



OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: KAREEMAH FOWLER, CITY CLERK
DATE: JANUARY 24, 2019
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, January 28, 2019:**

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

- 3:30 P.M.** **BOARD OF FINANCE MEETING** **TBA**
1. Annual Board of Finance Meeting where the South Bend Common Council convenes as a local Board of Finance to elect its officers and to review the City Controller's Annual Investment Report
- 3:55 P.M.** **COMMUNITY INVESTMENT** **GAVIN FERLIC, CHAIRPERSON**
1. [Bill No. 19-07](#)- SWGS Properties, LLC Designating Vacant Building Tax Abatement
2. [Bill No. 19-09](#)- SWGS Properties, LLC Designating Real Property Tax Abatement
3. [Bill No. 19-11](#)- SWGS Properties, LLC Designating Personal Property Tax Abatement
4. [Bill No. 19-03](#)- Approving and Adopting the Southeast Neighborhood Master Plan
- 4:20 P.M.** **PUBLIC WORKS & PROPERTY VACATIONS** **JOHN VOORDE, CHAIRPERSON**
1. [Bill No. 01-19](#)- Alley Vacation- North/South Alley North of Bryan St., South of Culver St., to First East/West Alley
- 4:30 P.M.** **ZONING & ANNEXATION** **OLIVER J. DAVIS, CHAIRPERSON**
1. [Bill No. 19-01](#)- Special Exception: 3602 West Sample Street
- 4:45 P.M.** **HEALTH & PUBLIC SAFETY** **JO M. BRODEN, CHAIRPERSON**
1. **UPDATE:** South Bend Police and Fire Departments Process, Status, and Strategies, - Chief Scott Ruskowski (SBPD), Operations Division Chief Jeff Rynearson (SBPD), Chief Steve Cox (SBFD), Danielle Fulmer (Director, Business Analytics- IT)

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

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

INTEGRITY | SERVICE | ACCESSIBILITY

JENNIFER M. COFFMAN
CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BIANCA L. TIRADO
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR
ORDINANCE VIOLATION CLERK



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



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, January 28, 2019
7:00 P.M.

1. **INVOCATION- PASTOR JEFFREY KENNEDY- SOUTHGATE CHURCH**
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**
4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**
BILL NO.
 - 19-05 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA HONORING AND THANKING EMIL “LUCKY” REZNIK FOR SEVERAL DECADES OF DEVOTED SERVICE TO TRANSPORATION
 - 19-06 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA WARNING AREA RESIDENTS OF THE DANGERS AND PREVALENCE OF HUMAN TRAFFICKING IN THIS AREA
 - 19-13 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA HONORING AND THANKING DR. MARK GREEN FOR SEVERAL DECADES OF DEVOTED SERVICE TO THE CITY OF SOUTH BEND
6. **REPORTS FROM CITY OFFICES**
7. **COMMITTEE OF THE WHOLE** **TIME: _____**
BILL NO.
 - 01-19 PUBLIC HEARING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTH/SOUTH ALLEY 14’ IN WIDTH RUNNING NORTH APPROXIMATELY 130’ FROM NORTH RIGHT OF WAY OF BRYAN STREET TO EAST/WEST ALLEY

8. **BILLS ON THIRD READING**

TIME: _____

BILL NO.

01-19 THIRD READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: NORTH/SOUTH ALLEY 14' IN WIDTH RUNNING NORTH APPROXIMATELY 130' FROM NORTH RIGHT OF WAY OF BRYAN STREET TO EAST/WEST ALLEY

9. **RESOLUTIONS**

BILL NO.

19-01 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 3602 WEST SAMPLE STREET

19-03 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE SOUTHEAST NEIGHBORHOOD MASTER PLAN

19-07 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2920 W SAMPLE STREET, SOUTH BEND, IN 46619 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SIX (6) YEAR VACANT BUILDING TAX ABATEMENT FOR SWGS PROPERTIES, LLC

19-09 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2920 W SAMPLE STREET, SOUTH BEND, IN 46619 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A (6) SIX-YEAR REAL PROPERTY TAX ABATEMENT FOR SWGS PROPERTIES, LLC

19-11 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2920 W SAMPLE STREET, SOUTH BEND, INDIANA 46619 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A (5) FIVE-YEAR PERSONAL PROPERTY TAX ABATEMENT FOR SWGS PROPERTIES, LLC

10. **BILLS ON FIRST READING**

BILL NO.

04-19 FIRST READING ON AN ORDINANCE AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION FOR PROPERTY

LOCATED AT 832 SOUTH BEND AVENUE, COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

11. **UNFINISHED BUSINESS**

BILL NO.

19-04 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 1119 LINCOLNWAY WEST

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, 4th 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.



2019 COMMON COUNCIL STANDING COMMITTEES (Rev. 01-10-19)

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

Gavin Ferlic, Vice-Chairperson

John Voorde, Member

Jo M. Broden, 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

Karen L. White, Vice-Chairperson

Oliver J. Davis, Member

John Voorde, 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

Gavin Ferlic, Vice-Chairperson

Jake Teshka, 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

Jake Teshka, Vice-Chairperson

Oliver J. Davis, Member

John Voorde, Member



2019 COMMON COUNCIL STANDING COMMITTEES (Rev. 01-10-19)

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
John Voorde, Vice-Chairperson

Regina Williams-Preston, Member
Jo M. Broden, 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
Karen L. White, 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
Sharon L. McBride, 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

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, Member
Jake Teshka, Member



2019 COMMON COUNCIL STANDING COMMITTEES (Rev.01-10-19)

TIM SCOTT, 1ST District Council Member

President

Information and Technology Committee, Chairperson

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

REGINA WILLIAMS-PRESTON 2nd 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, 3rd District Council Member

PARC Committee, Chairperson

Public Works & Property Vacation, Vice-Chair

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

JO M. BRODEN, 4TH District Council Member

Health and Public Safety Committee, Chairperson

Residential Neighborhood Committee, Vice-Chairperson

Public Works & Property Vacation, Member
Zoning & Annexation Committee, Member
Community Relations Committee, Member
Personnel and Finance Committee, Member

JAKE TESHKA, 5TH District Council Member

Utilities Committee, Chairperson

PARC Committee, Vice-Chairperson

Council Rules Committee, Member
Information and Technology Committee, Member
Sub-Committee on Minutes, Member

OLIVER J. DAVIS, 6TH District Council Member

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

Community Investment Committee, Chairperson

Information & Technology Committee, Vice-Chairperson

Community Relations Committee, Vice-Chairperson

Council Rules Committee, Member
Zoning & Annexation Committee, Member

KAREN L. WHITE, AT LARGE Council Member

Vice-President

Residential Neighborhood Committee, Chairperson

Personnel & Finance Committee, Chairperson

Health & Public Safety Committee, Vice-Chairperson

Council Rules Committee, Member
Public Works & Property Vacation, Member

JOHN VOORDE, AT LARGE Council Member

Chairperson, Committee of the Whole

Public Works & Property Vacation, Chairperson

Zoning & Annexation Committee, Vice-Chairperson

Personnel and Finance Committee, Vice-Chairperson

Community Relations Committee, Member
PARC Committee, Member
Health and Public Safety Committee, Member



City of South Bend Common Council

441 County-City Building • 227 W. Jefferson Blvd
South Bend, Indiana 46601

(574) 235-9321
Fax (574) 235-9173
TDD (574) 235-5567
<http://www.southbend.in.gov>

Tim Scott
President

Oliver Davis
Vice-President

Gavin Ferlic
Chairperson, Committee
of the Whole

Tim Scott
First District

Regina Williams-Preston
Second District

Sharon L. McBride
Third District

Jo M. Broden
Fourth District

Jake Teshka
Fifth District

Oliver Davis
Sixth District

Gavin Ferlic
At Large

John Voorde
At Large

Karen White
At Large

January 23, 2019

South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

**Re: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA WARNING AREA RESIDENTS OF THE DANGERS AND PREVALENCE OF
HUMAN TRAFFICKING IN THIS AREA**

Dear Council Members:

Human Trafficking is a global abomination that reaches even into our community. Many people, however, do not realize the dangers that face young people in our community. I am filing this proposed resolution for consideration at the January 28, 2019 Council meeting to not only inform our residents of the dangers in our area, but also to identify resources for those who want more information or who need to take action. I hope that each member of the Common Council will support the resolution.

Thank you for your consideration.

Sincerely Yours,

Jake Teshka, South Bend Common Council
Member, District 5



BILL NO. 19-06

RESOLUTION NO. 4759-19

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA WARNING AREA RESIDENTS OF THE DANGERS AND PREVALENCE OF HUMAN TRAFFICKING IN THIS AREA

Whereas, members of the public are generally aware of, and are sympathetic to, those who face the dangers of human trafficking; and

Whereas, the true nature and extent of this crime against helpless individuals is nothing less than staggering; and

Whereas, The Trafficking Victims Protection Act of 2000 defines sex trafficking as, “a commercial sex act that is induced by force, fraud, or coercion, or in which the person induced to perform such an act has not attained 18 years of age.” Labor trafficking is defined as, “the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery”; and

Whereas, human trafficking is the fastest growing and second largest criminal enterprise in the world today, generating an estimated \$150 billion dollars annually; and

Whereas, throughout the world over 27 million people are exploited through human trafficking with an estimated 300,000 American youths at risk of becoming victims of commercial sexual exploitation with an additional 14,500-17,500 humans trafficked into the United States annually; and

Whereas, these numbers are just the tip of the iceberg due to underreporting and with the number of cases increasing exponentially each year through the use of social media and the internet; and

Whereas, South Bend and the surrounding areas are not safe from these dangers as shown by the recent discovery and rescue of five victims in southwest Michigan and the arrests of traffickers in South Bend and Ft. Wayne in late 2017 as part of an FBI nationwide operation, which in a four-day period, rescued 84 minors and arrested 120 traffickers; and

Whereas, the youngest victim recovered in the FBI operation was 3 months old and the average age of the victims being 15.; and

Whereas, the children and young adult victims are not just nameless and faceless unknowns, but include our sons, daughters, grandchildren, nieces, nephews and the children playing outside next door; and



Whereas, it is no longer enough to know “of” the problem, but now necessary to know “about” the problem by independently seeking out information and, more importantly, when seeing anything that raises suspicion, doing something to inform the proper authorities or agencies.

Now, Therefore, be it resolved, by the Common Council of the City of South Bend, Indiana, as follows:

Section I. Human trafficking in any form is morally reprehensible and contrary to our cherished freedoms.

Section II. Everyone has a duty to do what is in their ability to end human trafficking and protect the victims.

Section III. In addition to local and regional First Responders, the following are some of the resources available to learn more or to take action:

National Human Trafficking Hotline: 1-888-373-7888; (TTY: 711); Text 233733;

Indiana Attorney General: <https://www.in.gov/attorneygeneral/2963.htm>

Indiana Trafficking Victim Assistance Program: <http://www.indysb.org/itvap>

Polaris Project: <https://polarisproject.org/>

U.S. Department of Homeland Security Blue Campaign: <https://www.dhs.gov/blue-campaign>

In Our Backyard: <http://inourbackyard.org/>

Section IV. This Resolution shall be in full force and effect from after its adoption by the Common Council and approval by the Mayor.

Approved this 28th day January 2019

Tim Scott, 1st District Council Member

Oliver J. Davis, 6th District Council Member

Regina Williams-Preston., 2nd District Council Member

John Voorde, At Large Council Member



Sharon L. McBride, 3rd District Council Member

Gavin Ferlic, At Large Council Member

Jo M. Broden, 4th District Council Member

Karen L. White, At Large Council Member

Jake Teshka, 5th District Council Member

Robert J. Palmer, Council Attorney

Attest:

Approved this 28th day of January 2019

Kareemah Fowler, City Clerk

Pete Buttigieg, Mayor of South Bend, Indiana

1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



BILL NO. 01-19

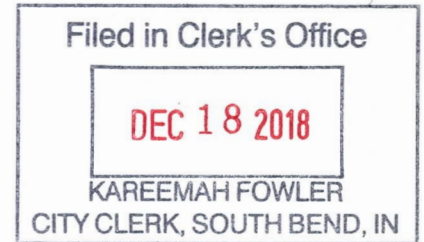
PHONE 574/ 235-9251
FAX 574/ 235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR

BOARD OF PUBLIC WORKS

November 13, 2018

Willie Rogers
1033 W. Bryan Street
South Bend, IN 46616



RE: Alley Vacation – North/South Alley North of Bryan St., South of Culver St., to first East/West Alley (Preliminary Review)

Dear Mr. Rogers:

The Board of Public Works, at its November 13, 2018, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department, and the Street Department.

Community Investment stated you should be informed the vacation condition will result in a split of the 14' right-of-way and you would only acquire half, which would not be sufficient for driveway access or vehicle parking. You will need an Access Agreement with your neighbor to allow you to use the alley as a driveway.

The Fire Department stated, per IC 36-7-3-13, the vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient due to the water supply for structure fires being at the cross alley.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this alley.

Please contact Donna Hanson at (574) 235-9254 prior to picking up your radius map. You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely,

Linda M. Martin, Clerk

DEC 18 2018

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

BILL NO. 01-19

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

NORTH/SOUTH ALLEY 14' IN WIDTH RUNNING NORTH APPROXIMATELY 130' FROM
NORTH RIGHT OF WAY OF BRYAN STREET TO EAST/WEST ALLEY

STATEMENT OF PURPOSE AND INTENT

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinance vacates the above described public property.

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

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

*NORTH/SOUTH ALLEY 14' IN WIDTH RUNNING NORTH APPROXADMEY 130' FROM NORTH
RIGHT OF WAY OF BRYAN STREET TO EAST/WEST ALLEY, BEING THE ONLY
NORTH/SOUTH ALLEY BETWEEN SHERMAN AVENUE AND INGLEWOOD PLACE*

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following property may be injuriously or beneficially affected by such vacating:

018-2143-5371 018-2142-5324 018-2142-5334 018-2139-5199

SECTION IV. The purpose of the vacation of the real property is to vacate that portion of the all of the Public Alley in the described area to allow for the safer use of the adjacent properties.

SECTION V. 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 to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2019, at _____ o'clock _____. m.

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

Approved and signed by me on the _____ day of _____, 2019, at _____ o'clock _____. m.

Peter Buttigieg, Mayor
City of South Bend, Indiana



City of South Bend
 Dept. of Public Works
 227 W Jefferson Blvd. #1316
 South Bend, IN 46601
 Phone: (574) 235-9251

 150' Buffer
 *Address List attached

Date Prepared: 12/3/2018 DCH

Alley Vacation 150' Radius Map Willie J. Rogers

Alley to be vacated is the North/South alley 14' in width running North approx. 130' from N right of way of Bryan Street to East/West alley, being the only North/South alley between Sherman Avenue and Inglewood Place.

Filed in City Clerk's Office
 DEC 18 2018
 FREEMAH FOWLER
 CITY CLERK, SOUTH BEND, IN



Filed in Clerk's Office
DEC 18 2018
 KAREEMAH FOWLER
 CITY CLERK, SOUTH BEND, IN

SOUTH BEND COMMON COUNCIL

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY (STREETS/ALLEY)

DATE: 12/11/2018

To the Common Council of the City of South Bend, Indiana. I (we), the undersigned property owner(s), petition you to vacate:

1. THE ALLEY DESCRIBED AS:

Vacated alley between 1101 + 1033
W. Bryan Street

2. THE STREET DESCRIBED AS:

East/West Alley being the only North/South
Alley between Sherman Ave and Inglenood Place

Abutting Property Owner(s) Signatures:

| Name (print): | Signature | Address | Lot Number |
|---------------|-----------|---------|------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |

455 County-City Building • 227 W. Jefferson Boulevard • South Bend, Indiana 46601
 Phone 574-235-9221 • Fax 574-235-9173 • TDD 574-235-5567 • www.SouthBendIN.gov

JENNIFER M. COFFMAN
 CHIEF DEPUTY/ DIRECTOR OF
 OPERATIONS

BIANCA L. TIRADO
 DEPUTY/ DIRECTOR OF POLICY

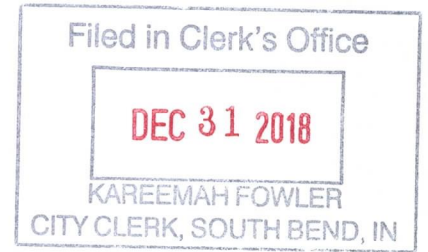
JOSEPH R. MOLNAR
 ORDINANCE VIOLATION CLERK

| Name/Owner | mailing add | city | st | zip | parcelid | prop addr | prop city | prop state | prop zip |
|--|---|-------------|----|-------|---------------|------------------|------------|------------|----------|
| MOORE JOHN | 60904 Ash Rd | Osceola | IN | 46561 | 018-2143-5365 | 1109 BRYAN ST | SOUTH BEND | IN | 46616 |
| CRYSTAL BAY BUILDERS INC | 2537 Grape Rd | Mishawaka | IN | 46545 | 018-2143-5366 | 1105 BRYAN ST | SOUTH BEND | IN | 46616 |
| AMIT TAL | 1920 Ridgedale Rd | South Bend | IN | 46614 | 018-2143-5367 | 1101 BRYAN ST | SOUTH BEND | IN | 46616 |
| ROGERS WILLIE | 1033 W Bryan St | South Bend | IN | 46616 | 018-2143-5368 | 1033 BRYAN ST | SOUTH BEND | IN | 46616 |
| PALOMAR NEUROSURGERY CENTER 401 (K) PROFIT SHARING PLAN AND TRUST | 9921 Carmel Mountain Rd, #122 | San Diego | CA | 92129 | 018-2143-5369 | 1029 BRYAN ST | SOUTH BEND | IN | 46616 |
| ZIMMERMAN SORA | 6320 N Whipple St | Chicago | IL | 60659 | 018-2143-5370 | 1025 BRYAN ST | SOUTH BEND | IN | 46616 |
| MEDRANO PEGGY | 1021 W Bryan St | South Bend | IN | 46616 | 018-2143-5371 | 1021 BRYAN ST | SOUTH BEND | IN | 46616 |
| GREENWORLD LINK LLC | 16380 Thrush St | Granger | IN | 46530 | 018-2142-5320 | 1114 BRYAN ST | SOUTH BEND | IN | 46616 |
| BANK OF NEW YORK TRUST CO NA AS SUCCESSOR | 500 Enterprise Rd Ste 150 | Horsham | PA | 19044 | 018-2142-5322 | 1110 BRYAN ST | SOUTH BEND | IN | 46616 |
| MILLER TODD | 10440 Lindwood Ct | Osceola | IN | 46561 | 018-2142-5324 | 1106 BRYAN ST | SOUTH BEND | IN | 46616 |
| RL BRYAN LLC | 16001 S 108th Ave | Orland Park | IL | 60467 | 018-2142-5326 | 1102 BRYAN ST | SOUTH BEND | IN | 46616 |
| TADDEO HOLDINGS LLC | 2537 Grape Rd | Mishawaka | IN | 46545 | 018-2142-5328 | 1034 BRYAN ST | SOUTH BEND | IN | 46616 |
| ALLCOACH PROPERTIES LLC | 14597 CR 40 | Goshen | IN | 46528 | 018-2142-5330 | 1030 BRYAN ST | SOUTH BEND | IN | 46616 |
| SEIYA ASSETS LLC | 923 N Hill | South Bend | IN | 46617 | 018-2142-5332 | 1026 BRYAN ST | SOUTH BEND | IN | 46616 |
| FREYER PATRICE ANNETTTE | 1022 W Bryan St | South Bend | IN | 46616 | 018-2142-5334 | 1022 BRYAN ST | SOUTH BEND | IN | 46616 |
| MOORE JOHN M | 60904 Ash Rd | Osceola | IN | 46561 | 018-2143-5364 | 1113 BRYAN ST | SOUTH BEND | IN | 46616 |
| NEGRI JOHN | 1026 Culver Pl | South Bend | IN | 46616 | 018-2139-5199 | 1026 W CULVER PL | SOUTH BEND | IN | 46616 |
| JESTER BRIAN SCOTT & SHERRI R JT W/ROS | 1022 Culver Place | South Bend | IN | 46616 | 018-2139-5200 | 1022 W CULVER PL | SOUTH BEND | IN | 46616 |
| GONZALES JOHNATHAN C & SABRINA M | 2020 SW Winthrop Ave | Portland | OR | 97225 | 018-2139-5197 | 1038 W CULVER PL | SOUTH BEND | IN | 46616 |
| GREEN LAUREN | 1034 Culver Pl | South Bend | IN | 46616 | 018-2139-5198 | 1034 W CULVER PL | SOUTH BEND | IN | 46616 |
| GARD REX A | 1042 Culver Pl | South Bend | IN | 46616 | 018-2139-5195 | 1042 W CULVER PL | SOUTH BEND | IN | 46616 |
| TRENT TIANDRA | 1106 Culver Place | South Bend | IN | 46616 | 018-2139-5192 | 1106 W CULVER PL | SOUTH BEND | IN | 46616 |
| ZALAS ERVIN S JR AND JUDY | 710 N Brookfield St, c/o Riverbend Boiler Repair | South Bend | IN | 46628 | 018-2139-5194 | 1046 W CULVER PL | SOUTH BEND | IN | 46616 |

Filed in Clerk's Office
DEC 18 2018
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

AREA BOARD OF ZONING APPEALS

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



December 31, 2018

Honorable Common Council
4th Floor, County-City Building
South Bend, IN 46601

RE: Special Exception Use at 3602 West Sample Street

Dear Council Members:

Enclosed is an Ordinance for the proposed Special Exception Use. Please include the attached Ordinance on the Council agenda for unfinished business at your January 14th, 2019 Council meeting, and set it for public hearing at your January 28th, 2019 Council meeting. The petition is tentatively scheduled for public hearing at the January 9th, 2019 Area Board of Zoning Appeals meeting. The recommendation of the Area Board of Zoning Appeals will be forwarded to your office by noon on the day following the public hearing.

If you have any questions, please feel free to contact our office.

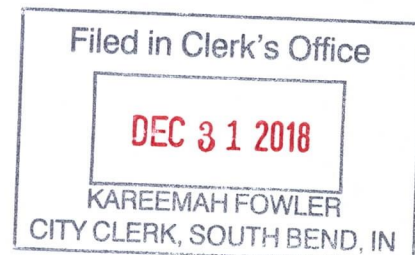
Sincerely,

A handwritten signature in black ink, appearing to be "Jordan Wyatt".

Jordan Wyatt
Planner

CC: Bob Palmer

BILL NO. 19-01
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 3602 WEST SAMPLE 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:

3602 WEST SAMPLE STREET

In order to permit outdoor storage in excess of 50% of the total lot area.

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.

Tim Scott, Council President
South Bend Common Council

AREA BOARD OF ZONING APPEALS

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

Thursday, January 10, 2019

Common Council
227 W. Jefferson Boulevard
South Bend, IN 46601

RE: The petition of JUPITER SOUTH BEND LLC seeking a Special Use for processing and storage of aggregate materials, including on-site crushing of materials and to allow storage in excess of 50% of the total lot area in the GI General Industrial District (South Bend) for property located at 3602 W SAMPLE ST, City of South Bend

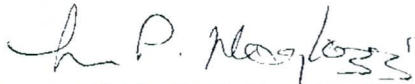
Dear Council Members:

I hereby Certify that the above referenced ordinance of JUPITER SOUTH BEND LLC was legally advertised on December 27, 2018 and that the Area Board of Zoning Appeals at its public hearing on January 9, 2019 took the following action:

Upon a motion by Jack Young, being seconded by Michael Urbanski and unanimously carried, a petition by JUPITER SOUTH BEND LLC seeking a Special Use for processing and storage of aggregate materials, including on-site crushing of materials and to allow storage in excess of 50% of the total lot area for property located at 3602 W SAMPLE 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,



Lawrence P. Magliozzi, Executive Director

Attachment

CC: JUPITER SOUTH BEND LLC

Firm Scott
SO
GF
JT



MEMORANDUM

DATE: December 28, 2018
FROM: Jordan Wyatt, Planner
SUBJECT: January 9, 2019 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.*

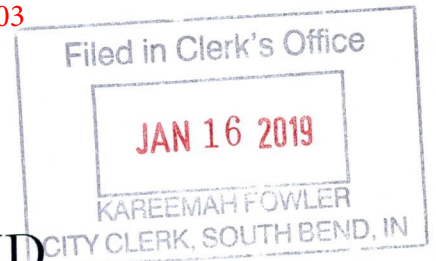
4. Petition of Jupiter South Bend, LLC

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. The staff recommends denial of the variance from the required perimeter yard landscaping in the front and from the required foundation landscaping.

- (1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare.*
Locating the proposed use in an industrial area should 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.*
Preserving the façade of the building and installation of landscaping will provide screening to prevent negative affects on the use or value of the adjacent property values.
- (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 use is consistent with the character of the GI General Industrial District.
- (4) The proposed use is compatible with the recommendations of the Comprehensive Plan.*
The proposed use is consistent with the City Plan, South Bend Comprehensive Plan (November 2006): Objective ED 1.2: Encourage reuse of abandoned and underutilized land and structures.



BILL NO.19-03



CITY OF SOUTH BEND
COMMUNITY INVESTMENT
JAMES MUELLER, EXECUTIVE DIRECTOR

January 16, 2019

Tim Scott, President
South Bend Common Council
4th Floor, County-City Building

Re: A Resolution of the Common Council of the City of South Bend, Indiana, Approving and Adopting the Southeast Neighborhood Master Plan

Dear Councilman Scott:

I am attaching for filing a resolution that adopts the Southeast Neighborhood Master Plan. This plan, developed through participation of the Redevelopment Commission, and southeast residents, property owners and business owners, provides a framework for long and short-term improvements and a land use plan for the Southeast neighborhood.

On December 18, 2018, the Area Plan Commission adopted the Southeast Neighborhood Master Plan and recommended that it also be approved by the Common Council.

The resolution will be presented at the Community Investment Committee meeting and the full Common Council meeting on January 28. If you have any questions, please feel free to contact me at 235-5821 or emaradik@southbendin.gov.

Sincerely,

Elizabeth Maradik
Principal Planner

DAN BUCKENMEYER
BUSINESS DEVELOPMENT

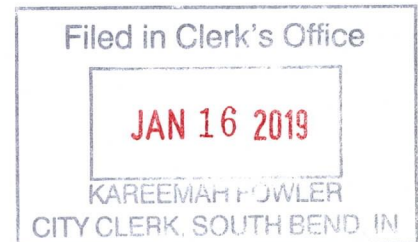
ALKEYNA ALDRIDGE
ENGAGEMENT & ECONOMIC EMPOWERMENT

PAMELA MEYER
NEIGHBORHOOD DEVELOPMENT

TIM CORCORAN
PLANNING

BILL NO. 19-03

RESOLUTION NO. _____



**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA,
APPROVING AND ADOPTING THE SOUTHEAST NEIGHBORHOOD MASTER PLAN**

WHEREAS, the City of South Bend, Indiana, recognizes the need to improve and revitalize the southeast neighborhood through strategic planning; and

WHEREAS, in 2006, City Plan, the Comprehensive Plan for South Bend, was adopted by the Area Plan Commission of St. Joseph County and the Common Council of the City of South Bend pursuant to the provisions of Indiana Code 36-7-4-500 *et. seq.* as a statement of policy for the land use development of the jurisdiction; and

WHEREAS, Policy LU 1.1 of City Plan is to “pursue the development of area-specific plans with broad community involvement” to provide strategic direction in the future growth and development of that area, and to achieve the City Plan Goal “to encourage sustainable growth that preserves and enhances the character of South Bend and ensures compatibility of land uses in the community”; and

WHEREAS, the City of South Bend, together with its Redevelopment Commission has undertaken the responsibility to prepare Southeast Neighborhood Master Plan; and

WHEREAS, the Southeast Neighborhood Master Plan is a strategic revitalization plan that was created with input from a variety of stakeholders, including southeast residents and property owners, 466Works Community Development Corporation, and area businesses & organizations; and

WHEREAS, the Southeast Neighborhood Master Plan contains revitalization strategies, a detailed land use plan for the development of the area, and a strategic implementation matrix, all with public and private sector investment opportunities; and

WHEREAS, the Area Plan Commission of St. Joseph County has approved the Southeast Neighborhood Master Plan by resolution, has certified it to Common Council of the City of South Bend, and has provided it with a favorable recommendation; and

WHEREAS, the Common Council of the City of South Bend, Indiana has the authority to amend a comprehensive plan if it finds the content to be appropriate and in the best interests of the community; and

WHEREAS, the Southeast Neighborhood Master Plan, which is attached hereto and incorporated herein, contains all the elements necessary to strategically guide development in its specific area and is appropriate and in the best interest of South Bend and its citizens.

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

SECTION I: The Southeast Neighborhood Master Plan, a true and complete copy of which is attached hereto and incorporated herein, shall be and hereby is approved.

SECTION II: The adoption of the Southeast Neighborhood Master Plan amends City Plan, the Comprehensive Plan for South Bend, by providing further direction for the area of land within the boundaries of the Southeast Neighborhood Master Plan.

SECTION III: That this Resolution shall be in full force and effect from and after its adoption by the Common Council.

Tim Scott, Council President
South Bend Common Council

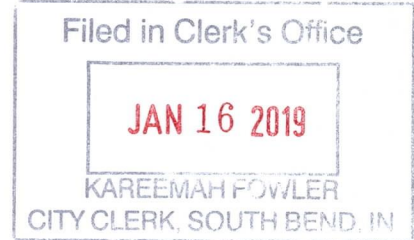


AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

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



Wednesday, December 19, 2018

The Honorable Council of the City of South Bend
4th Floor, County-City Building
South Bend, IN 46601

RE: A Resolution of the Area Plan Commission of St. Joseph County, Indiana, approving the Southeast Neighborhood Master Plan, City of South Bend - APC# R250-18.

Dear Council Members:

I hereby Certify that the above referenced resolution of the Southeast Neighborhood Master Plan was legally advertised on December 6, 2018 and that the Area Plan Commission at its public hearing on December 18, 2018 took the following action:

Upon a motion by Oliver Davis, being seconded by Robert Hawley and unanimously carried, a Resolution of the Area Plan Commission of St. Joseph County, Indiana, approved the Southeast Neighborhood Master Plan, City of South Bend and recommend that the South Bend Common Council adopts the Southeast Neighborhood Master Plan.

The deliberations of the Area Plan Commission 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,

Lawrence P. Magliozzi

Attachment

Staff Report

12/7/2018

APC # R250-18
Owner:
Location: A Resolution of the Area Plan Commission of St. Joseph County, Indiana, approving the Southeast Neighborhood Master Plan, City of South Bend
Jurisdiction: City of South Bend
Public Hearing Date: 12/18/2018

Requested Action:

Approval of the Southeast Neighborhood Master Plan for the City of South Bend, Indiana pursuant to IC 3-7-501. The Plan, a revitalization plan for the Southeast Neighborhood, will be an amendment to City Plan, The City of South Bend Comprehensive Plan.

Staff Comments:

This strategic revitalization plan has been reviewed by the staff. The purpose of the Plan is as follows: 1) provide context for existing neighborhood enhancement efforts; 2) provide a set of recommendations that will help guide decision making in the Southeast Neighborhood; 3) build confidence for future investment by neighborhood stakeholders and other community partners; 4) instill pride for residents who believe in the neighborhood's potential; and 6) improve quality of life for residents, their children, and grandchildren.

The Plan includes 10 initiatives that are divided into four categories: Civic Centers, Neighborhood Nodes, Community Corridors, and Neighborhood Infill. Civic Centers is focused on highlighting and strengthening the institutional and public uses within the Southeast Neighborhood. Neighborhood Nodes looks to build neighborhood commercial centers that include a market, small-business incubator, and improvements to the Studebaker Golf Course. Community Corridors goal is to improve the major corridors of Fellows, Dubail, and Miami Streets and restoring Bowman Creek, which runs mostly underground, with a multiuse trail.

It is anticipated that the Commission staff will be involved in reviewing the South Bend Zoning Ordinance to determine that the appropriate amendments are adopted to accomplish the general strategy.

Recommendation:


Based on information available prior to the public hearing, the staff recommends that the Area Plan Commission adopt the Southeast Neighborhood Master Plan, and recommend to the Common Council that it adopt the Southeast Neighborhood Master Plan.

5. That this Resolution shall be in full force and effect from and after its adoption by the Area Plan Commission.

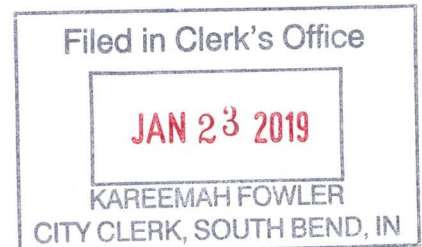
Passed by the Area Plan Commission of St. Joseph County, Indiana this _____ day of _____, 2014.

Dan Brewer, President
Area Plan Commission of
St. Joseph County, Indiana

ATTEST:



Larry Magliozi
Secretary
Area Plan Commission of St. Joseph County



CITY OF SOUTH BEND
COMMUNITY INVESTMENT
JAMES MUELLER, EXECUTIVE DIRECTOR

January 22, 2019

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

RE: Vacant, Real & Personal Property Tax Abatement Petition for: **SWGS Properties, LLC**

Dear Council Member Ferlic:

Please find the attached information pertaining to a vacant, real and personal property tax abatement petition submitted by SWGS Properties, LLC to purchase a vacant building located at 2920 W Sample St. South Bend, IN 46619 and new equipment for fabrication of steel products. The business, a distributor for hot and cold rolled metal products for steel industry, was formed in 2015 and has overgrown its existing facility 10,000 sq ft in Mishawaka, IN. This petition package includes:

- Department of Community Investment's summary report
- Petition
- Statement of Benefits forms (Vacant Building, Real and Personal properties)
- Supporting information

The report contains the Department's findings relative to the above petition. The petitioner proposes to purchase the vacant building for \$765,000, invest in its renovation approximately \$500,000 and purchase new equipment with estimated cost of \$700,000. A total project cost is approximately \$2,000,000. A representative from SWGS Properties, LLC will be available to meet with the Committee on Monday, January 28, 2019.

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

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT
 14005 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | www.southbend.in.gov

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

TAX ABATEMENT REPORT

TO: South Bend Common Council

FROM: Daniel Buckenmeyer, Director of Business Development

SUBJECT: VACANT, REAL & PERSONAL PROPERTY TAX ABATEMENT
PETITION FOR:
SWGS Properties, LLC

DATE: January 23, 2019

On Monday, January 14, 2019, a petition from SWGS Properties, LLC was received and subsequently filed with the City Clerk for vacant, real and personal property tax abatements consideration for property located at *2920 W Sample Street, South Bend, IN 46619*. 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

- Building purchase price of \$765,000 with an additional \$500,000 in planned private investment for building upgrades to operate a manufacturing and distribution facility including modern roof, flooring, and loading docks.
- There are two parcels including a vacant building and land that have not been utilized for close to 5 years. Currently, the building has leaks and requires immediate repairs and renovation.
- Additional private investment in personal property/capital equipment with purchase price of \$700,000. The industrial equipment is for forming hot and cold rolled metal products.
- Estimated taxes phase-in and paid:

| Property | Estimated Total Taxes | Est. Taxes Phase-In | Est. Taxes Paid |
|-----------------|------------------------------|----------------------------|------------------------|
| Vacant – 6Y | \$125,569 | \$104,096 | \$21,473 |
| Renovation -6Y | \$82,952 | \$68,767 | \$14,185 |
| Equipment – 5Y | \$60,437 | \$40,119 | \$20,318 |
| Total: | \$268,958 | \$212,982 | \$55,976 |

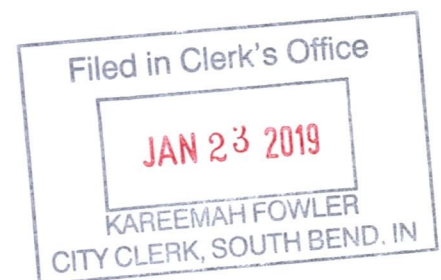
EMPLOYMENT IMPACT

Per this petition, it is estimated that the company will:

- Bring four (4) permanent full-time jobs representing a total annual payroll of \$160,576 to South Bend. The hourly average wage is \$19.30.
- Create sixteen (16) new permanent, full-time jobs within first four years with a total estimated annual payroll of \$624,000. The estimated hourly average wage is \$18.75.

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 six (6) year vacant building, a six (6) year real property and five (5) year personal tax abatements under section 2-82.1, Industrial development in Urban Enterprise Zone and Redevelopment Blighted Areas, and section 2-84.2, Tangible Personal Property Tax Abatement.



BILL NO. 19-07

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN
THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS

2920 W Sample Street, South Bend, IN 46619

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A
SIX (6) YEAR VACANT BUILDING TAX ABATEMENT FOR

SWGS Properties, LLC

WHEREAS, a petition for real property tax abatement consideration has been filed with the City Clerk for consideration by the Common Council of the City of South Bend, Indiana, requesting that the area commonly known as 2920 W Sample Street, South Bend, IN 46619 and which is more particularly described as:

400' On Sample Beg 330' E & 35' S Nw Cor Nw Sec 15-37-2e

and which has Key Numbers 018-8075-282401 be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1 et seq., and South Bend Municipal Code Sections 2-76 et seq., and;

WHEREAS, petitioner has agreed to and has accepted responsibility to report any changes in the final legal description and to report the final, appropriate Key Number to the Department of Community Investment and to the Office of the City Clerk; and

WHEREAS, the Department of Community Investment has concluded an investigation and prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area under Indiana Code 6-1.1-12.1, et seq., and South Bend Municipal Code Sections 2-76, et seq., and has further prepared maps and plats showing the boundaries and such other information regarding the area in question as required by law; and

WHEREAS, the Community Investment Committee of the Common Council has reviewed said report and recommended to the Common Council that the area qualifies as an Economic Revitalization Area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council hereby determines and finds that the Petition for Real Property Tax Abatement and the Statement of Benefits form completed by the Petitioner meet the requirements of Indiana Code § 6-1.1-12.1 et seq., for tax abatement.

SECTION II. The Common Council hereby determines and finds the following:

A. That the description of the proposed redevelopment or rehabilitation meets the applicable standards for such development;

B. That the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature;

C. That the estimate of the number of individuals who will be employed or whose employment will be retained by the Petitioner can reasonably be expected to result from the proposed described redevelopment or rehabilitation;

D. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by the Petitioner can be reasonably expected to result from the proposed redevelopment or rehabilitation;

E. That the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and

F. That the totality of benefits is sufficient to justify the requested deduction, all of which satisfy the requirements of Indiana Code § 6-1.1-12.1-3.

SECTION III. The Common Council hereby determines and finds that the proposed described redevelopment or rehabilitation can be reasonably expected to yield benefits identified in the Statement of Benefits, Sections 1 through 3 of the Petition for Vacant Building Tax Abatement Consideration and the Memorandum of Agreement between the Petitioner and the City of South Bend, and that the Statement of Benefits form completed by the petitioner, said form being prescribed by the State Board of Accounts, are sufficient to justify the deduction granted under Indiana Code § 6-1.1-12.1-3.

SECTION IV. The Common Council hereby accepts the report and recommendation of the Community Investment Committee that the area herein described be designated as an Economic Revitalization Area and hereby adopts a Resolution designating this area as an Economic Revitalization Area for purposes of real property tax abatement.

SECTION V. The designation as an Economic Revitalization Area shall be limited to three (3) calendar years from the date of the adoption of this Resolution by the Common Council.

SECTION VI. The Common Council hereby determines that the property owner is qualified for

and is granted vacant building property tax deduction for a period of six (6) years outlined below as well as shown by the attachment pursuant to Indiana Code 6-1.1-12.1-17.

- Year 1 - 100%
- Year 2 - 100%
- Year 3 - 95%
- Year 4 - 90%
- Year 5 - 80%
- Year 6 - 70%

SECTION VII. The Common Council directs the City Clerk to cause notice of the adoption of this Declaratory Resolution for a Vacant Building Real Property Tax Abatement to be published pursuant to Indiana Code § 5-3-1 and Indiana Code § 6-1.1-12.1-2.5, said publication providing notice of the public hearing before the Common Council on the proposed confirming of said declaration.

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

Tim Scott, Council President
South Bend Common Council

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://southbend.in.gov/government/content/tax-abatement> before processing can be complete

| | | | | |
|---|------------------------------------|--|---|--|
| General Information | | Project Name | Project Number | IEDC #420573 |
| Legal name as registered with Secretary of State | | Grace Steel Corporation (Adding Grace Steel, LLC in coming days with Tax FEIN) | | |
| Business structure | | Grace Steel LLC would be Joint Venture with Steel Warehouse (Female Owned) | | |
| Company website | | www.gracesteelservice.com <i>swcs Properties, LLC</i> | | |
| Proposed Project Information | | | | |
| Proposed project address | | 2920 West Sample St | Parent company name | Grace Steel Corporation |
| City, State, Zip | | South Bend, IN 46619 | Legal owner | Pam Andre (Female owned) |
| Site acreage or acreage required | | | Is the real estate owned or leased | Would be Owned |
| Square feet of facility | | 73,000 | If leased by whom | |
| Primary Contact Information | | | | |
| Primary company contact name | | David Andre | Title | President |
| Address of company contact | | 21601 Durham Way | Phone | 574-536-2445 |
| City, State, Zip | | Bristol, IN 46507 | Email | davidandre@gracesteelservice.com |
| Senior Official Information | | | | |
| Company senior official name | | Same as above | Title | |
| Address of company contact (if different from above) | | | Phone | |
| City, State, Zip | | | Email | |
| Consultant Information/Agent | | | | |
| Hired business consultant/agent name | | RSM US LLP/Eric Levenhagen | Consultant release (Y/N) | Y |
| Address | | 9225 Priority Way W Drive #300 | Local economic development partners approval (Y/N) | Y |
| City, State, Zip | | Indianapolis, IN 46240 | Email | |
| Project Overview | | | | |
| Brief description of your company, project, and why the property is necessary for economic growth | | <p>Grace Steel has outgrown its existing facility 10,000 sq ft in Mishawaka, IN as a distributor for hot and cold rolled metal products for steel industry and other industrial markets. We are seeking potential sites of 70,000 sq ft or larger for growth. Evaluation criteria include site location, economic incentives and labor force. The potential South Bend site is 73,000 sq ft and has been vacant for 6 years and under utilized for the past 15 years. It is located in Urban Enterprise Zone. Grace Steel is looking to grow in either Indiana or Michigan to serve a large vendor at Steel Warehouse with up to 15 new jobs above State/County average wage. There is opportunity to form a joint venture with this vendor for steel product manufacturing/distribution to save on shipping costs and streamline efficient operations. We respectfully request analysis for Vacant Building Deduction Tax Abatement or TIF Funding compared with Enterprise Zone savings over 10 years to achieve this growth plan and major investment into this building.</p> | | |
| Certified Technology Park appropriate | | No | | Filed in Clerk's Office <div style="border: 1px solid black; padding: 5px; display: inline-block;"> JAN 18 2019 KAREEMAH FOWLER CITY CLERK SOUTH BEND, IN </div> |
| Is the project in a Tax Incremental Financing (TIF) area? If so, which? | | Yes (Sample Street Corridor) | | |
| Certify that the Building Permit has not been issued (Y/N) | | Y | Number of residential units created by project: 0 | |
| If this is a petition for personal property tax abatement, has the equipment been installed | | No | | |
| 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? | |
| N/A | No | \$350,000 | \$350,000 | |

| New Project Investments | | | | | | | | |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------|-------------|-------------|
| Calendar Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| Land Acquisition | | | | | | | | |
| Building Lease Payments | | | | | | | | |
| Building Purchase Costs | \$ 765,000 | | | | | | | |
| New Building Construction | | | | | | | | |
| Existing Building Improvements | | \$ 100,000 | \$ 200,000 | \$ 100,000 | \$ 100,000 | | | |
| New Machinery & Equipment | | \$ 400,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | | | |
| Special Tooling/Retooling | | | | | | | | |
| New Furniture/Fixtures | | | | | | | | |
| New Computer/IT Hardware | | \$ 10,000 | | | | | | |
| New Software | | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | | | |
| On-site Rail Infrastructure | | | | | | | | |
| On-site Fiber Infrastructure | | | | | | | | |
| TOTAL | \$ 765,000 | \$ 520,000 | \$ 310,000 | \$ 210,000 | \$ 210,000 | \$ 0 | \$ 0 | \$ 0 |

| 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 | 4 (0 at project site) | 19.30 | | | | |
| 2019 | | | 5 | 19.40 | \$15000 | 5 |
| 2020 | | | 10 | 18.75 | \$20000 | 10 |
| 2021 | | | 15 | 18.75 | \$25000 | 15 |
| 2022 | | | 20 | 18.75 | | |
| 2023 | | | 20 | 18.75 | | |
| 2024 | | | 20 | 18.75 | | |
| 2025 | | | 20 | 18.75 | | |
| 2026 | | | 20 | 18.75 | | |
| 2025 | | | 20 | 18.75 | | |
| 2028 | | | 20 | 18.75 | | |
| 2029 | | | 20 | 18.75 | | |

| Provide hourly wage information for new employees in the following positions. | | |
|---|-----------|-----------|
| | Full time | Part time |
| Laborers | | |
| Technical | \$18 | |
| Managerial | \$22 | |
| Administrative | | |

Who will be the individual responsible for coordinating with WorkOne on recruiting? **David Andre**

Does your company have an EEO hiring policy? **Yes** Are you an EEO employer? **Yes**

| 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 | 2022 | | 2021 | | 2020 | | |
| | Full Time | Part Time | Full Time | Part Time | Full Time | Part Time | |
| Black | | | | | | | Pam Andre is Owner and they have made company female owned business. Company is EEO employer that does not discriminate in hiring process. |
| Hispanic | | | | | | | |
| Asian | | | | | | | |
| Indian | | | | | | | |
| Female | 1 | | 1 | | 1 | | |
| Other | 3 | | 3 | | 3 | | |


**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 | |
|--|----|--|----------------|------------------|-----|
| <u>Construction Related (Contractors):</u> | | | | | |
| 1 | A. | Employ Local Companies (75%) | Yes | 20 | 20 |
| | B. | Purchase Materials from Local Companies (75%) | Yes | 20 | 20 |
| | C. | Require Employees vs. Independent Contractors | Yes | 19 | 19 |
| | D. | Require Prevailing Wage (Davis Bacon) | Yes | 22 | 22 |
| | E. | Require Health Benefits | Yes | 22 | 22 |
| | F. | Require Pension Benefits | Yes | 18 | 18 |
| | G. | Maintain Affirmative Action Plan | No | | 20 |
| | | Sub-total Construction Related: | | 121 | 141 |
| <u>Wage & Benefit Related (Owner):</u> | | | | | |
| 2 | 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 |
| | | Sub-total Wage & Benefit Related: | | 124 | 162 |
| <u>Workforce Related:</u> | | | | | |
| 3 | A. | Create New Jobs | Yes | 42 | 42 |
| | B. | Retain Existing Jobs | Yes | 41 | 41 |
| | C. | Maintain Affirmative Action Plan | No | | 35 |
| | D. | Provide Targeted Hiring Preference | Yes | 34 | 34 |
| | | Sub-total Workforce Related: | | 117 | 152 |
| <u>Support a Municipal Facility:</u> | | | | | |
| 4 | A. | Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.) | Yes | 84 | 84 |
| | | Name of Facility | South Bend Zoo | | |
| | | Sub-total Municipal Facility: | | 84 | 84 |
| | | Sub-total from Above: | | 446 | 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:  Date: 12/12/18

For Staff Use Only Below This Line

| | | | | | | | |
|--|--|--|--|----------------------------------|---------|--------------------------|---------|
| What is the current assessed value? | | | | Land | 56500 | Personal Property: | 0 |
| What is the projected assessed value? | | | | Real Property: | 549,000 | Personal Property: | 450,000 |
| What is the tax key number for this project? | | | | 018-8075-282401; 018-8075-282404 | | | |
| What is the six digit NAICS code? | | | | 423510 | | | |
| Please attach a Google map and street view of the location. | | | | | | | |
| 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 p18 Year One | | | | 20,968 | | | |
| 2016 p17 Year Two | | | | 20,922 | | | |
| 2015 p16 Year Three | | | | 20,787 | | | |
| 2014/15 Year Four | | | | 24,221 | | | |
| 2013 p14 Year Five | | | | 24,262 | | | |

Filed in Clerk's Office

JAN 18 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

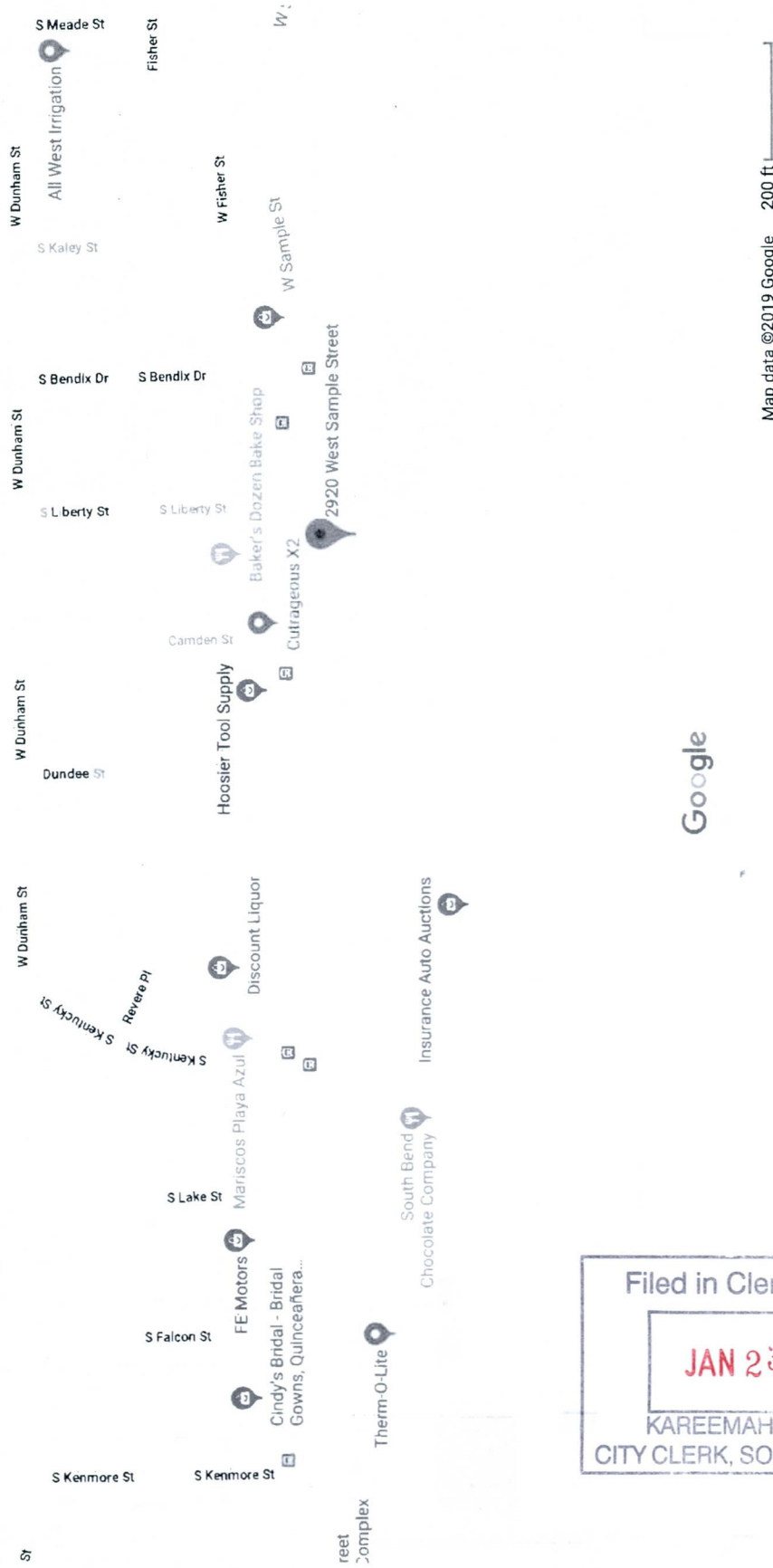
Please fill out the following Public Benefit Summary Information and add to total from above.

| Public Benefit Item: | | | (Y or N) | Points | Points | |
|--|---|--|----------|--------|--------|-----|
| 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 | |
| | Sub-total Project Related: | | | | | 120 |
| | | | | | | |
| 6 | Super Size Projects (point values are cumulative): | | | | | |
| | A. | 100% to 199% | Y | 25 | 25 | |
| | B. | 200% to 299% | | | 68 | |
| | C. | 300% to 399% | | | 65 | |
| | D. | 400% and Over | | | 52 | |
| Sub-total Super Size Projects: | | | | | 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: | | | | | 131 | |
| Total from Applicant Section: | | | | 446 | 539 | |
| Total from Staff Section: | | | | 25 | 461 | |
| Total Public Benefit Points: | | | | 471 | 1000 | |

Google Maps

2920 W Sample St

Vacant building



Google

Map data ©2019 Google 200 ft

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

St. Joseph County

Property Information

Subject Property: 2920 W SAMPLE ST, SOUTH BEND 46619

Parcel ID: 018-8075-282401

State ID: 71-08-15-101-005.000-026

Current Owner(s): SCHUPAN PROPERTIES SOUTH BEND LLC

Mailing Address: 2619 Miller Rd, Kalamazoo MI 49001

Assessed Usage: INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY

Township: SB Portage

Municipality: SOUTH BEND

Tax District: SB Portage

Property Assessment Information as of Last Assessment Date

Land Value: \$56,500.00

Improved Value: \$549,000.00

Assessed Year: 2020

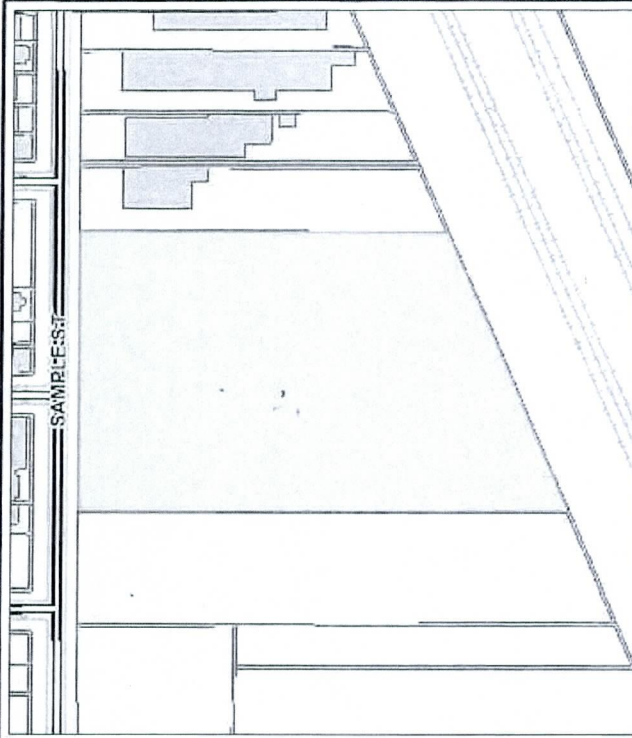
Acres: 5.84

Legal Description: 400' On Sample Beg 330' E & 35' S Nw Cor Nw Sec 15-37-2c

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



Not to Scale



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

Date Printed: October 26, 2018

Michigan Land & Water Conservation Fund
Map of Michigan



St. Joseph County

Property Information

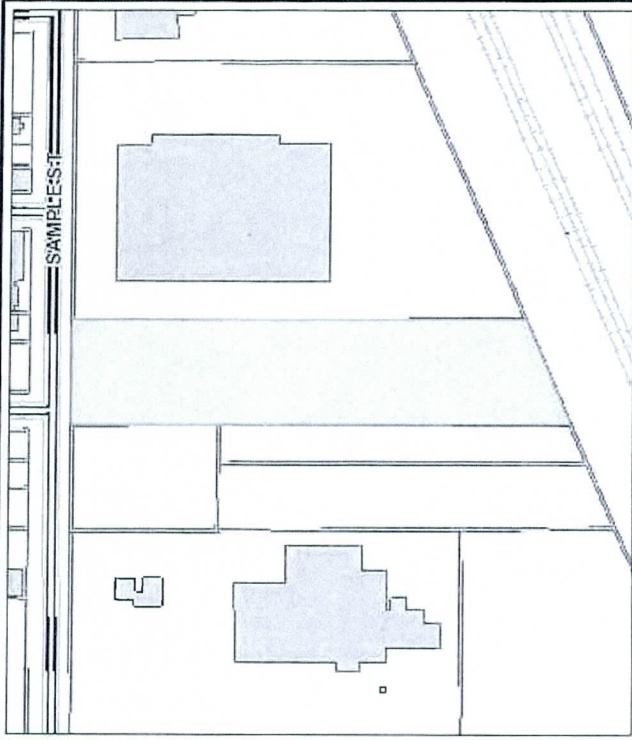
Subject Property: 2920 W SAMPLE ST, SOUTH BEND 46619
Parcel ID: 018-8075-282404
State ID: 71-08-15-101-004.000-026
Current Owner(s): SCHUPAN PROPERTIES SOUTH BEND LLC
Mailing Address: 2619 Miller Rd., Kalamazoo MI 49001
Assessed Usage: INDUSTRIAL VACANT LAND
Township: SB Portage
Municipality: SOUTH BEND
Tax District: SB Portage

Property Assessment Information as of Last Assessment Date

Land Value: \$17,500.00
Improved Value: \$0.00
Assessed Year: 2020
Acres: 2.82

Legal Description: 165 Fl. On Sample St Beg. 165 Fl E. OfNw Cor. Sec 15-37-2c

Filed in Clerk's Office
JAN 23 2019
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



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: October 26, 2018





**STATEMENT OF BENEFITS
VACANT BUILDING DEDUCTION**

State Form 55182 (R / 2-14)
Prescribed by the Department of Local Government Finance

Filed in Clerk's Office
JAN 18 2019
KAREEMAH FOWLER
CITY CLERK SOUTH BEND, IN

20_19_PAY 20_20
FORM SB-1 / VBD

PRIVACY NOTICE
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 as an "eligible vacant building" as defined by IC 6-1.1-12.1-1(17).

INSTRUCTIONS:

1. 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 occupation of the eligible vacant building for which the person wishes to claim a deduction.
2. To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building 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.
3. A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.

SECTION 1 TAXPAYER INFORMATION

| | | |
|---|--------------------------------------|--|
| Name of taxpayer SWGS Properties, LLC (Operating Entity is Grace Steel LLC - Pam Andre is Woman Owner) | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 21601 Durham Way, Bristol, IN 46507 | | |
| Name of contact person David Andre | Telephone number (574) 536-2445 | E-mail address davidandre@gracesteelservice.com |

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

| | | |
|---|---------------------|---|
| Name of designating body South Bend City Council | | Resolution number |
| Location of property 2920 West Sample Street, South Bend, IN 46619 | County ST JOSEPH | DLGF taxing district number 026 |
| Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary). Planned \$500,000 building upgrades to operate mfr/logistics facility including modern roof, flooring, and loading docks. There are 2 parcels for vacant building/land that have not been utilized for close to 5 years. Legal description is 400' On Sample Beg 330' E & 35'S NW Cor NW Sec 15-37-2e. | | Estimated occupancy date (month, day, year) 2/15/2019 |
| | | Estimated date placed-in-use (month, day, year) 12/31/2020 |

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|----------------|----------|-----------------|----------|-------------------|------------|
| 0 | 0.00 | 0 | 0.00 | 10 | 416,000.00 |

SECTION ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

| | REAL ESTATE IMPROVEMENTS | |
|---|--------------------------|----------------|
| | COST | ASSESSED VALUE |
| Current values | | 549,000.00 |
| Plus estimated values of proposed project | 500,000.00 | 500,000.00 |
| Less values of any property being replaced | | |
| Net estimated values upon completion of project | 500,000.00 | 1,049,000.00 |

SECTION 5 EFFORTS TO SELL OR LEASE VACANT BUILDING

Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy:
Schupan Properties has owned building and has not made great effort to use building or sell it in recent years.

Show amount for which the building was offered for sale, lease, or rent during period of vacancy.
\$765,000 - SEE ATTACHED PURCHASE AGREEMENT

List any other benefits resulting from the occupancy of the eligible vacant building.
Company will immediately help neighborhood with new hires spending money at local vendors and improving security at building with upgraded facade to eliminate appearance of deterioration along with theft prevention. There are building upgrades planned and would provide money to City and local utilities with building back in use for greater utility usage. Underground storage tanks will be removed to ensure no future contamination issues.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

| | | |
|--|-----------------------------|---|
| Signature of authorized representative | Title Operations Manager | Date signed (month, day, year) 1/17/2019 |
|--|-----------------------------|---|

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 amount of the deduction applicable is limited to \$ _____.
- C. Other limitations or conditions (specify) _____
- D. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- E. For a statement of benefits approved after June 30, 2013, did the designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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 (signature and title of authorized member of designating body) | Telephone number () | Date signed (month, day, year) |
| Printed name of authorized member of designating body | Name of designating body | |
| Attested by (signature and title of attester) | Printed name of attester | |

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-1(17) "Eligible vacant building" means a building that:

- (A) is zoned for commercial or industrial purposes; and
- (B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

CITY OF SOUTH BEND
COMMUNITY INVESTMENT
JAMES MUELLER, EXECUTIVE DIRECTOR

January 22, 2019

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

RE: Vacant, Real & Personal Property Tax Abatement Petition for: **SWGS Properties, LLC**

Dear Council Member Ferlic:

Please find the attached information pertaining to a vacant, real and personal property tax abatement petition submitted by SWGS Properties, LLC to purchase a vacant building located at 2920 W Sample St. South Bend, IN 46619 and new equipment for fabrication of steel products. The business, a distributor for hot and cold rolled metal products for steel industry, was formed in 2015 and has overgrown its existing facility 10,000 sq ft in Mishawaka, IN. This petition package includes:

- Department of Community Investment's summary report
- Petition
- Statement of Benefits forms (Vacant Building, Real and Personal properties)
- Supporting information

The report contains the Department's findings relative to the above petition. The petitioner proposes to purchase the vacant building for \$765,000, invest in its renovation approximately \$500,000 and purchase new equipment with estimated cost of \$700,000. A total project cost is approximately \$2,000,000. A representative from SWGS Properties, LLC will be available to meet with the Committee on Monday, January 28, 2019.

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

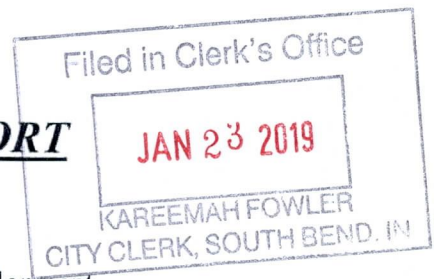
Director, Business Development

DANIEL J. BUCKENMEYER
BUSINESS DEVELOPMENTALKEYNA ALDRIDGE
ENGAGEMENT & ECONOMIC EMPOWERMENTPAMELA MEYER
NEIGHBORHOOD DEVELOPMENTTIM CORCORAN
PLANNING & COMMUNITY RESOURCES

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

14005 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | www.southbendin.gov

TAX ABATEMENT REPORT



TO: South Bend Common Council

FROM: Daniel Buckenmeyer, Director of Business Development

SUBJECT: VACANT, REAL & PERSONAL PROPERTY TAX ABATEMENT
PETITION FOR:
SWGS Properties, LLC

DATE: January 23, 2019

On Monday, January 14, 2019, a petition from SWGS Properties, LLC was received and subsequently filed with the City Clerk for vacant, real and personal property tax abatements consideration for property located at *2920 W Sample Street, South Bend, IN 46619*. 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

- Building purchase price of \$765,000 with an additional \$500,000 in planned private investment for building upgrades to operate a manufacturing and distribution facility including modern roof, flooring, and loading docks.
- There are two parcels including a vacant building and land that have not been utilized for close to 5 years. Currently, the building has leaks and requires immediate repairs and renovation.
- Additional private investment in personal property/capital equipment with purchase price of \$700,000. The industrial equipment is for forming hot and cold rolled metal products.
- Estimated taxes phase-in and paid:

| Property | Estimated Total Taxes | Est. Taxes Phase-In | Est. Taxes Paid |
|----------------|-----------------------|---------------------|-----------------|
| Vacant – 6Y | \$125,569 | \$104,096 | \$21,473 |
| Renovation -6Y | \$82,952 | \$68,767 | \$14,185 |
| Equipment – 5Y | \$60,437 | \$40,119 | \$20,318 |
| Total: | \$268,958 | \$212,982 | \$55,976 |

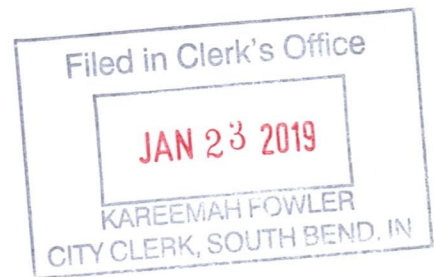
EMPLOYMENT IMPACT

Per this petition, it is estimated that the company will:

- Bring four (4) permanent full-time jobs representing a total annual payroll of \$160,576 to South Bend. The hourly average wage is \$19.30.
- Create sixteen (16) new permanent, full-time jobs within first four years with a total estimated annual payroll of \$624,000. The estimated hourly average wage is \$18.75.

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 six (6) year vacant building, a six (6) year real property and five (5) year personal tax abatements under section 2-82.1, Industrial development in Urban Enterprise Zone and Redevelopment Blighted Areas, and section 2-84.2, Tangible Personal Property Tax Abatement.



BILL NO. 19-09

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS

2920 W Sample Street, South Bend, IN 46619

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A (6) SIX-YEAR REAL PROPERTY TAX ABATEMENT FOR

SWGS Properties, LLC

WHEREAS, a petition for real property tax abatement consideration has been filed with the City Clerk for consideration by the Common Council of the City of South Bend, Indiana, requesting that portions of the property located at 2920 W Sample Street, South Bend, Indiana 46619, which is more particularly described as follows:

**400' On Sample Beg 330' E & 35' S Nw Cor Nw Sec 15-37-2e
165 Ft. On Sample St Beg. 165 Ft E Of Nw Cor Sec 15-37-2e**

and which has Key Numbers 018-8075-282401 and 018-8075-282404, and be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1 et seq., and South Bend Municipal Code Sections 2-76 et seq., and;

WHEREAS, the Department of Community Investment has concluded an investigation and prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area under Indiana Code 6-1.1-12.1, et seq., and South Bend Municipal Code Sections 2-76, et seq., and has further prepared maps and plats showing the boundaries and such other information regarding the area in question as required by law; and

WHEREAS, the Community Investment Committee of the Common Council has reviewed said report and recommended to the Common Council that the area qualifies as an Economic Revitalization Area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council hereby determines and finds that the Petition for Real Property Tax Abatement and the Statement of Benefits form completed by the Petitioner meet the

requirements of Indiana Code § 6-1.1-12.1 et seq., for tax abatement.

SECTION II. The Common Council hereby determines and finds the following:

- A. That the description of the proposed redevelopment or rehabilitation meets the applicable standards for such development;
- B. That the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature;
- C. That the estimate of the number of individuals who will be employed or whose employment will be retained by the Petitioner can reasonably be expected to result from the proposed described redevelopment or rehabilitation;
- D. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by the Petitioner can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- E. That the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- F. That the totality of benefits is sufficient to justify the requested deduction, all of which satisfy the requirements of Indiana Code § 6-1.1-12.1-3.

SECTION III. The Common Council hereby determines and finds that the proposed described redevelopment or rehabilitation can be reasonably expected to yield benefits identified in the Statement of Benefits, Sections 1 through 3 of the Petition for Real Property Tax Abatement Consideration and the Memorandum of Agreement between the Petitioner and the City of South Bend, and that the Statement of Benefits form completed by the petitioner, said form being prescribed by the State Board of Accounts, are sufficient to justify the deduction granted under Indiana Code § 6-1.1-12.1-3.

SECTION IV. The Common Council hereby accepts the report and recommendation of the Community Investment Committee that the area herein described be designated as an Economic Revitalization Area and hereby adopts a Resolution designating this area as an Economic Revitalization Area for purposes of real property tax abatement.

SECTION V. The designation as an Economic Revitalization Area shall be limited to three (3) calendar years from the date of the adoption of this Resolution by the Common Council.

SECTION VI. The Common Council hereby determines that the property owner is qualified for and is granted property tax deduction for a period of (6) six years as shown by the schedule outlined below as well as the attachment pursuant to Indiana Code 6-1.1-12.1-17.

Year 1 - 100%
Year 2 - 100%
Year 3 - 95%
Year 4 - 90%
Year 5 - 80%
Year 6 - 70%

SECTION VII. The Common Council directs the City Clerk to cause notice of the adoption of this Declaratory Resolution for Real Property Tax Abatement to be published pursuant to Indiana Code § 5-3-1 and Indiana Code § 6-1.1-12.1-2.5, said publication providing notice of the public hearing before the Common Council on the proposed confirming of said declaration.

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

Tim Scott, Council President
South Bend Common Council

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://southbend.in.gov/government/content/tax-abatement> before processing can be complete

| | | | | |
|--|------------------------------------|--|---|---|
| General Information | | Project Name | Project Number | IEDC #420573 |
| Legal name as registered with Secretary of State | | Grace Steel Corporation (Adding Grace Steel, LLC in coming days with Tax FEIN) | | |
| Business structure | | Grace Steel LLC would be Joint Venture with Steel Warehouse (Female Owned) | | |
| Company website | | www.gracesteelservice.com <i>swcs Properties, LLC</i> | | |
| Proposed Project Information | | | | |
| Proposed project address | | 2920 West Sample St | Parent company name | Grace Steel Corporation |
| City, State, Zip | | South Bend, IN 46619 | Legal owner | Pam Andre (Female owned) |
| Site acreage or acreage required | | | Is the real estate owned or leased | Would be Owned |
| Square feet of facility | | 73,000 | If leased by whom | |
| Primary Contact Information | | | | |
| Primary company contact name | | David Andre | Title | President |
| Address of company contact | | 21601 Durham Way | Phone | 574-536-2445 |
| City, State, Zip | | Bristol, IN 46507 | Email | davidandre@gracesteelservice.com |
| Senior Official Information | | | | |
| Company senior official name | | Same as above | Title | |
| Address of company contact (if different from above) | | | Phone | |
| City, State, Zip | | | Email | |
| Consultant Information/Agent | | | | |
| Hired business consultant/agent name | | RSM US LLP/Eric Levenhagen | Consultant release (Y/N) | Y |
| Address | | 9225 Priority Way W Drive #300 | Local economic development partners approval (Y/N) | Y |
| City, State, Zip | | Indianapolis, IN 46240 | Email | |
| Project Overview | | | | |
| Brief description of your company project, and why the property is necessary for economic growth | | <p>Grace Steel has outgrown its existing facility 10,000 sq ft in Mishawaka, IN as a distributor for hot and cold rolled metal products for steel industry and other industrial markets. We are seeking potential sites of 70,000 sq ft or larger for growth. Evaluation criteria include site location, economic incentives and labor force. The potential South Bend site is 73,000 sq ft and has been vacant for 6 years and under utilized for the past 15 years. It is located in Urban Enterprise Zone. Grace Steel is looking to grow in either Indiana or Michigan to serve a large vendor at Steel Warehouse with up to 15 new jobs above State/County average wage. There is opportunity to form a joint venture with this vendor for steel product manufacturing/distribution to save on shipping costs and streamline efficient operations. We respectfully request analysis for Vacant Building Deduction Tax Abatement or TIF Funding compared with Enterprise Zone savings over 10 years to achieve this growth plan and major investment into this building.</p> | | |
| Certified Technology Park appropriate | | No | | Filed in Clerk's Office <div style="border: 1px solid black; padding: 5px; display: inline-block;"> JAN 18 2019 </div> KAREEMAH FOWLER CITY CLERK SOUTH BEND, IN |
| Is the project in a Tax Incremental Financing (TIF) area? If so, which? | | Yes (Sample Street Corridor) | | |
| Certify that the Building Permit has not been issued (Y/N) | | Y | Number of residential units created by project: 0 | |
| If this is a petition for personal property tax abatement, has the equipment been installed | | No | | |
| 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? | |
| N/A | No | \$350,000 | \$350,000 | |

| New Project Investments | | | | | | | | |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------|-------------|-------------|
| Calendar Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| Land Acquisition | | | | | | | | |
| Building Lease Payments | | | | | | | | |
| Building Purchase Costs | \$ 765,000 | | | | | | | |
| New Building Construction | | | | | | | | |
| Existing Building Improvements | | \$ 100,000 | \$ 200,000 | \$ 100,000 | \$ 100,000 | | | |
| New Machinery & Equipment | | \$ 400,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | | | |
| Special Tooling/Retrofitting | | | | | | | | |
| New Furniture/Fixtures | | | | | | | | |
| New Computer/IT Hardware | | \$ 10,000 | | | | | | |
| New Software | | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | | | |
| On-site Rail Infrastructure | | | | | | | | |
| On-site Fiber Infrastructure | | | | | | | | |
| TOTAL | \$ 765,000 | \$ 520,000 | \$ 310,000 | \$ 210,000 | \$ 210,000 | \$ 0 | \$ 0 | \$ 0 |

| 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 | 4 (0 at project site) | 19.30 | | | | | |
| 2019 | | | 5 | 19.40 | \$15000 | 5 | |
| 2020 | | | 10 | 18.75 | \$20000 | 10 | |
| 2021 | | | 15 | 18.75 | \$25000 | 15 | |
| 2022 | | | 20 | 18.75 | | | |
| 2023 | | | 20 | 18.75 | | | |
| 2024 | | | 20 | 18.75 | | | |
| 2025 | | | 20 | 18.75 | | | |
| 2026 | | | 20 | 18.75 | | | |
| 2027 | | | 20 | 18.75 | | | |
| 2028 | | | 20 | 18.75 | | | |
| 2029 | | | 20 | 18.75 | | | |

Provide hourly wage information for new employees in the following positions.

| | Full time | Part time |
|----------------|-----------|-----------|
| Laborers | | |
| Technical | \$18 | |
| Managerial | \$22 | |
| Administrative | | |

Who will be the individual responsible for coordinating with WorkOne on recruiting? David Andre

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

| 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 | 2023 | | 2022 | | 2021 | | |
| | Full Time | Part Time | Full Time | Part Time | Full Time | Part Time | |
| Black | | | | | | | |
| Hispanic | | | | | | | |
| Asian | | | | | | | |
| Indian | | | | | | | |
| Female | 1 | | 1 | | 1 | | |
| Other | 3 | | 3 | | 3 | | |

Pam Andre is Owner and they have made company female owned business. Company is EEO employer that does not discriminate in hiring process.

**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 | <u>Construction Related (Contractors):</u> | | | | |
| | A. | Employ Local Companies (75%) | Yes | 20 | 20 |
| | B. | Purchase Materials from Local Companies (75%) | Yes | 20 | 20 |
| | C. | Require Employees vs. Independent Contractors | Yes | 19 | 19 |
| | D. | Require Prevailing Wage (Davis Bacon) | Yes | 22 | 22 |
| | E. | Require Health Benefits | Yes | 22 | 22 |
| | F. | Require Pension Benefits | Yes | 18 | 18 |
| | G. | Maintain Affirmative Action Plan | No | | 20 |
| | | Sub-total Construction Related: | | 121 | 141 |
| 2 | <u>Wage & Benefit Related (Owner):</u> | | | | |
| | 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 |
| | Sub-total Wage & Benefit Related: | | 124 | 162 | |
| 3 | <u>Workforce Related:</u> | | | | |
| | A. | Create New Jobs | Yes | 42 | 42 |
| | B. | Retain Existing Jobs | Yes | 41 | 41 |
| | C. | Maintain Affirmative Action Plan | No | | 35 |
| | D. | Provide Targeted Hiring Preference | Yes | 34 | 34 |
| | Sub-total Workforce Related: | | 117 | 152 | |
| 4 | <u>Support a Municipal Facility:</u> | | | | |
| | A. | Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.) | Yes | 84 | 84 |
| | | Name of Facility | South Bend Zoo | | |
| | Sub-total Municipal Facility: | | 84 | 84 | |
| Sub-total from Above: | | | 446 | 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:  Date: 12/12/18

For Staff Use Only Below This Line

| | | | | | | | |
|--|------------|--------|--|---|--------------------------|--------------------|---------|
| What is the current assessed value? | | | | Land | 56500 | Personal Property: | 0 |
| What is the projected assessed value? | | | | Real Property: | 549,000 | Personal Property: | 450,000 |
| What is the tax key number for this project? | | | | 018-8075-282401; 018-8075-282404 | | | |
| What is the six digit NAICS code? | | | | 423510 | | | |
| Please attach a Google map and street view of the location. | | | | | | | |
| 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 p 18 | Year One | 20,968 | | <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Filed in Clerk's Office</p> <p>JAN 18 2019</p> <p>KAREEMAH FOWLER CITY CLERK, SOUTH BEND, IN</p> </div> | | | |
| 2016 p 17 | Year Two | 20,922 | | | | | |
| 2015 p 16 | Year Three | 20,787 | | | | | |
| 2014/15 | Year Four | 24,221 | | | | | |
| 2013 p 14 | Year Five | 24,262 | | | | | |

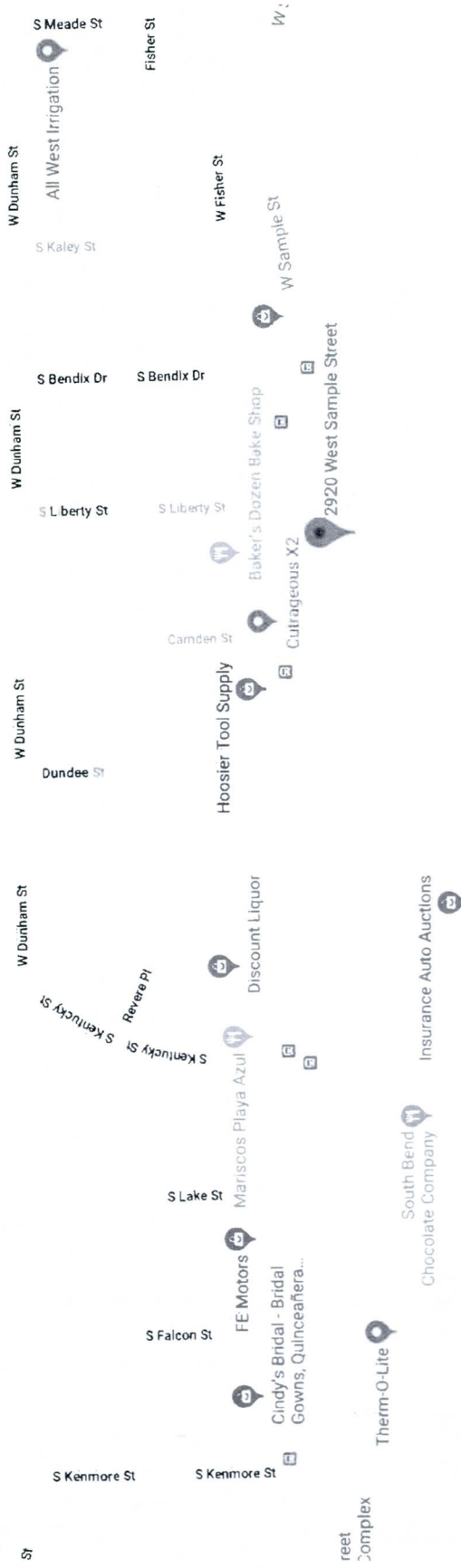
Please fill out the following Public Benefit Summary Information and add to total from above.

| Public Benefit Item: | | | (Y or N) | Points | Points |
|--|---|--|----------|--------|--------|
| 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 |
| | Sub-total Project Related: | | | | 120 |
| | | | | | |
| 6 | Super Size Projects (point values are cumulative): | | | | |
| | A. | 100% to 199% | Y | 25 | 25 |
| | B. | 200% to 299% | | | 68 |
| | C. | 300% to 399% | | | 65 |
| | D. | 400% and Over | | | 52 |
| Sub-total Super Size Projects: | | | | 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: | | | | 131 | |
| Total from Applicant Section: | | | | 446 | 539 |
| Total from Staff Section: | | | | 25 | 461 |
| Total Public Benefit Points: | | | | 471 | 1000 |

Google Maps

2920 W Sample St

Vacant building



Google

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Map data ©2019 Google 200 ft

St. Joseph County

Property Information

Subject Property: 2920 W SAMPLE ST, SOUTH BEND 46619

Parcel ID: 018-8075-282401

State ID: 71-08-15-101-005.000-026

Current Owner(s): SCHUPAN PROPERTIES SOUTH BEND LLC

Mailing Address: 2619 Miller Rd , Kalamazoo MI 49001

Assessed Usage: INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY

Township: SB Portage

Municipality: SOUTH BEND

Tax District: SB Portage

Property Assessment Information as of Last Assessment Date

Land Value: \$56,500.00

Improved Value: \$549,000.00

Assessed Year: 2020

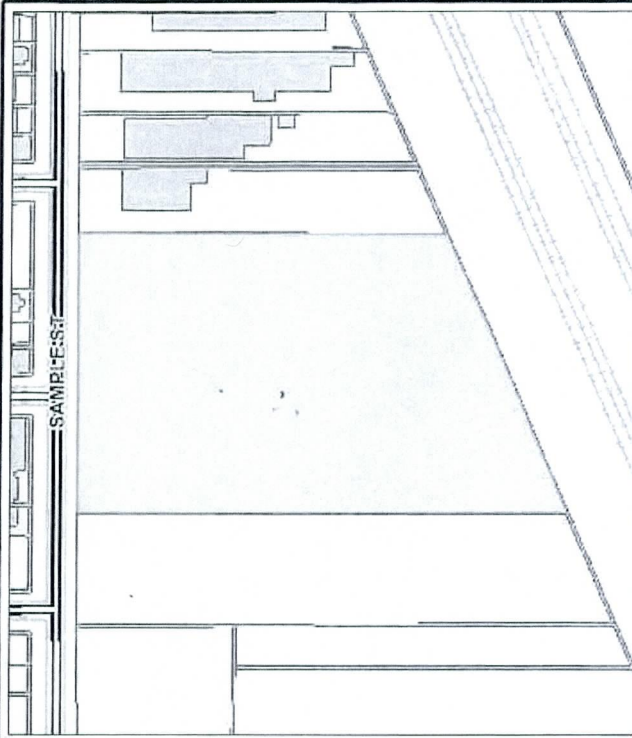
Acres: 5.84

Legal Description: 400' On Sample Beg 330' E & 35' S Nw Cor Nw Sec 15-37-2c

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



Not to Scale



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

Date Printed: October 26, 2018

Michigan Department of Environment, Great Lakes, and Energy



St. Joseph County

Property Information

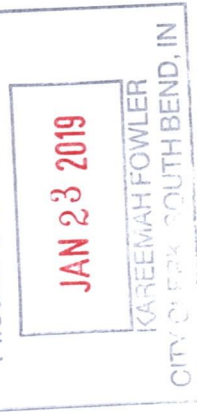
Subject Property: 2920 W SAMPLE ST, SOUTH BEND 46619
Parcel ID: 018-8075-282404
State ID: 71-08-15-101-004-000-026
Current Owner(s): SCHUPAN PROPERTIES SOUTH BEND LLC
Mailing Address: 2619 Miller Rd, Kalamazoo MI 49001
Assessed Usage: INDUSTRIAL VACANT LAND
Township: SB Portage
Municipality: SOUTH BEND
Tax District: SB Portage

Property Assessment Information as of Last Assessment Date

Land Value: \$17,500.00
Improved Value: \$0.00
Assessed Year: 2020
Acres: 2.82

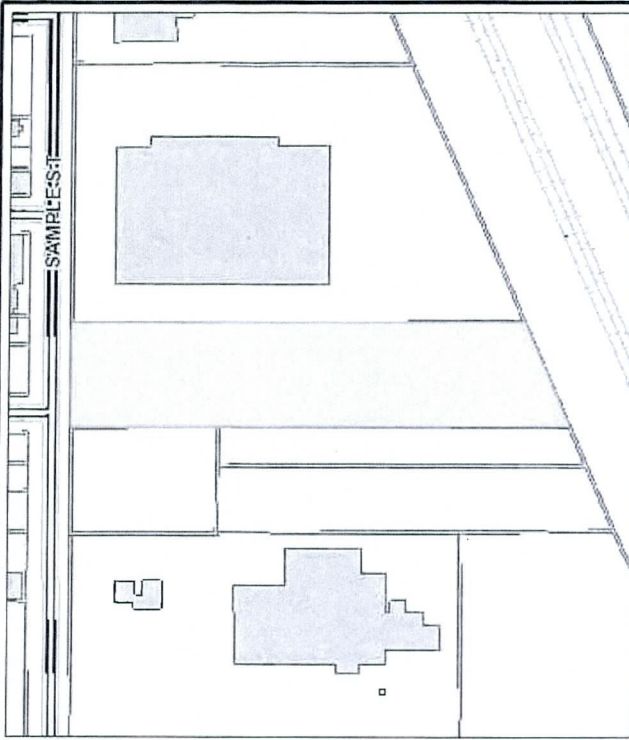
Legal Description: 165 Ft. On Sample St. Beg-165 FTE-Of NW Cor- Sec 15-37-2c

Filed in Clerk's Office



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

Date Printed: October 26, 2018



Not to Scale

**NO IMAGES AVAILABLE
FOR THIS PROPERTY**





**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

JAN 18 2019

KAREEMAH COWLER
CITY CLERK
SOUTH BEND, IN

| |
|---|
| 20 19 PAY 20 20 |
| FORM SB-1 / Real Property |
| PRIVACY NOTICE |
| Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1. |

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-5.1)
- 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.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 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 no later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

| | | |
|--|---|---|
| Name of taxpayer Grace Steel LLC (Pam Andre is Woman Owner) | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 21601 Durham Way, Bristol, IN 46507 | | |
| Name of contact person David Andre, Owner | Telephone number (574) 536-2445 | E-mail address davidandre@gracesteelservice.com |

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

| | |
|---|---|
| Name of designating body City Council of South Bend | Resolution number |
| Location of property 2920 West Sample Street, South Bend, IN 46619 | County ST JOSEPH |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Building purchase price of \$765,000 with planned \$500,000 building upgrades to operate manufacturing/distribution facility including modern roof, flooring, and loading docks. Legal description is 400' On Sample Beg 330' E & 35'S NW Cor NW Sec 15-37-2e. Parcel number is 018-8075-282401/018-8075-282404. | DLGF taxing district number 026 |
| | Estimated start date (month, day, year) 2/15/2019 |
| | Estimated completion date (month, day, year) 12/31/2020 |

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|----------------|---------------|-----------------|---------------|-------------------|---------------------|
| 0.00 | \$0.00 | 0.00 | \$0.00 | 10.00 | \$416,000.00 |

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

| | REAL ESTATE IMPROVEMENTS | |
|---|--------------------------|----------------|
| | COST | ASSESSED VALUE |
| Current values | | |
| Plus estimated values of proposed project | 500,000.00 | 500,000.00 |
| Less values of any property being replaced | | |
| Net estimated values upon completion of project | 500,000.00 | 500,000.00 |

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 | Date signed (month, day, year) January 4, 2019 |
| Printed name of authorized representative David Andre | Title Owner |

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. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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 (signature and title of authorized member of designating body) | Telephone number () | Date signed (month, day, year) |
| Printed name of authorized member of designating body | Name of designating body | |
| Attested by (signature and title of attester) | Printed name of attester | |

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17
Abatement schedules**

- Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

6 YEAR

22-Jan-19

Grace Steel Services

South Bend Portage Township Vacant Real Property Tax Abatement Schedule*

| Assessed Value: | Current AV & Tax | Without Abatement | 100% Year 1 | 100% Year 2 | 95% Year 3 | 90% Year 4 | 80% Year 5 | 70% Year 6 |
|--------------------------|------------------|-------------------|-------------|-------------|------------|------------|------------|------------|
| Current Assessed Value | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Assessed Value | 605,500 | 605,500 | 605,500 | 605,500 | 605,500 | 605,500 | 605,500 | 605,500 |
| Less Abatement Deduction | 0 | 0 | (605,500) | (605,500) | (575,225) | (544,950) | (484,400) | (423,850) |
| Net Assessed Value | 0 | 605,500 | 0 | 0 | 30,275 | 60,550 | 121,100 | 181,650 |

Property Taxes:

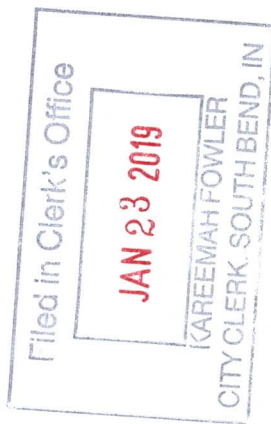
Assume constant tax rate of 5.4559%

| | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% |
|---|---------|----------|---------|---------|---------|---------|---------|---------|
| Gross Tax (tax rate x net assessed value) | 0 | 33,035 | 0 | 0 | 1,652 | 3,304 | 6,607 | 9,911 |
| Less Circuit Breaker Credit | 0 | (12,107) | 0 | 0 | 0 | 0 | 0 | 0 |
| Net Tax | 0 | 20,928 | 0 | 0 | 1,652 | 3,304 | 6,607 | 9,911 |

| | 3.0000% | 0.4563% |
|---------------------|---------|---------|
| Circuit Breaker Cap | 0 | 0 |
| Circuit Breaker | 18,165 | 18,165 |
| Debt Service | 2,763 | 0 |
| Circuit Breaker Cap | 20,928 | 18,165 |
| Totals | 125,569 | 104,096 |

| Year | Existing Taxes | New Project Taxes | Combined Existing & New Taxes | Tax Abated | Net Tax Paid |
|--------|----------------|-------------------|-------------------------------|------------|--------------|
| 1 | 0 | 20,928 | 20,928 | 20,928 | 0 |
| 2 | 0 | 20,928 | 20,928 | 20,928 | 0 |
| 3 | 0 | 20,928 | 20,928 | 19,276 | 1,652 |
| 4 | 0 | 20,928 | 20,928 | 17,625 | 3,304 |
| 5 | 0 | 20,928 | 20,928 | 14,321 | 6,607 |
| 6 | 0 | 20,928 | 20,928 | 11,018 | 9,911 |
| Totals | 0 | 125,569 | 125,569 | 104,096 | 21,473 |

*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.



6 YEAR

18-Jan-19

Grace Steel Services

South Bend Portage Township Real Property Tax Abatement Schedule*

South Bend Portage Township

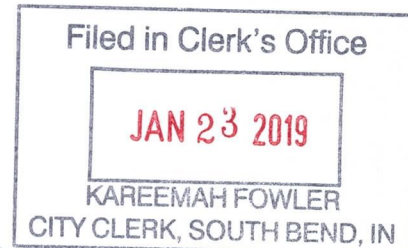
Tax Key Number: 018-8075-282404
 Current Assessed Value: 0
 Estimated Project Cost: 500,000

| Assessed Value: | Current AV & Tax | Without Abatement | 100% | | | | | 70% |
|---|------------------|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | |
| Current Assessed Value | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Assessed Value | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 | 400,000 |
| Less Abatement Deduction | 0 | 0 | (400,000) | (400,000) | (380,000) | (360,000) | (320,000) | (280,000) |
| Net Assessed Value | 0 | 400,000 | 0 | 0 | 20,000 | 40,000 | 80,000 | 120,000 |
| Property Taxes: | | | | | | | | |
| Assume constant tax rate of | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% | 5.4559% |
| Gross Tax (tax rate x net assessed value) | 0 | 21,823 | 0 | 0 | 1,091 | 2,182 | 4,365 | 6,547 |
| Less Circuit Breaker Credit | 0 | (7,998) | 0 | 0 | 0 | 0 | 0 | 0 |
| Net Tax | 0 | 13,825 | 0 | 0 | 1,091 | 2,182 | 4,365 | 6,547 |
| <hr/> | | | | | | | | |
| Circuit Breaker Cap | 3.0000% | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 |
| Debt Service | 0.4563% | 1,825 | 0 | 0 | 183 | 365 | 365 | 548 |
| Circuit Breaker Cap | 0 | 13,825 | 12,000 | 12,000 | 12,091 | 12,183 | 12,365 | 12,548 |

| Year | Existing Taxes | New Project Taxes | Combined Existing & New Taxes | Tax Abated | Net Tax Paid |
|--------|----------------|-------------------|-------------------------------|------------|--------------|
| 1 | 0 | 13,825 | 13,825 | 13,825 | 0 |
| 2 | 0 | 13,825 | 13,825 | 13,825 | 0 |
| 3 | 0 | 13,825 | 13,825 | 12,734 | 1,091 |
| 4 | 0 | 13,825 | 13,825 | 11,643 | 2,182 |
| 5 | 0 | 13,825 | 13,825 | 9,461 | 4,365 |
| 6 | 0 | 13,825 | 13,825 | 7,278 | 6,547 |
| Totals | 0 | 82,952 | 82,952 | 68,767 | 14,185 |

Filed in Clerk's Office
JAN 23 2019
 KAREEMAH FOWLER
 CITY CLERK, SOUTH BEND, IN

*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
COMMUNITY INVESTMENT
JAMES MUELLER, EXECUTIVE DIRECTOR

January 22, 2019

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

RE: Vacant, Real & Personal Property Tax Abatement Petition for: **SWGS Properties, LLC**

Dear Council Member Ferlic:

Please find the attached information pertaining to a vacant, real and personal property tax abatement petition submitted by SWGS Properties, LLC to purchase a vacant building located at 2920 W Sample St. South Bend, IN 46619 and new equipment for fabrication of steel products. The business, a distributor for hot and cold rolled metal products for steel industry, was formed in 2015 and has overgrown its existing facility 10,000 sq ft in Mishawaka, IN. This petition package includes:

- Department of Community Investment's summary report
- Petition
- Statement of Benefits forms (Vacant Building, Real and Personal properties)
- Supporting information

The report contains the Department's findings relative to the above petition. The petitioner proposes to purchase the vacant building for \$765,000, invest in its renovation approximately \$500,000 and purchase new equipment with estimated cost of \$700,000. A total project cost is approximately \$2,000,000. A representative from SWGS Properties, LLC will be available to meet with the Committee on Monday, January 28, 2019.

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

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN**TAX ABATEMENT REPORT**

TO: South Bend Common Council

FROM: Daniel Buckenmeyer, Director of Business Development

SUBJECT: VACANT, REAL & PERSONAL PROPERTY TAX ABATEMENT
PETITION FOR:
SWGS Properties, LLC

DATE: January 23, 2019

On Monday, January 14, 2019, a petition from SWGS Properties, LLC was received and subsequently filed with the City Clerk for vacant, real and personal property tax abatements consideration for property located at *2920 W Sample Street, South Bend, IN 46619*. 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

- Building purchase price of \$765,000 with an additional \$500,000 in planned private investment for building upgrades to operate a manufacturing and distribution facility including modern roof, flooring, and loading docks.
- There are two parcels including a vacant building and land that have not been utilized for close to 5 years. Currently, the building has leaks and requires immediate repairs and renovation.
- Additional private investment in personal property/capital equipment with purchase price of \$700,000. The industrial equipment is for forming hot and cold rolled metal products.
- Estimated taxes phase-in and paid:

| Property | Estimated Total Taxes | Est. Taxes Phase-In | Est. Taxes Paid |
|-----------------|------------------------------|----------------------------|------------------------|
| Vacant – 6Y | \$125,569 | \$104,096 | \$21,473 |
| Renovation -6Y | \$82,952 | \$68,767 | \$14,185 |
| Equipment – 5Y | \$60,437 | \$40,119 | \$20,318 |
| Total: | \$268,958 | \$212,982 | \$55,976 |

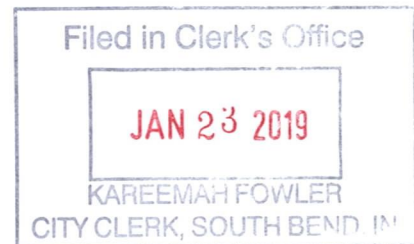
EMPLOYMENT IMPACT

Per this petition, it is estimated that the company will:

- Bring four (4) permanent full-time jobs representing a total annual payroll of \$160,576 to South Bend. The hourly average wage is \$19.30.
- Create sixteen (16) new permanent, full-time jobs within first four years with a total estimated annual payroll of \$624,000. The estimated hourly average wage is \$18.75.

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 six (6) year vacant building, a six (6) year real property and five (5) year personal tax abatements under section 2-82.1, Industrial development in Urban Enterprise Zone and Redevelopment Blighted Areas, and section 2-84.2, Tangible Personal Property Tax Abatement.



BILL NO. 19-11

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN
THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS

2920 W Sample Street, South Bend, Indiana 46619

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A
(5) FIVE-YEAR PERSONAL PROPERTY TAX ABATEMENT FOR

SWGS Properties, LLC

WHEREAS, a petition for personal property tax abatement consideration has been filed with the City Clerk for consideration by the Common Council of the City of South Bend, Indiana, requesting that the area commonly known as 2920 W Sample Street, South Bend, Indiana 46619, and which is more particularly described as follows:

Business Personal Property

and which has Key Numbers to be assigned, be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1 et seq., and South Bend Municipal Code Sections 2-76 et seq., and;

WHEREAS, the Department of Community Investment has concluded an investigation and prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area under Indiana Code 6-1.1-12.1, et seq., and South Bend Municipal Code Sections 2-76, et seq., and has further prepared maps and plats showing the boundaries and such other information regarding the area in question as required by law; and

WHEREAS, the Community Investment Committee of the Common Council has reviewed said report and recommended to the Common Council that the area qualifies as an Economic Revitalization Area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council hereby determines and finds pursuant to Indiana Code 6-1.1-12.1-4.5 et seq., that:

- a. The estimate of the cost of the new manufacturing equipment is reasonable for equipment of that type;
- b. That the estimate of the number of individuals that will be employed or whose

employment will be retained by the Petitioner can reasonably be expected to result from the proposed installation of new manufacturing equipment;

- c. That the estimate of the annual salaries of those individuals that will be employed or whose employment will be retained by the Petitioner can be reasonably expected to result from the proposed installation of new manufacturing equipment;
- d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed new manufacturing equipment; and
- e. The totality of benefits is sufficient to justify the deduction requested.

SECTION II. The Common Council hereby determines and finds that the proposed new manufacturing equipment can be reasonably expected to yield the benefits identified in the Statement of Benefits as set forth in Sections 1 through 3 of the Petition for Personal Property Tax Abatement Consideration and that Statement of Benefits form completed by the petitioner, said form being prescribed by the State Board of Accounts, are sufficient to justify the deduction granted under Indiana Code 6-1.1-12.1-4.5.

SECTION III. The Common Council hereby accepts the report and recommendation of the Department of Community Investment, and the Community Investment Committee's favorable recommendation, that the area herein described be designated as an Economic Revitalization Area for purposes of personal property tax abatement and hereby makes such a designation.

SECTION IV. The Common Council determines that such designation is for personal property tax abatement only and shall be limited to two (2) calendar years from the date of the adoption of this Resolution by the Common Council.

SECTION V. The Common Council hereby determines that the property owner is qualified for and is granted property tax deduction for a period of (5) five years as shown below pursuant to Indiana Code 6-1.1-12.1-17.

Year 1-100%
Year 2- 90%
Year 3- 80%
Year 4- 70%
Year 5- 60%

SECTION VI. The Common Council directs the City Clerk to cause notice of the adoption of this Declaratory Resolution for Personal Property Tax Abatement to be published pursuant to Indiana Code 5-3-1, said publication providing notice of the public hearing before the Common Council on the proposed confirming of said declaration.

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

Tim Scott, Council President
South Bend Common Council

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://southbendln.gov/government/content/tax-abatement> before processing can be complete

| | | | | |
|---|------------------------------------|--|---|---|
| General Information | | Project Name | Project Number | IEDC #420573 |
| Legal name as registered with Secretary of State | | Grace Steel Corporation (Adding Grace Steel, LLC in coming days with Tax FEIN) | | |
| Business structure | | Grace Steel LLC would be Joint Venture with Steel Warehouse (Female Owned) | | |
| Company website | | www.gracesteelservice.com <i>swcs Properties, LLC</i> | | |
| Proposed Project Information | | | | |
| Proposed project address | | 2920 West Sample St | Parent company name | Grace Steel Corporation |
| City, State, Zip | | South Bend, IN 46619 | Legal owner | Pam Andre (Female owned) |
| Site acreage or acreage required | | | Is the real estate owned or leased | Would be Owned |
| Square feet of facility | | 73,000 | If leased by whom | |
| Primary Contact Information | | | | |
| Primary company contact name | | David Andre | Title | President |
| Address of company contact | | 21601 Durham Way | Phone | 574-536-2445 |
| City, State, Zip | | Bristol, IN 46507 | Email | davidandre@gracesteelservice.com |
| Senior Official Information | | | | |
| Company senior official name | | Same as above | Title | |
| Address of company contact (if different from above) | | | Phone | |
| City, State, Zip | | | Email | |
| Consultant Information/Agent | | | | |
| Hired business consultant/agent name | | RSM US LLP/Eric Levenhagen | Consultant release (Y/N) | Y |
| Address | | 9225 Priority Way W Drive #300 | Local economic development partners approval (Y/N) | Y |
| City, State, Zip | | Indianapolis, IN 46240 | Email | |
| Project Overview | | | | |
| Brief description of your company, project, and why the property is necessary for economic growth | | <p>Grace Steel has outgrown its existing facility 10,000 sq ft in Mishawaka, IN as a distributor for hot and cold rolled metal products for steel industry and other industrial markets. We are seeking potential sites of 70,000 sq ft or larger for growth. Evaluation criteria include site location, economic incentives and labor force. The potential South Bend site is 73,000 sq ft and has been vacant for 6 years and under utilized for the past 15 years. It is located in Urban Enterprise Zone. Grace Steel is looking to grow in either Indiana or Michigan to serve a large vendor at Steel Warehouse with up to 15 new jobs above State/County average wage. There is opportunity to form a joint venture with this vendor for steel product manufacturing/distribution to save on shipping costs and streamline efficient operations. We respectfully request analysis for Vacant Building Deduction Tax Abatement or TIF Funding compared with Enterprise Zone savings over 10 years to achieve this growth plan and major investment into this building.</p> | | |
| Certified Technology Park appropriate | | No | | Filed in Clerk's Office <div style="border: 1px solid black; padding: 5px; display: inline-block;"> JAN 18 2019 KAREEM A. FOWLER CITY CLERK SOUTH BEND, IN </div> |
| Is the project in a Tax Incremental Financing (TIF) area? If so, which? | | Yes (Sample Street Corridor) | | |
| Certify that the Building Permit has not been issued (Y/N) | | Y | Number of residential units created by project | |
| If this is a petition for personal property tax abatement, has the equipment been installed | | No | | |
| 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? | |
| N/A | No | \$350,000 | \$350,000 | |

| New Project Investments | | | | | | | | |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------|-------------|-------------|
| Calendar Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| Land Acquisition | | | | | | | | |
| Building Lease Payments | | | | | | | | |
| Building Purchase Costs | \$ 765,000 | | | | | | | |
| New Building Construction | | | | | | | | |
| Existing Building Improvements | | \$ 100,000 | \$ 200,000 | \$ 100,000 | \$ 100,000 | | | |
| New Machinery & Equipment | | \$ 400,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | | | |
| Special Tooling/Retooling | | | | | | | | |
| New Furniture/Fixtures | | | | | | | | |
| New Computer/IT Hardware | | \$ 10,000 | | | | | | |
| New Software | | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | | | |
| On-site Rail Infrastructure | | | | | | | | |
| On-site Fiber Infrastructure | | | | | | | | |
| TOTAL | \$ 765,000 | \$ 520,000 | \$ 310,000 | \$ 210,000 | \$ 210,000 | \$ 0 | \$ 0 | \$ 0 |

| 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 | 4 (0 at project site) | 19.30 | | | | |
| 2019 | | | 5 | 19.40 | \$15000 | 5 |
| 2020 | | | 10 | 18.75 | \$20000 | 10 |
| 2021 | | | 15 | 18.75 | \$25000 | 15 |
| 2022 | | | 20 | 18.75 | | |
| 2023 | | | 20 | 18.75 | | |
| 2024 | | | 20 | 18.75 | | |
| 2025 | | | 20 | 18.75 | | |
| 2026 | | | 20 | 18.75 | | |
| 2027 | | | 20 | 18.75 | | |
| 2028 | | | 20 | 18.75 | | |
| 2029 | | | 20 | 18.75 | | |

| Provide hourly wage information for new employees in the following positions. | | |
|---|-----------|-----------|
| | Full time | Part time |
| Laborers | | |
| Technical | \$18 | |
| Managerial | \$22 | |
| Administrative | | |

Who will be the individual responsible for coordinating with WorkOne on recruiting? **David Andre**

Does your company have an EEO hiring policy? **Yes** Are you an EEO employer? **Yes**

| 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 | Part Time | |
| Black | | | | | | | Pam Andre is Owner and they have made company female owned business. Company is EEO employer that does not discriminate in hiring process. |
| Hispanic | | | | | | | |
| Asian | | | | | | | |
| Indian | | | | | | | |
| Female | 1 | | 1 | | 1 | | |
| Other | 3 | | 3 | | 3 | | |

**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 | <u>Construction Related (Contractors):</u> | | | | |
| | A. | Employ Local Companies (75%) | Yes | 20 | 20 |
| | B. | Purchase Materials from Local Companies (75%) | Yes | 20 | 20 |
| | C. | Require Employees vs. Independent Contractors | Yes | 19 | 19 |
| | D. | Require Prevailing Wage (Davis Bacon) | Yes | 22 | 22 |
| | E. | Require Health Benefits | Yes | 22 | 22 |
| | F. | Require Pension Benefits | Yes | 18 | 18 |
| | G. | Maintain Affirmative Action Plan | No | | 20 |
| | | Sub-total Construction Related: | | 121 | 141 |
| 2 | <u>Wage & Benefit Related (Owner):</u> | | | | |
| | 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 |
| | Sub-total Wage & Benefit Related: | | 124 | 162 | |
| 3 | <u>Workforce Related:</u> | | | | |
| | A. | Create New Jobs | Yes | 42 | 42 |
| | B. | Retain Existing Jobs | Yes | 41 | 41 |
| | C. | Maintain Affirmative Action Plan | No | | 35 |
| | D. | Provide Targeted Hiring Preference | Yes | 34 | 34 |
| | Sub-total Workforce Related: | | 117 | 152 | |
| 4 | <u>Support a Municipal Facility:</u> | | | | |
| | A. | Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.) | Yes | 84 | 84 |
| | | Name of Facility | South Bend Zoo | | |
| | Sub-total Municipal Facility: | | 84 | 84 | |
| Sub-total from Above: | | | 446 | 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:  Date: 12/12/18

For Staff Use Only Below This Line

| | | | | | | |
|--|------------|--|----------------------|----------------------------------|--------------------|---------|
| What is the current assessed value? | | | | Land: 56500 | Personal Property: | 0 |
| What is the projected assessed value? | | | | Real Property: 549,000 | Personal Property: | 450,000 |
| What is the tax key number for this project? | | | | 018-8075-282401; 018-8075-282404 | | |
| What is the six digit NAICS code? | | | | 423510 | | |
| Please attach a Google map and street view of the location. | | | | | | |
| 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 p 18 | Year One | | 20,968 | | | |
| 2016 p 17 | Year Two | | 20,923 | | | |
| 2015 p 16 | Year Three | | 20,787 | | | |
| 2014/15 | Year Four | | 24,221 | | | |
| 2013 p 14 | Year Five | | 24,262 | | | |

Filed in Clerk's Office

JAN 18 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

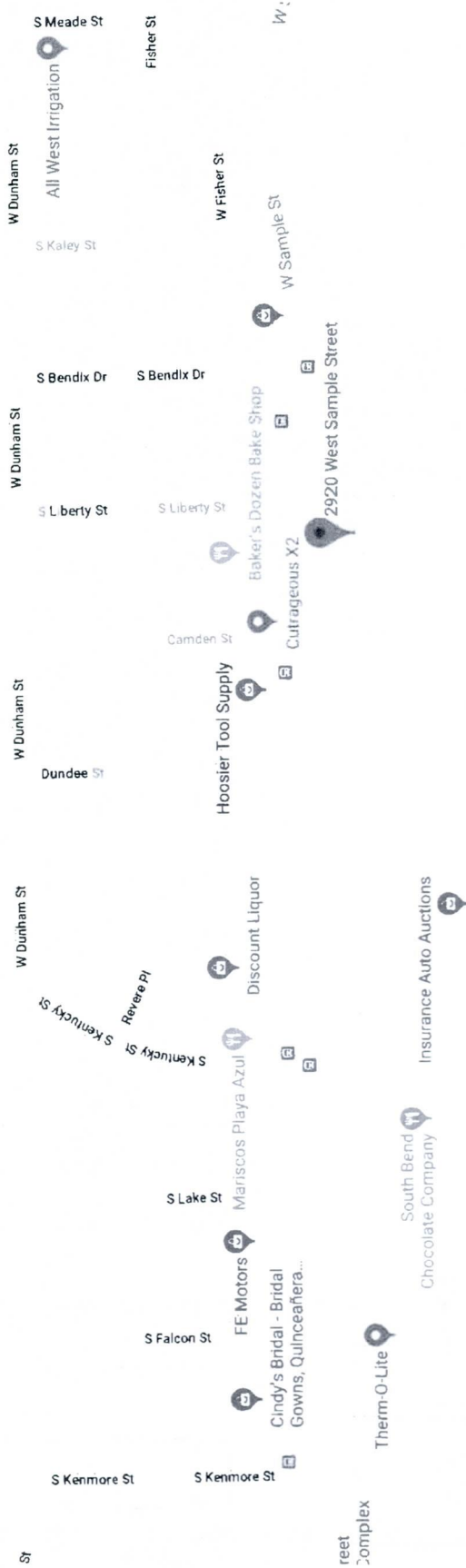
Please fill out the following Public Benefit Summary Information and add to total from above.

| Public Benefit Item: | | | (Y or N) | Points | Points | |
|-----------------------------------|--|--|----------|--------|--------|-----|
| 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 | |
| | Sub-total Project Related: | | | | | 120 |
| | | | | | | |
| 6 | Super Size Projects (point values are cumulative): | | | | | |
| | A. | 100% to 199% | Y | 25 | 25 | |
| | B. | 200% to 299% | | | 68 | |
| | C. | 300% to 399% | | | 65 | |
| | D. | 400% and Over | | | 52 | |
| Sub-total Super Size Projects: | | | | | 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: | | | | | 131 | |
| Total from Applicant Section: | | | | 446 | 539 | |
| Total from Staff Section: | | | | 25 | 461 | |
| Total Public Benefit Points: | | | | 471 | 1000 | |

Google Maps

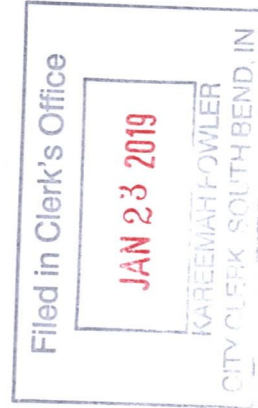
2920 W Sample St

Vacant building



Google

Map data ©2019 Google 200 ft



St. Joseph County

Property Information

| | |
|-------------------|---|
| Subject Property: | 2920 W SAMPLE ST, SOUTH BEND 46619 |
| Parcel ID: | 018-8075-282401 |
| State ID: | 71-08-15-101-005.000-026 |
| Current Owner(s): | SCHUPAN PROPERTIES SOUTH BEND LLC |
| Mailing Address: | 2619 Miller Rd , Kalamazoo MI 49001 |
| Assessed Usage: | INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY |
| Township: | SB Portage |
| Municipality: | SOUTH BEND |
| Tax District: | SB Portage |

Property Assessment Information as of Last Assessment Date

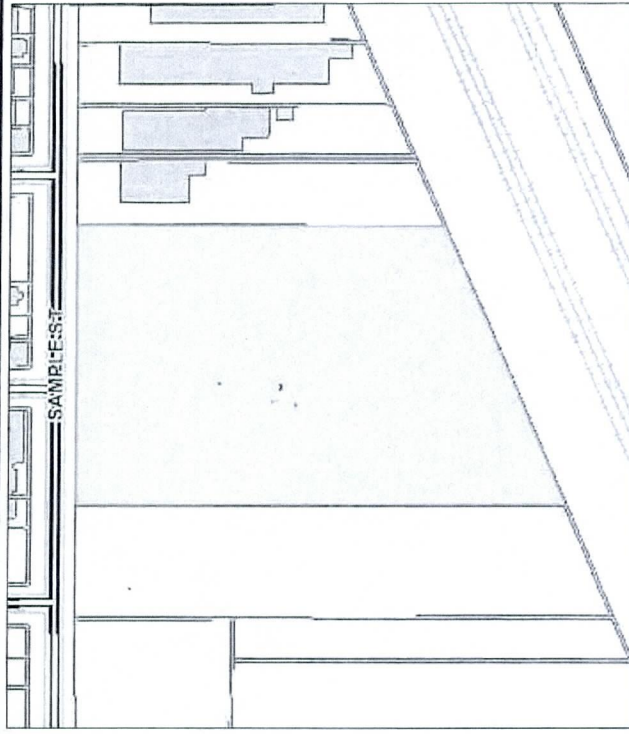
| | |
|-----------------|--------------|
| Land Value: | \$56,500.00 |
| Improved Value: | \$549,000.00 |
| Assessed Year: | 2020 |
| Acres: | 5.84 |

Legal Description: 400' On Sample Beg 330' E & 35' S Nw Cor Nw Sec 15-37-2e

Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



Not to Scale



18 8075 282401

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



St. Joseph County

Property Information

Subject Property: 2920 W SAMPLE ST, SOUTH BEND 46619

Parcel ID: 018-8075-282404

State ID: 71-08-15-101-004.000-026

Current Owner(s): SCHUPAN PROPERTIES SOUTH BEND LLC

Mailing Address: 2619 Miller Rd, Kalamazoo MI 49001

Assessed Usage: INDUSTRIAL VACANT LAND

Township: SB Portage

Municipality: SOUTH BEND

Tax District: SB Portage

Property Assessment Information as of Last Assessment Date

Land Value: \$17,500.00

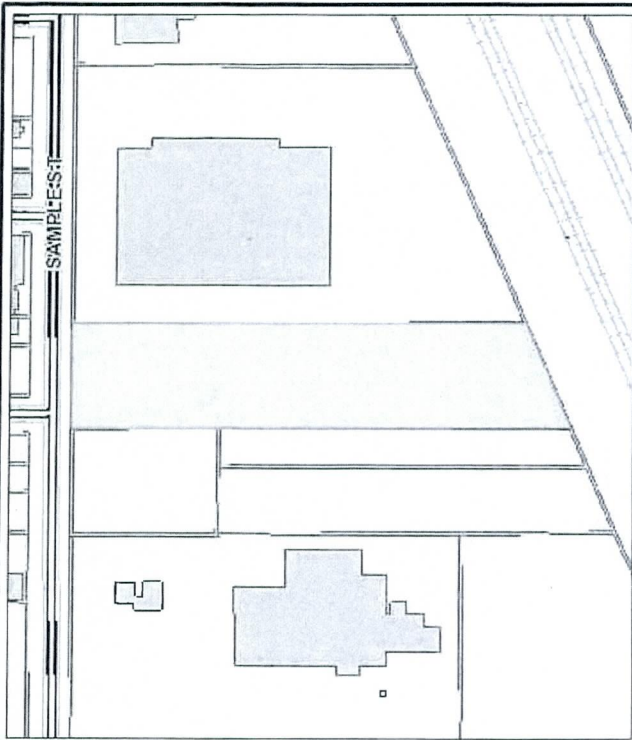
Improved Value: \$0.00

Assessed Year: 2020

Acres: 2.82

Legal Description: 165 Ft. On Sample St. Beg. 165 Ft. E Of Nw Cor. Sec 15-37-2c

Filed in Clerk's Office
JAN 28 2019



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: October 26, 2018





**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

Filed in Clerk's Office

JAN 18 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

| SECTION 1 | | TAXPAYER INFORMATION | | | | | | | | |
|---|-----------------|--|--|---------------------------|--------------------------------------|-----------------------|---|--------------|----------------|--|
| Name of taxpayer Grace Steel LLC (Pam Andre is Woman Owner) | | Name of contact person David Andre, Owner | | | | | | | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 21601 Durham Way, Bristol, IN 46507 | | | | | Telephone number (574) 536-2445 | | | | | |
| SECTION 2 | | LOCATION AND DESCRIPTION OF PROPOSED PROJECT | | | | | | | | |
| Name of designating body City Council of South Bend | | | | | Resolution number (s) | | | | | |
| Location of property 2920 West Sample Street, South Bend, IN 46619 | | | County ST JOSEPH | | DLGF taxing district number 026 | | | | | |
| Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Company will purchase manufacturing equipment for hot and cold rolled metal products to serve steel industry and other industrial markets. | | | | | ESTIMATED | | | | | |
| | | | | | START DATE | | COMPLETION DATE | | | |
| | | | | | Manufacturing Equipment | | 02/15/2019 | | 12/31/2020 | |
| | | | | | R & D Equipment | | | | | |
| | | | | | Logist Dist Equipment | | | | | |
| IT Equipment | | | | | | | | | | |
| SECTION 3 | | ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT | | | | | | | | |
| Current number 0 | Salaries \$0 | Number retained 0 | Salaries \$0 | Number additional (10) | Salaries \$416,000.00 | | | | | |
| SECTION 4 | | ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT | | | | | | | | |
| NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential. | | MANUFACTURING EQUIPMENT | | R & D EQUIPMENT | | LOGIST DIST EQUIPMENT | | IT EQUIPMENT | | |
| | | COST | ASSESSED VALUE | COST | ASSESSED VALUE | COST | ASSESSED VALUE | COST | ASSESSED VALUE | |
| Current value | | | | | | | | | | |
| Plus estimated values of proposed project | | 700,000 | 210,000 | | | | | | | |
| Less values of any property being replaced | | | | | | | | | | |
| Net estimated values upon completion of project | | | 210,000 | | | | | | | |
| 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 | | | | | | | Date signed (month, day, year) January 4, 2019 | | | |
| Printed name of authorized representative David Andre | | | | | Title Owner | | | | | |

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- 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 _____ . *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | | |
|--|------------------------------|-----------------------------|--|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | Number of years approved: _____ |
| | | | | | <i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have 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 by: (signature and title of authorized member of designating body) | Telephone number () | Date signed (month, day, year) |
| Printed name of authorized member of designating body | Name of designating body | |
| Attested by: (signature and title of attester) | Printed name of attester | |

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

5 YEAR

18-Jan-19

Grace Steel

South Bend Portage Township Personal Property Tax Abatement Schedule*

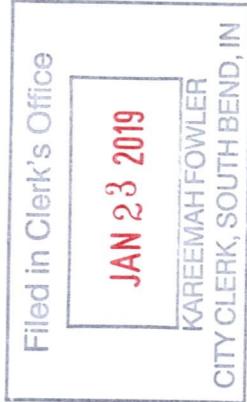
Tax Key Number: 018-8075-282401
 Current Assessed Value: 0
 Estimated Project Cost: 700,000

| Assessed Value: | 100% | | | | | 90% | | | | | 80% | | | | | 70% | | | | | 60% | | | | | |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------|
| | Current | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Current Assessed Value | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Assessed Value | 280,000 | 280,000 | 420,000 | 441,000 | 441,000 | 441,000 | 420,000 | 420,000 | 441,000 | 441,000 | 441,000 | 420,000 | 420,000 | 441,000 | 441,000 | 441,000 | 378,000 | 378,000 | 378,000 | 378,000 | 378,000 | 322,000 | 322,000 | 322,000 | 322,000 | 322,000 |
| Less Abatement Deduction | (280,000) | (280,000) | (378,000) | (352,800) | (352,800) | (352,800) | (378,000) | (378,000) | (352,800) | (352,800) | (352,800) | (378,000) | (378,000) | (352,800) | (352,800) | (352,800) | (264,600) | (264,600) | (264,600) | (264,600) | (193,200) | (193,200) | (193,200) | (193,200) | (193,200) | |
| Net Assessed Value | 0 | 0 | 42,000 | 88,200 | 88,200 | 88,200 | 42,000 | 42,000 | 88,200 | 88,200 | 88,200 | 42,000 | 42,000 | 88,200 | 88,200 | 113,400 | 113,400 | 113,400 | 113,400 | 113,400 | 128,800 | 128,800 | 128,800 | 128,800 | 128,800 | |

Property Taxes:
 Assume constant tax rate of 5.4559%

Gross Tax (tax rate x net assessed value) 5.4559% 5.4559% 5.4559% 5.4559% 5.4559% 5.4559%
 Less Circuit Breaker Credit 0 0 2,291 4,812 4,812 4,812 2,291 2,291 4,812 4,812 4,812 2,291 2,291 4,812 4,812 6,187 6,187 6,187 6,187 6,187 7,027 7,027 7,027 7,027 7,027
 Net Tax 0

Circuit Breaker Cap 3.0000% 8,400 12,600 13,230 13,230 13,230 12,600 12,600 13,230 13,230 13,230 12,600 12,600 13,230 13,230 11,340 11,340 11,340 11,340 11,340 9,660 9,660 9,660 9,660 9,660
 Circuit Breaker 0.4563% 0 0 192 402 402 192 192 192 402 402 402 192 192 402 402 0 0 0 0 0 0 0 0 0 0
 Debt Service 0 0 8,400 12,792 13,632 13,632 8,400 8,400 12,792 13,632 13,632 8,400 8,400 12,792 13,632 11,340 11,340 11,340 11,340 11,340 7,027 7,027 7,027 7,027 7,027
 Circuit Breaker Cap 0



| Year | Existing Taxes | New Project Taxes | Combined Existing & New Taxes | Tax Abated | Net Tax Paid |
|--------|----------------|-------------------|-------------------------------|------------|--------------|
| Year 1 | 0 | 9,678 | 9,678 | 9,678 | 0 |
| Year 2 | 0 | 14,517 | 14,517 | 12,225 | 2,291 |
| Year 3 | 0 | 15,242 | 15,242 | 10,430 | 4,812 |
| Year 4 | 0 | 11,340 | 11,340 | 5,153 | 6,187 |
| Year 5 | 0 | 9,660 | 9,660 | 2,633 | 7,027 |
| Totals | 0 | 60,437 | 60,437 | 40,119 | 20,318 |

*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.



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

BILL NO. 04-19

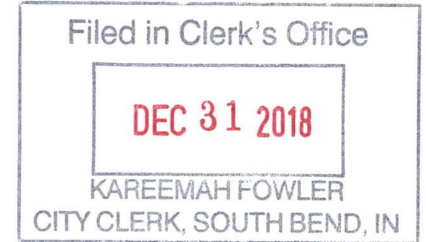
LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

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

December 31, 2018

Honorable Common Council
4th Floor, County-City Building
South Bend, IN 46601



RE: 832 South Bend Avenue
APC# 2888-18

Dear Council Members:

Enclosed is an Ordinance for the proposed Zoning Ordinance Amendment. Please include the attached Ordinance on the Council agenda for first reading at your January 14th, 2019 Council meeting, and set it for public hearing at your February 25th, 2019 Council meeting. The petition is tentatively scheduled for public hearing at the February 19th, 2018 Area Plan Commission meeting. The recommendation of the Area Plan Commission will be forwarded to your office by noon on the day following the public hearing.

If you have any questions, please feel free to contact our office.

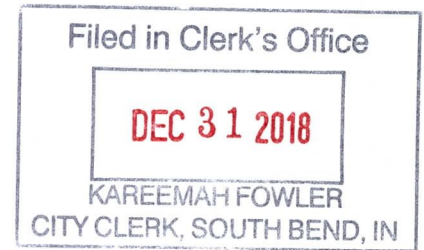
Sincerely,

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

Jordan Wyatt
Planner

CC: Bob Palmer

BILL NO. 04-19
ORDINANCE NO. _____



AN ORDINANCE AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION FOR PROPERTY LOCATED AT 832 SOUTH BEND AVENUE, COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from GB General Business District to MU Mixed Use District and seeking a Special Exception Use to allow for a restaurant with drive through and upper floor dwelling units.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of South Bend, Indiana as follows:

SECTION 1. Ordinance No. 9495-04, is amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby is amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

A part of Lot A as shown on the recorded plat of W.A. Bugbee's First Addition to the City of South Bend, which part is bounded by a line running as follows, viz: Beginning at the point of intersection of the Southerly line of South Bend Avenue in said city with the East line of the first alley West of Notre Dame Avenue in said city; thence running Northeasterly along the Southerly line of South Bend Avenue, a distance of 130.56 feet to the West line of said Notre Dame Avenue; thence southerly along said west line of Notre Dame Avenue 83.12 feet to a point due East of the place of beginning; thence West to the place of beginning, all in St. Joseph County, Indiana.

be and the same is hereby established as MU Mixed Use District.

SECTION II. That a Special Exception Use for *Restaurant – Drive Through* in a *Mixed Use District* is hereby granted subject to a site development plan hereby attached and made a part of this Ordinance and which site plan contains and lists all conditions, if any, of approval.

SECTION III. This ordinance is and shall be subject to commitments as provided by Chapter 21-09.02(d) Commitments, if applicable.

SECTION IV. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

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 _____, 2019, at _____ o'clock ____ .m.

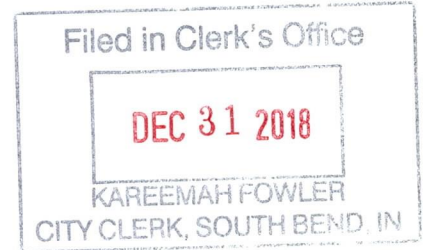
Kareemah N. Fowler, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2019, at ____ o'clock ____ .m.

Pete Buttigieg, Mayor
City of South Bend, Indiana

PETITION FOR ZONE MAP AMENDMENT
City of South Bend, Indiana

I (we) the undersigned make application to the City of South Bend Common Council to amend the zoning ordinance as herein requested.



The property sought to be rezoned is located at:

832 East South Bend Avenue, South Bend, Indiana 46617

- 2) The property Tax Key Number(s) is/are: 71-08-01-430-025.000-026
- 3) Legal Descriptions: Tri Pc N End Lot A Ex 32.56 Ft For St W A Bugbees 1st Addn

Total Site Area: .08

Name and address of property owner(s) of the petition site:

832 ST RD 23 LLC
PO BOX 775
NOTRE DAME, INDIANA, 46556
407-580-1880
832strd23@gmail.com

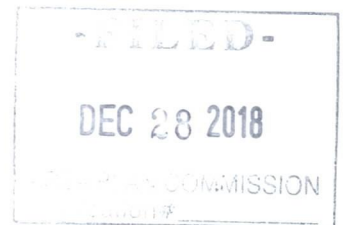
Name and address of additional property owners, if applicable:

- 6) Name and address of contingent purchaser(s), if applicable:

Name and address of additional property owners, if applicable:

- 7) It is desired and requested that this property be rezoned:

From: General Business
To: Mixed Use



- 8) This rezoning is requested to allow the following use(s):

Restaurant/Retail floor 1.
Dwelling Units floors 2 & 3.

IF VARIANCE(S) ARE BEING REQUESTED (if not, please skip to next section):

From the required 5' minimum side residential buffer yard to 0' minimum side residential buffer yard as the existing building is situated.

- 2) A statement on how each of the following standards for the granting of variances is met:
 - (a) The approval will not be injurious to the public health, safety, morals and general welfare of the community: The current existing building is situated on the properties southern lot line.
 - (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and: In updating this building to a new building value would be added to adjacent properties
 - (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: The requested practical use of the proposed building enhances the currently unsightly corner.

IF A SPECIAL EXCEPTION USE IS BEING REQUESTED, (if not, please skip to next section):

1) The Special Exception Use(s) being requested:

Allow for the repurposing of the existing drive-through 'quick oil change style' vehicle service bay to a drive-through beverage/food pick-up window.

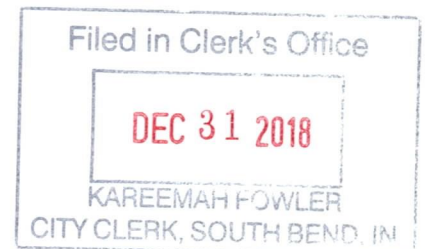
2) A statement on how each of the following standards for the granting of a Special Exception Use is met:

- (a) The proposed *use* will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare: As the current building hosted a drive-through 'quick oil change style' vehicle service bay, converting the service bay to drive-through beverage/food pick-up window does not change its current status as it relates to health, safety, comfort, morals or welfare. It will add to the area's convenience in allowing area residents to enjoy hot coffee and tea without getting out of their vehicles in the cold winter days and their dark winter nights.
- (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein: The remodeling, updating and/or replacement of the property's existing building will increase the value of adjacent properties.
- (c) The proposed *use* will be consistent with the character of the *district* in which it is located and the land uses authorized therein; and: The proposed use will meet the interest of the area's district.
- (d) The proposed use is compatible with the recommendations of the Comprehensive Plan. The proposed use will meet the desires and concerns of the area's Comprehensive Plan and community groups.

* In the case of a Special Exception Use, the petitioner shall be held to the representations made on the Preliminary Site Plan included with this petition.

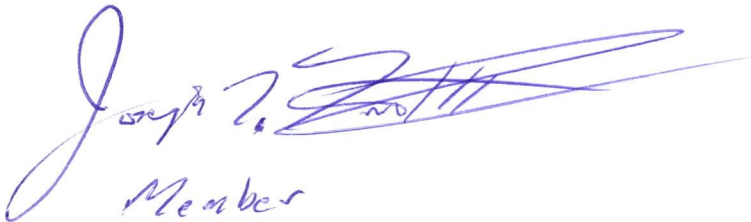
CONTACT PERSON:

Joseph L. Fontana III
PO Box 775
Notre Dame, Indiana, 46556
407-580-1880
832strd23@gmail.com



BY SIGNING THIS PETITION, THE PETITIONERS/PROPERTY OWNERS OF THE ABOVE-DESCRIBED REAL ESTATE AUTHORIZE THAT THE CONTACT PERSON LISTED ABOVE MAY REPRESENT THIS PETITION BEFORE THE AREA PLAN COMMISSION AND COMMON COUNCIL AND TO ANSWER ANY AND ALL QUESTIONS THEREON.

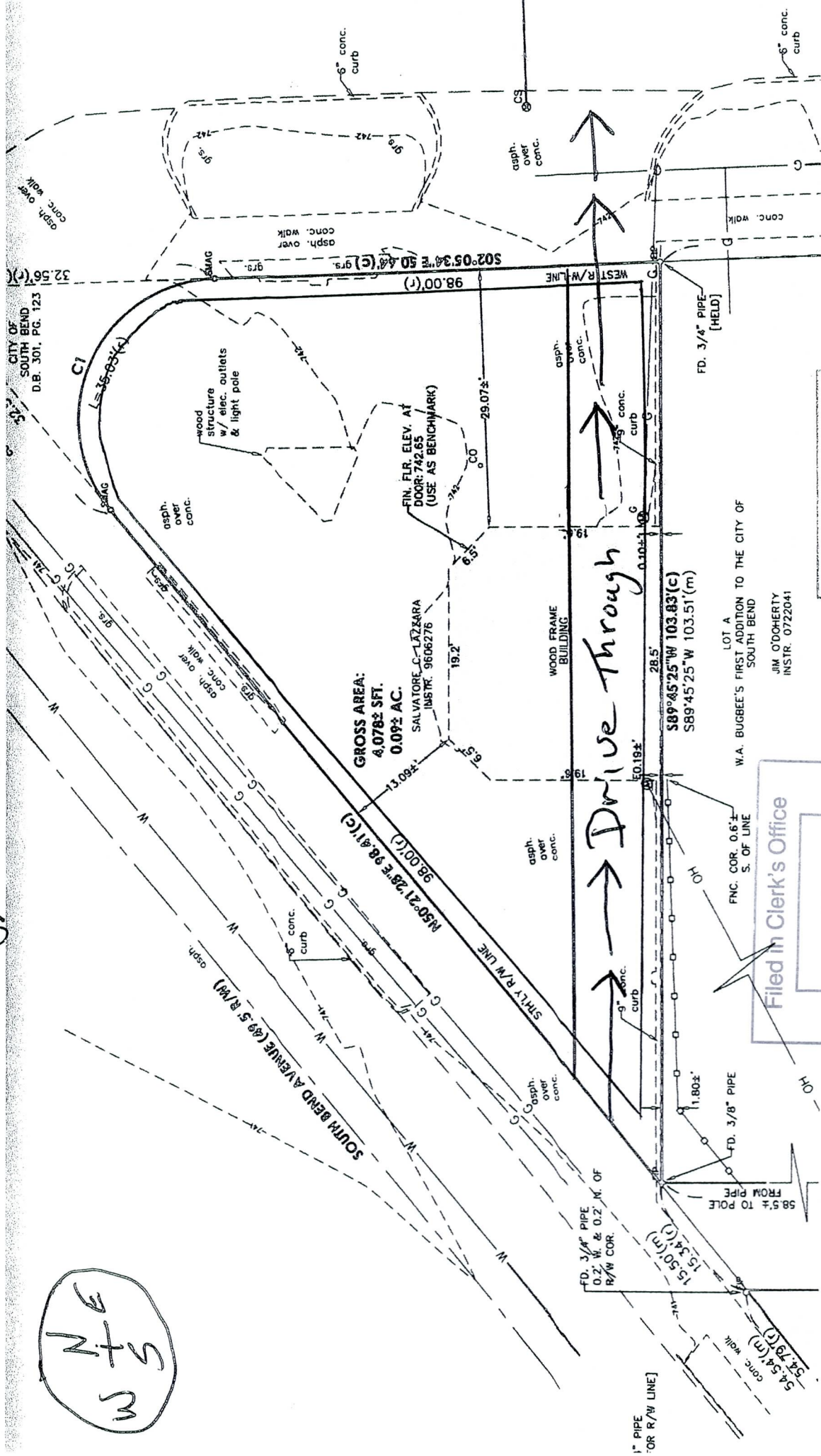
Signature(s) of all property owner(s), or signature of Attorney for all property owner(s):


Member



832 SB AVE.

New Mixed-use Building, 3-story



GROSS AREA:
4,078± SFT.
0.09± AC.

FIN. FLR. ELEV. AT
DOOR: 742.65
(USE AS BENCHMARK)

Drive Through

Members

FILED
DEC 20 2018
AREA PLAN COMMISSION
Application #

Filed in Clerk's Office
DEC 31 2018
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

LOT A
W.A. BUGBEE'S FIRST ADDITION TO THE CITY OF
SOUTH BEND
JIM O'DOHERTY
INSTR. 0722041

S89°45'25"W 103.83'(C)
S89°45'25"W 103.51'(M)

1" PIPE
FOR R/W LINE

FD. 3/8" PIPE
1.80±'

58.9±' TO POLE
FROM PIPE

FNC. COR. 0.6±'
S. OF LINE

WOOD FRAME
BUILDING

FD. 3/4" PIPE
[HELD]

asph.
over
conc.

asph.
over
conc. walk

CITY OF
SOUTH BEND
D.B. 301, PG. 123

32.56'(C)

502°05'34"E 50.44'(C)

asph. over
conc. walk

6" conc.
curb

6" conc.
curb

6" conc.
curb

6" conc.
curb

6" conc.
curb

6" conc.
curb

6" conc.
curb



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

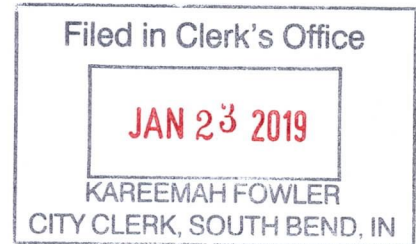
Angela M. Smith
Deputy Director

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

January 22, 2019

Honorable Common Council
4th Floor, County-City Building
South Bend, IN 46601

RE: 1119 Lincolnway West
Special Exception Use



Dear Council Members:

Enclosed is a Resolution for the proposed Special Exception Use. Please include the attached Resolution on the Council agenda for unfinished business at your January 28th, 2019 Council meeting, and set it for public hearing at your February 25th, 2019 Council meeting. The petition is tentatively scheduled for public hearing at the February 13th, 2019 Area Board of Zoning Appeals meeting. The recommendation of the Area Board of Zoning Appeals will be forwarded to your office by noon on February 15th, 2019.

If you have any questions, please feel free to contact our office.

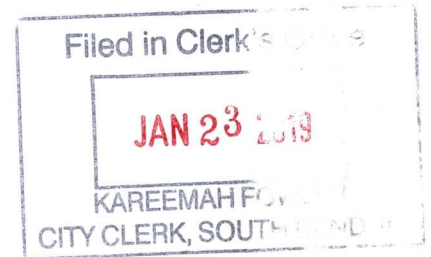
Sincerely,

A handwritten signature in black ink, appearing to be "Jordan Wyatt".

Jordan Wyatt
Planner

CC: Bob Palmer

BILL NO. 19-04
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 1119 LINCOLNWAY WEST

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:

1119 LINCOLNWAY WEST

In order to permit a car wash.

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.

Tim Scott, Council President
South Bend Common Council