIGNATED ENTERPRISE FUNDS OF THE CITY OF SOUTH BEND, INDIANA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019 INCLUDING ALL OUTSTANDING CLAIMS, AND OBLIGATIONS, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT.**

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STATEMENT OF PURPOSE AND INTENT

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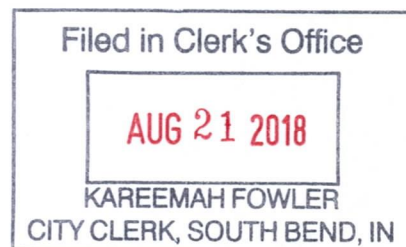
It is necessary to pass this Ordinance in order to appropriate monies to defray the expenses of designated Enterprise Funds of the City of South Bend, Indiana for 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

SECTION I. For the expenses of designated Enterprise Funds of the City of South Bend, Indiana its various Departments, Funds, Commissions and institutions for the fiscal year ending December 31, 2019, the following sums of money, as set forth in the attached budget which is made a part hereof, are hereby appropriated and ordered set apart within the Funds hereinafter named in Section II, and for the purposes hereinafter specified in Section II, subject to the laws governing the same. The sums herein appropriated shall be deemed to include all expenditures authorized to be made in said year, unless otherwise expressly stipulated or provided by law.

SECTION II. For the fiscal year ending December 31, 2019 the above appropriations are made within the following Funds of the City:

- (287) EMS Capital Fund
- (288) EMS Operating Fund
- (600) Consolidated Building Fund
- (601) Parking Garages Fund
- (610) Solid Waste Operating Fund
- (611) Solid Waste Depreciation Fund
- (620) Water Works General Operations Fund
- (622) Water Works Capital Fund
- (624) Water Works Customer Deposit Fund
- (625) Water Works Sinking Fund
- (626) Water Works Bond Reserve
- (629) Water Works O&M Reserve Fund
- (640) Sewage Repair Insurance Fund
- (641) Sewage Works General Operations Fund



- (642) Sewage Works Capital Fund
- (643) Sewage Works O&M Reserve Fund
- (649) Sewage Works Bond Sinking Fund
- (653) Sewage Works Debt Service Reserve Fund
- (667) Storm Sewer Fund
- (670) Century Center Operating Fund
- (671) Century Center Capital Fund
- (672) Century Center Energy Savings Debt Service Fund

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

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Tim Scott, Council President  
South Bend Common Council

Attest:

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Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_ . m.

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Kareemah N. Fowler, City Clerk  
Office of the City Clerk

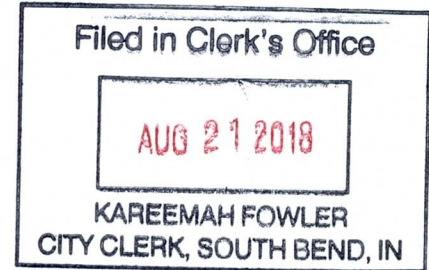
Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ .m.

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Pete Buttigieg, Mayor  
City of South Bend, Indiana







Via Hand Delivery

August 21, 2018

Mr. Tim Scott  
President - City of South Bend Common Council  
County - City Building - Room 400S  
South Bend, IN 46601

Dear President Scott:

Enclosed please find an original and several copies of:

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING, ADOPTING AND APPROVING THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION'S 2019 BUDGET AND LEVYING THE TAX AND FIXING THE RATE OF THE TAXATION FOR THE PURPOSE OF RAISING REVENUE TO FUND THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION, SOUTH BEND, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2019

Due to a recent enactment of Indiana law, Transpo is required to submit its proposed budget and tax levy to the City of South Bend Common Council (the "Council") for adoption by the Council. Specifically, Indiana Code § 6-1.1-17-20 requires that Transpo, as a political subdivision governed by a majority of unelected officials, submit its proposed budget and property tax levy to the Council for adoption. Pursuant to I.C. § 6-1.1-17-20(e), the Council should review Transpo's budget and proposed tax levy and adopt a final budget and tax levy for Transpo.

Transpo's Board of Directors will vote to approve the budget and levy on September 17, 2018. The scheduled public hearing of the budget with South Bend Common Council is scheduled to be on September 24, 2018.

Transpo's budget was filed with the Common Council on August 22, 2018. This Ordinance will be presented to the Council by Transpo's Controller, Christopher Kubaszak. Transpo's General Counsel, Jamie C. Woods and representatives of Transpo's Board of Directors may also attend.

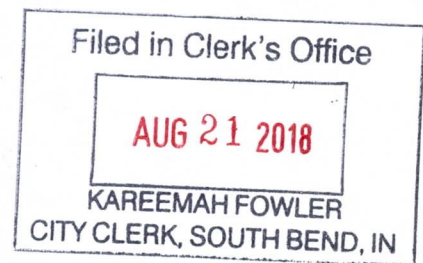
On behalf of Transpo's Board of Directors, the Council's assistance in this budget process is greatly appreciated.

Sincerely,

Amy E. Hill  
Interim General Manager and Chief Executive Officer

BILL NO. 41-18

ORDINANCE NO.



**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING, ADOPTING AND APPROVING THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION'S 2019 BUDGET AND LEVYING THE TAX AND FIXING THE RATE OF THE TAXATION FOR THE PURPOSE OF RAISING REVENUE TO FUND THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION, SOUTH BEND, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2019**

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STATEMENT OF INTENT

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Pursuant to Indiana law, the South Bend Public Transportation Corporation is required to submit its proposed budget and tax levy to the Common Council of the City of South Bend for adoption. Specifically, Indiana Code § 6-1.1-17-20 requires that the South Bend Public Transportation Corporation, as a political subdivision governed by a majority of unelected officials, submit its proposed budget and property tax levy to the Common Council of the City of South Bend. Pursuant to Indiana Code § 6-1.1-17-20(e), the Common Council of the City of South Bend is required to review the South Bend Public Transportation Corporation's budget and proposed tax levy and adopt a final budget and tax levy for the South Bend Public Transportation Corporation.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION 1. The South Bend Public Transportation Corporation's budget for the year ending December 31, 2019 in the sum of **\$13,390,931.00**, as shown on Budget Form 4-A, filed with the Common Council on August 21, 2018, is appropriated, adopted, approved and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purpose of raising revenue to meet the necessary expenses of the South Bend Public Transportation Corporation, a total property tax levy of **\$4,648,000.00** and a total tax rate of **0.1218** as shown on Budget Form 4-B are also appropriated, approved and adopted.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage by the Common Council of the City of South Bend and approved by the Mayor.

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Tim Scott, Council President  
South Bend Common Council

Attest:

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Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_ . m.

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Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ .m.

---

Pete Buttigieg, Mayor  
City of South Bend, Indiana