



OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: KAREEMAH FOWLER, CITY CLERK
DATE: FEBRUARY 7, 2019
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, February 11, 2019:**

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

2019 ORGANIZATIONAL COMMITTEE MEETINGS

<u>3:30 P.M.</u>	<u>COMMUNITY INVESTMENT</u> 1. Organizational Meeting	CHAIRPERSON, FERLIC
<u>3:37 P.M.</u>	<u>PERSONNEL & FINANCE</u> 1. Organizational Meeting	CHAIRPERSON, WHITE
<u>3:44 P.M.</u>	<u>INFORMATION & TECHNOLOGY</u> 1. Organizational Meeting	CHAIRPERSON, SCOTT
<u>3:51 P.M.</u>	<u>UTILITIES</u> 1. Organizational Meeting	CHAIRPERSON, TESHKA
<u>3:58 P.M.</u>	<u>HEALTH & PUBLIC SAFETY</u> 1. Organizational Meeting	CHAIRPERSON, BRODEN
<u>4:05 P.M.</u>	<u>HEALTH & PUBLIC SAFETY</u> 1. Bill No. 03-19 - New Article 14 to Chapter 6 of the South Bend Municipal Code Rental Safety Verification Program	CHAIRPERSON, BRODEN
<u>4:10 P.M.</u>	<u>COMMUNITY INVESTMENT</u> 1. Bill No. 19-03 - Approving and Adopting the Southeast Neighborhood Master Plan	CHAIRPERSON, FERLIC
<u>4:40 P.M.</u>	<u>ZONING & ANNEXATION</u> 1. Bill No. 19-15 - Approval of the City Administration's Efforts to Establish a South Bend Commission and Board of Zoning Appeals	CHAIRPERSON, DAVIS

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

INTEGRITY | SERVICE | ACCESSIBILITY

JENNIFER M. COFFMAN
CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BIANCA L. TIRADO
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR
ORDINANCE VIOLATION CLERK



INFORMAL MEETING OF THE COMMON COUNCIL

PRESIDENT, T. SCOTT

1. Discussion of Council Agenda
2. Update and Announcements
3. Adjournment

cc: Mayor Pete Buttigieg
Committee Meeting List
Media

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



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, February 11, 2019
7:00 P.M.

1. **INVOCATION- PASTOR JONATHAN ANDERSTROM- CALVARY BAPTIST 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

19-14 A SECOND RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, (PREVIOUSLY RESOLUTION 4637-17) AGAIN STRONGLY ENDORSING AND RECOMMENDING IMPLEMENTATION OF A PILOT EMPLOYMENT PROGRAM TO REDUCE PANHANDLING WITHIN THE CITY OF SOUTH BEND

MAYOR’S ANNUAL ADDRESS TO THE COMMON COUNCIL ON FINANCES AND THE GENERAL CONDITION OF THE CITY PURSUANT TO § 2-3.1 OF THE SOUTH BEND MUNICIPAL CODE

6. **REPORTS FROM CITY OFFICES**

7. **COMMITTEE OF THE WHOLE**

TIME:_____

8. **BILLS ON THIRD READING**

TIME:_____

9. **RESOLUTIONS**

BILL NO.

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

[19-08](#) A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2920 W SAMPLE STREET, SOUTH BEND, IN 46619 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SIX (6) YEAR VACANT BUILDING TAX ABATEMENT FOR SWGS PROPERTIES, LLC

[19-10](#) A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2920 W SAMPLE STREET, SOUTH BEND, IN 46619 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SIX (6) YEAR REAL PROPERTY TAX ABATEMENT FOR SWGS PROPERTIES, LLC

[19-12](#) A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2920 W SAMPLE STREET, SOUTH BEND, INDIANA 46619 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FIVE (5) YEAR PERSONAL PROPERTY TAX ABATEMENT FOR SWGS PROPERTIES, LLC

[19-15](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PLAN FOR THE CITY ADMINISTRATION TO CREATE A SOUTH BEND PLAN COMMISSION AND BOARD OF ZONING APPEALS SEPARATE AND DISTINCT FROM THAT OF THE COUNTY AND TO DRAFT AN ORDINANCE IN CONFORMITY WITH THAT PLAN

10. **BILLS ON FIRST READING**

BILL NO.

[05-19](#) FIRST READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE EAST/WEST PORTION OF DUBAIL ST. 29.8' IN WIDTH RUNNING WEST APPROX. 303' FROM RIGHT-OF-WAY OF S. OLIVE ST TO PARCEL 018-8102-3875

[06-19](#) FIRST READING ON AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 629, 705, AND 713 NORTH NOTRE DAME AVENUE, COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

11. **UNFINISHED BUSINESS**

12. **NEW BUSINESS**

13. **PRIVILEGE OF THE FLOOR**

14. **ADJOURNMENT**

TIME: _____

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

In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 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.southbendin.gov>

Tim Scott
President

Karen L. White
Vice-President

John Voorde
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

February 6, 2019

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

Filed in Clerk's Office

FEB 06 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Re: A SECOND RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, (PREVIOUSLY RESOLUTION 4637-17) AGAIN STRONGLY ENDORSING AND RECOMMENDING IMPLEMENTATION OF A PILOT EMPLOYMENT PROGRAM TO REDUCE PANHANDLING WITHIN THE CITY OF SOUTH BEND

Dear Council Members:

In June 2017 the South Bend Common Council passed, and the Mayor approved, a resolution recommending the funding and implementation of a pilot program, based on similar programs in Albuquerque, New Mexico and Portland, Maine. The program would provide temporary jobs maintaining City spaces for those who find themselves in the unfortunate and awkward situation of needing to panhandle. Although passed by the Council and approved by the Mayor, no funding was allocated, and the recommended pilot program was not implemented.

In the past two (2) years, several other cities have initiated such programs. Just last week a similar proposal was sent to Committee by the Indianapolis City-County Council, with the endorsement by Mayor Joe Hogsett, for initial funding of \$150,000. We believe that it is time for South Bend to take a similar path.

We request that this Resolution be placed on the Council's February 11, 2019 agenda.

Thank you for your consideration.



City of South Bend Common Council

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South Bend, Indiana 46601

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TDD (574) 235-5567
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Sincerely Yours,

Karen White, Vice-President, South Bend
Common Council and At-Large Member

Oliver Davis, South Bend Common Council
Member, District 6



BILL NO. 19-14

RESOLUTION NO. 4761-19

A SECOND RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, (PREVIOUSLY RESOLUTION 4637-17) AGAIN STRONGLY ENDORSING AND RECOMMENDING IMPLEMENTATION OF A PILOT EMPLOYMENT PROGRAM TO REDUCE PANHANDLING WITHIN THE CITY OF SOUTH BEND

Whereas, on June 12, 2017, the South Bend Common Council passed Resolution No. 4637-17, strongly endorsing and recommending implementation of a pilot employment program to reduce panhandling within the City of South Bend and requesting funding within the 2018 City of South Bend's Budget for such a pilot program; and

Whereas, the purpose of that Resolution was to reduce the practice of personally soliciting money from others in public places, known as panhandling, which can be uncomfortable, awkward and unpleasant for the person being solicited as well as being a loss of dignity for the solicitor; and

Whereas, the Mayor of South Bend approved the resolution on June 19, 2017; and

Whereas, the recommended pilot program was not implemented as requested by Resolution 4637-17; and

Whereas, the City Administration of Indianapolis, under Mayor Joe Hogsett, has this year of 2019, seized the opportunity to become a national leader and the first city in Indiana to have the City Administration propose funding, in the approximate amount of \$150,000, to implement a similar program to be paid from funds received from extending parking meter times; and

Whereas, South Bend's prior Resolution acknowledged programs in other cities to curtail panhandling such as installing bright parking style meters where visitors and residents can donate to local non-profits rather than handing cash to panhandlers or providing gift cards and mittens to those in need; and

Whereas, South Bend's prior Resolution also acknowledged programs initiated in Portland, Maine and Albuquerque, New Mexico, the same programs upon which the Indianapolis proposal is based, which offer to pay panhandlers the city's minimum wage plus lunch for a six (6)-hour work day maintaining public parks and spaces, after which social services and job training are made available; and

Whereas, the estimated cost for the Portland Opportunity Crew during its first year in 2017 was \$41,000 with an initial appropriation from the City of \$25,000 in May 2017, to fund a pilot program for thirty-six (36)J. weeks ; and

Whereas, during the pilot phase, crews in Portland picked up three-hundred ten (310) bags of trash and collected two-hundred fourteen (214) hypodermic needles; and



Whereas, a similar program in Albuquerque called “There’s a Better Way” began with a budget of \$50,000 and in its first two (2) years has provided 4,240 day jobs, housed twenty-one (21) homeless residents; connected four-hundred fourteen (414) people with additional work and provided mental health or substance abuse services to three-hundred fifty-five (355) people; and

Whereas, both programs are now being funded in large part through donations; and

Whereas, other cities that have enacted or are considering similar programs include Chicago, Dallas, Lexington, KY, Spokane, Tucson, Portland OR, Denver, Moreno Valley, CA, Austin, Amarillo TX, Ocean Springs, MS and Indianapolis, IN; and

Whereas, it is now past time for the City of South Bend to explore and fund a similar pilot program which: will give people the opportunity to improve the community for fair compensation instead of incurring the stigma and discomfort of begging for money; provides people with the dignity to be accorded every individual in need; and reduces the frustration and irritation of persons being solicited for funds; and

Whereas, this Resolution is being considered early in 2019 in order to provide the City Administration and the South Bend Common Council a full and fair opportunity to initiate a pilot program as soon as possible similar to those identified herein.

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

Section I. The Common Council hereby again expresses its strong endorsement of, and recommendation for, the implementation in South Bend, Indiana of a program similar to Portland Maine’s Opportunity Crew, Albuquerque’s “There’s a Better Way” and to the efforts which are going on in the City of Indianapolis, Indiana to address constructively and innovatively the social problem of panhandling within the City of South Bend.

Section II. The Common Council hereby states that it again requests and encourages the City of South Bend’s Administration to commence such a program on a pilot basis in cooperation with other entities so South Bend will remain a leader in addressing the issues of poverty and homelessness in the state of Indiana and throughout the United States.

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

Approved this 1st day of February 2019

Tim Scott, 1st District Council Member

Oliver J. Davis, 6th District Council Member



Regina Williams-Preston, 2nd District 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

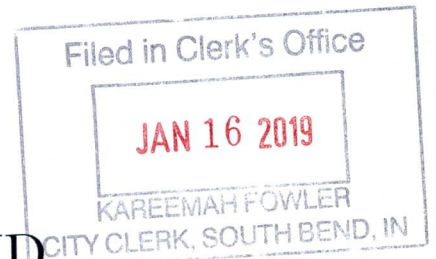
Robert J. Palmer, Council Attorney

Attest:

Approved this 1st day of February 2019

Kareemah Fowler, City Clerk

Pete Buttigieg, Mayor of South Bend, Indiana



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

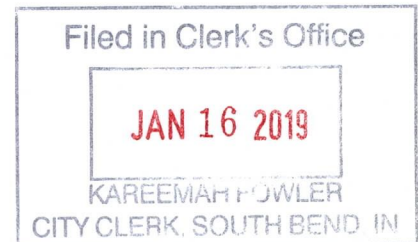
ALKEYNA ALDRIDGE
ENGAGEMENT & ECONOMIC EMPOWERMENT

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

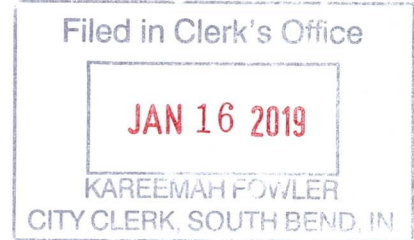


AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

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

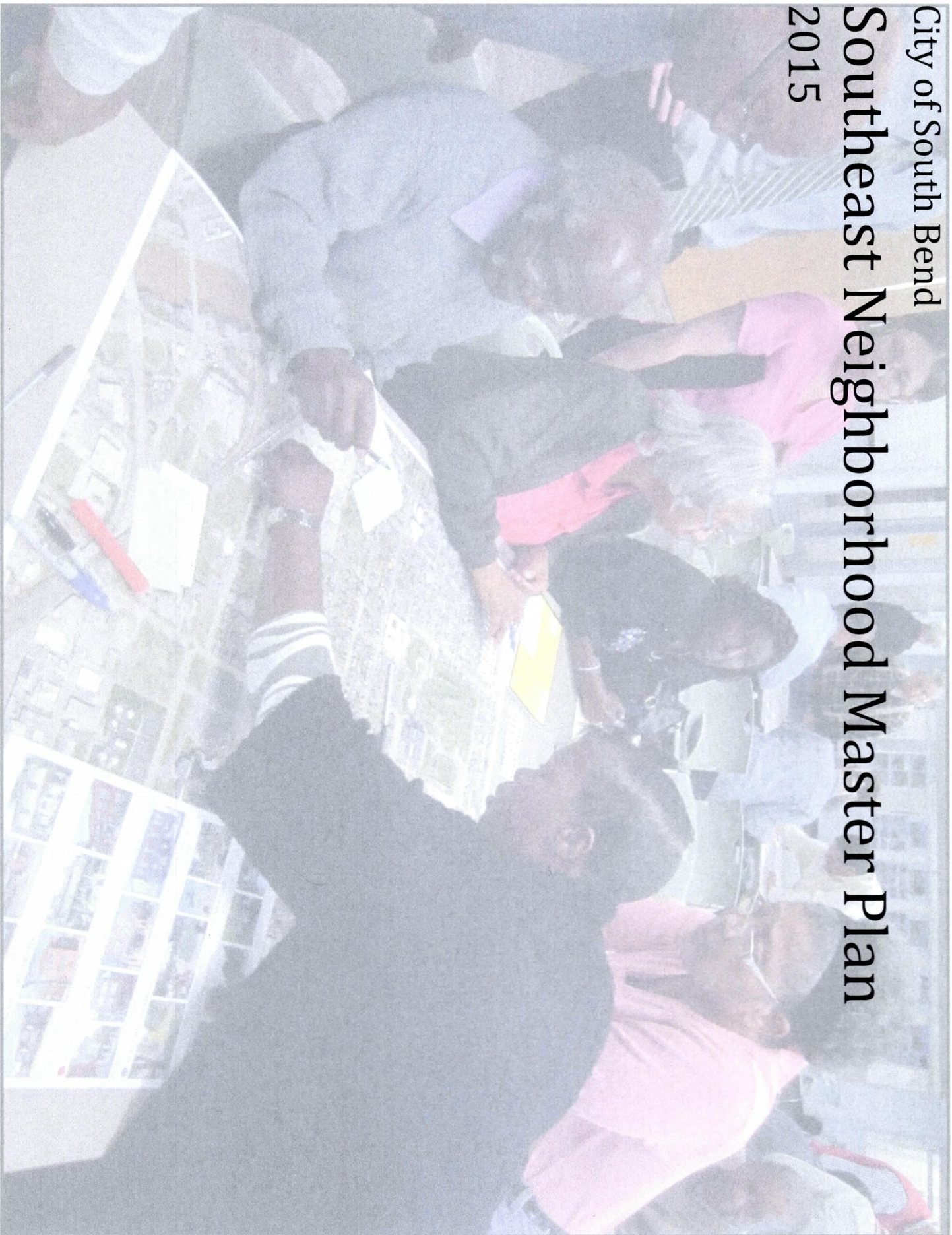
ATTEST:



Larry Magliozi
Secretary
Area Plan Commission of St. Joseph County

City of South Bend

Southwest Neighborhood Master Plan 2015



Acknowledgements:

City of South Bend

Mayor Pete Buttigieg

South Bend Common Council

District 1: Tim Scott

District 2: Henry Davis Jr.

District 3: Valerie Schey

District 4: Dr. Fred Ferlic

District 5: Dr. David Varner

District 6: Oliver Davis

At Large: Derek Dieter

At Large: Gavin Ferlic

At Large: Karen White

MGLM Architects, Master Plan

Consultants

Matthew McNicholas

Jennifer Settle

Elizabeth McNicholas

South Bend Redevelopment Commission

Marcia I. Jones, President

David Varner, Vice President

Don Inks, Secretary

Gavin Ferlic

Gregory Downes

John Anella

466 Works Community Development

Corporation, Inc.

Seymour H. Barker

Phillip E. Byrd

C. Eugene Hale

Charlotte Pfeifer

Arnold Sallie

Rev. Rickardo Taylor, Sr.

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Department of Community Investment

Scott Ford, Executive Director

Jitin Kain, Director of Planning

Elizabeth Maradik, Planner

Christopher Dressel, Planner

Michael Divita, Planner



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Preface: What is a Master Plan?

A master plan is a guide for making decisions about what kind of development and services are appropriate, how resources should be allocated, and how issues residents, business and property owners, and others in the area are concerned about should be addressed. A plan is a statement of what a neighborhood or other area of the city wants to achieve, and it provides a strategy to reach those goals.

A master plan expresses a shared long-range vision for the future. Developed through a public engagement process, a plan identifies and documents physical, social, and economic trends and conditions. Then, it provides goals and strategies that communicate an area's intended direction to residents, business and property owners, service providers, and other decision makers. A plan ensures an area's needs are met and new development is accommodated while the positive aspects and character of the area is maintained. A plan may address both the built environment and social issues, and it is created in context of the strategic needs and priorities of the larger region.

Providing a comprehensive program for improving an area, a master plan looks to create more attractive, convenient, efficient, equitable, and healthy places for present

and future generations. Master plans typically identify strategies and programs concerning the following:

- Land use (appropriate locations for commercial, industrial, residential, and mixed use development),
- Housing types and density,
- Design and development standards,
- Business development,
- Public facilities and infrastructure (including parks, streets, sidewalks, bicycle facilities, lighting), and
- Other matters important to the community.

A master plan will continually evolve to meet the changing needs of a community. A plan provides a broad framework for future development and a starting point for more detailed planning and public engagement as individual projects are pursued.

How is a Master Plan Developed?

A master plan is developed through a public engagement process that often involves public meetings, focus groups, and other outreach activities. Professional planners work with residents, business and property owners, community groups, nonprofit organizations, developers, and other interested people to create a plan.

How are Master Plans Used?

1. Neighborhood residents will use the plan to gain an understanding of planning initiatives in the short, medium, and long terms.
2. Public officials and community leaders will use the plan to direct funding and to make decisions on zoning and land use issues.
3. Planners will use the plan to understand key issues important to the area and as a guide to implementing priority projects and initiatives.
4. Developers and builders will use the plan to help determine the type, scale, density, and location of projects.

What Do the Graphics in a Master Plan Mean?

The maps, diagrams, aerial photographs, and other graphics presented within a master plan are illustrations of its key features. These images are not intended to represent the exact results expected from the implementation of the plan, but they provide examples of the area's desired land use, architectural character, infrastructure, and other elements. These graphics are used as tools to help explain the vision being established by the plan. The exact final form of the built environment will be influenced

by market demand, available resources, and further public engagement.

How are Master Plan Projects Implemented?

The implementation section of a master plan can provide details on the proposed timing, cost, and funding source for projects and the primary parties responsible for carrying them out. The specific scope and timing of plan projects will depend on market demand, the interest of private organizations and individuals, citizen involvement, budgetary considerations, and other potentially changing factors.

Funding for projects and initiatives contained in a plan will come from a combination of sources, both governmental and non-governmental. Public funds may be available through property tax revenues, tax increment financing, local income taxes, Federal and local transportation funds, and other sources. Further funding may come from developers, businesses, nonprofit organizations, and other private entities and individuals.

Note on Property Acquisition

In the limited areas where it might pursue the consolidation of parcels, the City will

only acquire property from willing sellers. Eminent domain will not be used. In fact, the City, through its Redevelopment Commission, does not have the legal authority of eminent domain in this area.

Homeowners living in this area are encouraged to remain. These homeowners are some of the neighborhood's best strengths and will serve as the foundation upon which the neighborhood becomes revitalized and attractive to new residents. A successful revitalization of the area will require a mix of longtime residents and those new to the area.

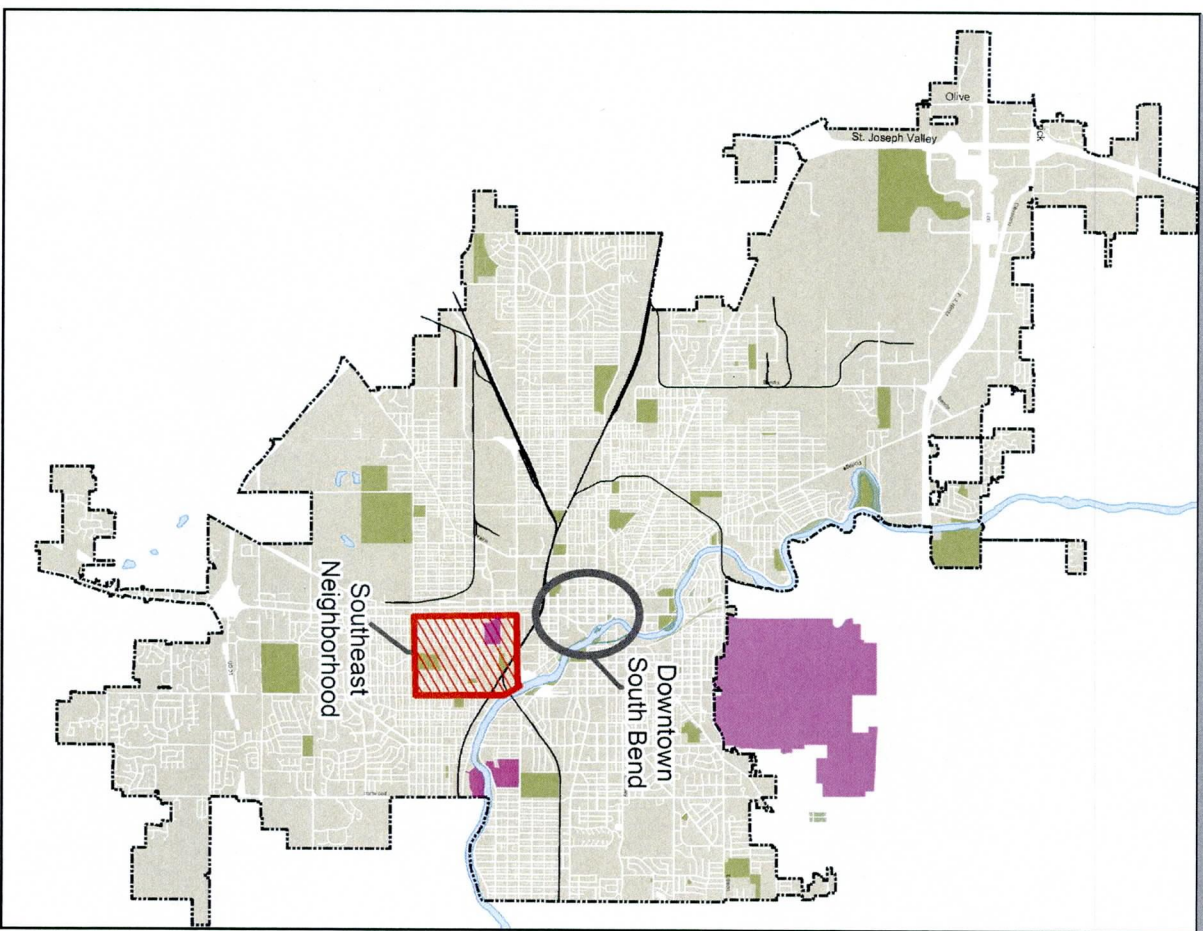
Chapter 1: Introduction

The Southeast Neighborhood Master Plan was developed in order to identify long-term physical improvements for a 20-year period, while being mindful of the need to identify short-term opportunities. The purpose of this plan is to:

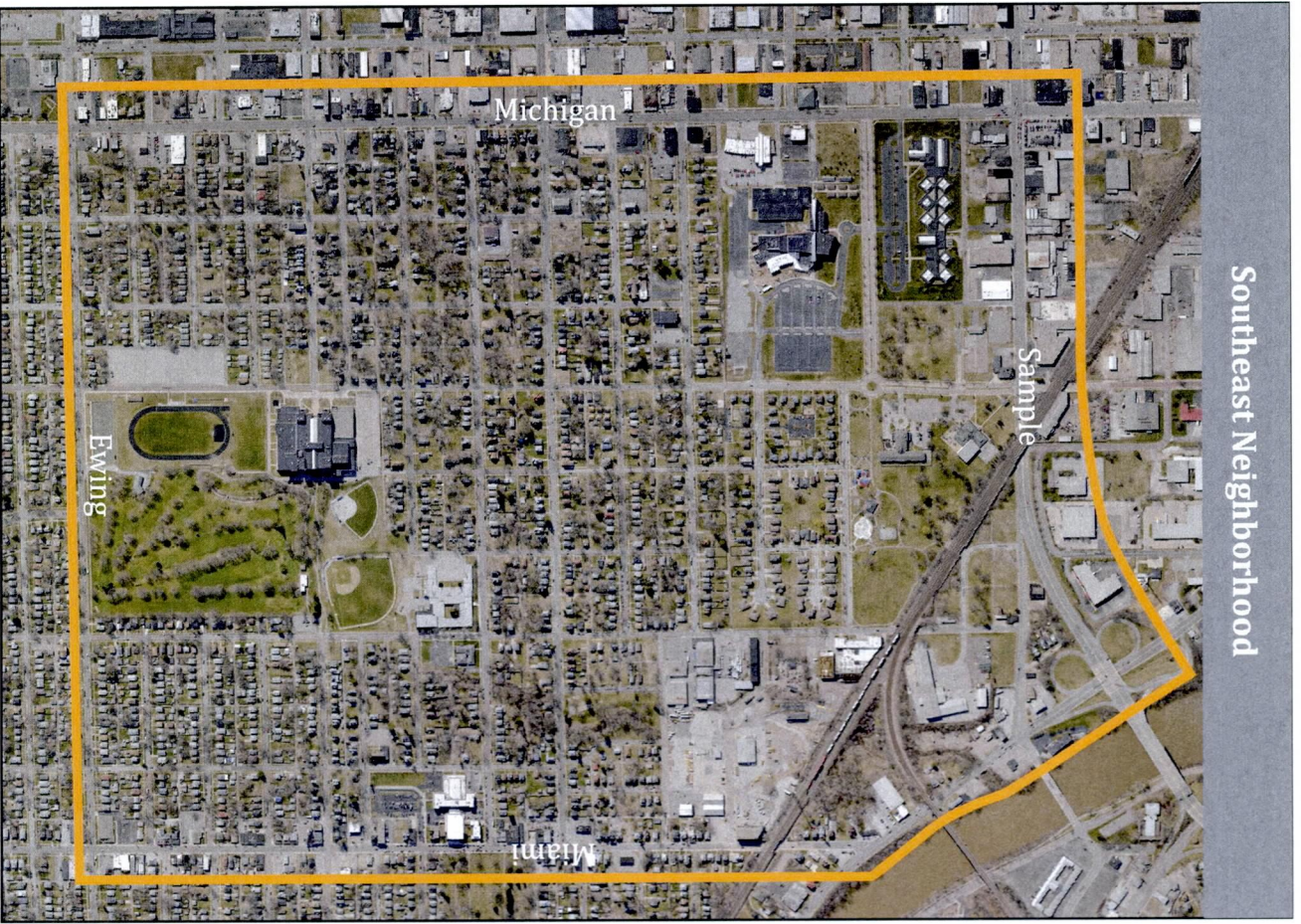
- provide context for existing neighborhood enhancement efforts;
- provide a set of recommendations that will help guide decision making in the Southeast Neighborhood;
- build confidence for future investment by neighborhood stakeholders and other community partners;
- instill pride for residents who believe in their neighborhood's potential; and
- improve quality of life for residents, their children, and grandchildren.

The Southeast Neighborhood is located just south and east of downtown South Bend. It is bounded by Sample Street to the north, Miami Street to the east, Ewing Avenue to the south and Michigan Street to the west. It is immediately adjacent to Michigan Street which is a major north/south corridor that goes through downtown South Bend and extends north into the state of Michigan and to the south towards Indianapolis.

Location of Southeast Neighborhood in South Bend



Southwest Neighborhood

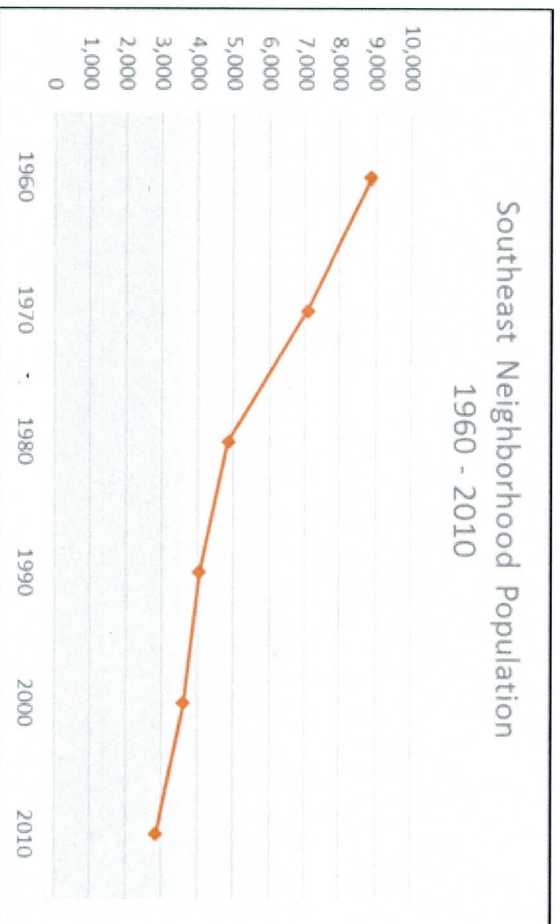


Chapter 2: Context & Analysis

2.1: Background

The Southeast Neighborhood is one of the oldest neighborhoods in the City of South Bend. It developed and prospered with the development of the Studebaker Motor Company and South Bend's heavy manufacturing base. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Southeast Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

Since the mid to late 1990's there have been a number of large scale redevelopment efforts that impacted over 20% of the neighborhoods area – mainly focused on land north of Broadway. These efforts resulted in the removal of residential to accommodate development that was institutional – Boys and Girls Club and Juvenile Justice Center; educational - Ivy Tech Community College and Riley



Source: U.S. Census

	Southeast Neighborhood		City of South Bend	
	Estimate	Percent	Estimate	Percent
Total Population	2,775		100,863	
19 years and younger	1,102	39.7%	29,544	29.3%
20 to 64 years	1,500	54.1%	58,930	58.4%
65 years and older	173	6.2%	12,389	12.3%

Source: 2009-2013 American Community Survey 5-Year Estimates

High School expansion; and recreational – Southeast Neighborhood Park. There was also residential redevelopment effort mainly in the area bounded by Broadway, High, Wenger, and Fellows streets.

Between the impact of the decline in industry and jobs, as well as redevelopment efforts, the Southeast Neighborhood's population has greatly declined. Since its peak in the 1960's, population decreased nearly 68% to roughly 2,800 people in 2010. During that same period of time, the number of housing units declined by over 58%.

According to the U.S. Census, nearly 40% of the neighborhood residents are youth (19 years old and younger), which is over 10% greater than the percentage of youth in the city as a whole. In addition, the neighborhood has fewer elderly individuals with roughly 6% of the population aged 65 and over compared to 12% in the city as a whole. Finally, another large disparity with the city's population proportions is that the Southeast Neighborhood has fewer than half the percentage of individuals between 25-34 years old living in the neighborhood as found in the city as a whole.

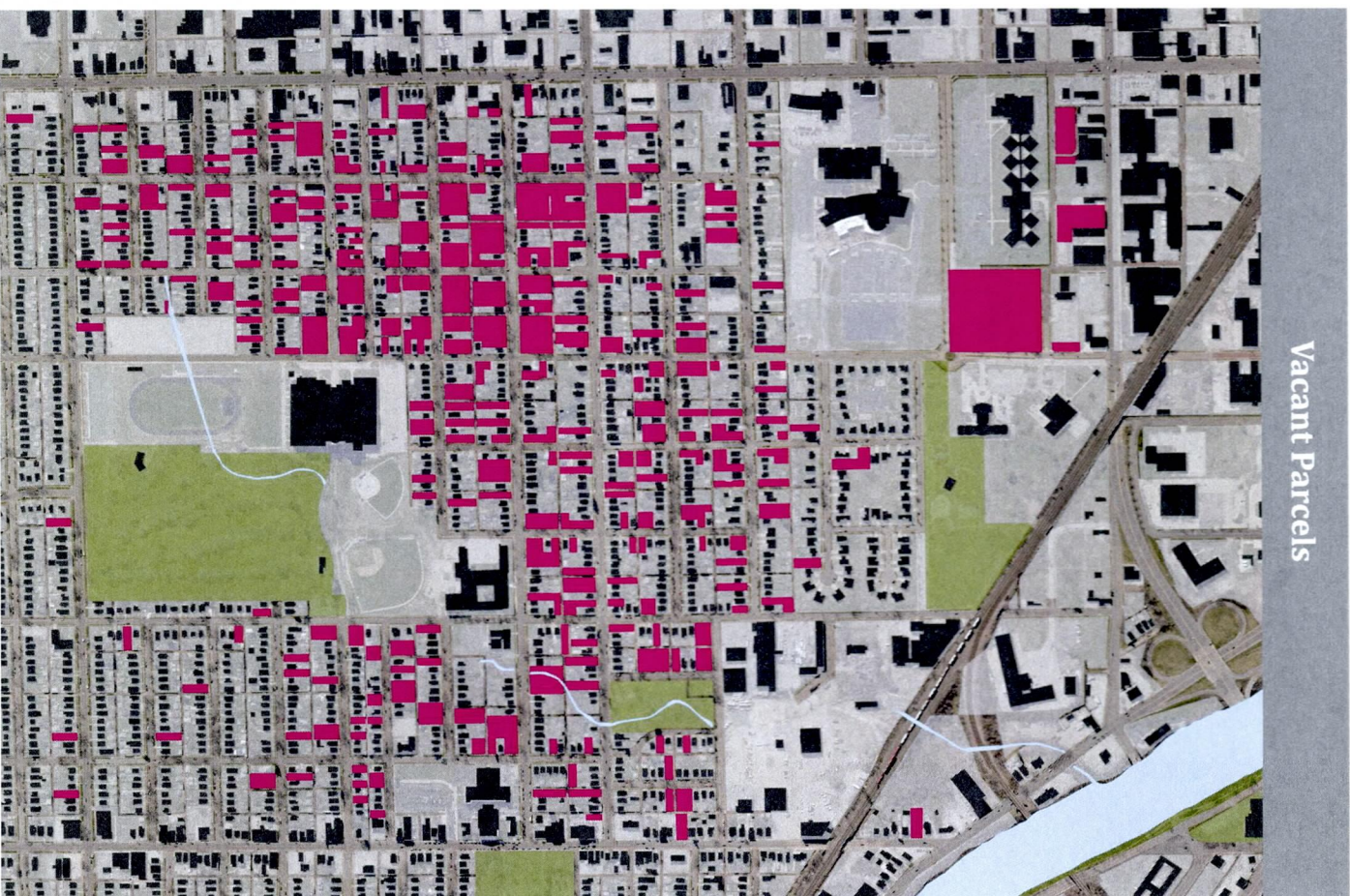
Based on the U.S. Census, of neighbors 25 years old and over, more than 30% do not have a high school diploma. Close to a third of neighbors having limited education negatively impacts a number of economic factors including: 32% of residents in the labor force, aged 16 years and over, are unemployed; and over 42% of all res-

idents are below the poverty level, including half of the population that is under the age of 18.

The Southeast Neighborhood has housing stock not uncommon to South Bend, with nearly 78% of the units being single family detached homes and nearly 70% of all units having been constructed prior to 1950, according to the U.S. Census. The Census also indicates that over 25% of the housing units in the neighborhood are vacant. Based on City data, there are 104 abandoned houses found in the Southeast. As of April 2016, 30 were repaired or under repair and 59 of those had been demolished. Of the occupied units within the neighborhood, they are almost evenly divided between homeowners and renters.

In partnership with the Department of Housing and Urban Development (HUD), the City recently received technical assistance related to the Vacant & Abandoned Properties Initiative. As part of the technical assistance, consultants conducted a windshield survey to determine a block level analysis of property conditions. The results of the physical conditions analysis in the neighborhood showed the northern and the southeast sections of the neighborhood are the most stable and least impacted by blight while the western and southwest sections have experienced the most decline and disinvestment. In addition, the consultants conducted a vacant lot inventory. Based on this information, and City demolition records, it was determined that roughly 20% of the parcels within the neighborhood are vacant lots.

Also completed was a residential market and affordability analysis which focused on two geographies, one of which was the Southeast Neighborhood. The residential market analysis found: the low housing costs are a result of blight and disrepair; housing developers note it is difficult to build a new home for less than \$150,000 however few houses in the neighborhood are valued over \$100,000; even with housing construction in South Bend having decreased over the last decade, since 2008 multifamily development has in-



creased in the city; in the near future, most projects should take advantage of demand for multi-family, condominium and town-house development. The affordability analysis examined the existing supply and demand for housing in the area. The analysis found the following: not uncommonly, there is a shortage of rental housing units which are affordable to those with very low income (31%-50% of the area median income [AMI]) and extremely low income (30% of AMI and below); as a portion of the traditional housing units are converted back to owner occupied as part of stabilization efforts, the shortage of affordable housing will increase; there is a small unmet demand from households earning more than 80% of AMI (these households can afford to purchase a roughly \$90,000 - \$150,000 house); and based on analysis it is estimated that there are six to eight households per year that would be interested in a new or rehabilitated housing unit priced between \$90,000 and \$150,000 in the study area (note that the Southeast Neighborhood is only a portion of the overall study area). Given the residential market and affordability analysis, housing development will need to be completed in a focused geography and consider other types of housing units such as multi-family units and townhouses.

In addition, as part of its Smart Streets Initiative the City of South Bend will be converting Michigan St. from one-way traffic to two-way traffic in 2016. The conversion will

utilize the "Complete Streets" philosophy which advocates for the design of streets to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Studies show that as compared to one-way streets, two-way streets encourage more retail activity, increase walkability and help increase tax base among other things. Since Michigan St. is the western boundary of the neighborhood, the benefits that result from the two-way conversion should have a positive impact on the southeast neighborhood.

2.2: Land Use

The current land use in the neighborhood is predominately single family residential along with a number of originally built single family structures that have been converted into multi-unit rentals. There are many institutional uses including Ivy Tech, the Juvenile Justice Center, the YWCA, and the Boys and Girls Club in the northern portion of the neighborhood, as well as Riley High School, New Tech High School, and the Tutt Branch of the St. Joseph County Public Library to the south. The neighborhood also has a number of churches including, but not limited to: Broadway Christian Parish Church, Mt. Carmel Missionary Baptist Church, New Hope Church Ministries, Gloria Dei Lutheran Church, and St. Matthews Cathedral. Recreational space is also found throughout the neighborhood with the Southeast Park, Ravina Park and Studebaker Golf Course.

Commercial uses are mainly focused along Michigan Street and Sample Street, but some can also be found in conjunction with mixed use along Miami Street. Finally, there is some light industrial uses concentrated in the northeastern portion of the neighborhood.

2.3: Neighborhood Partners in Revitalization

Currently the Southeast Neighborhood has a number of efforts underway which could potentially lead to development opportunities for the area. 466 Works Community Development Corporation, Inc. is a non-profit which was recently created in order to "improve the quality of life for residents in the southeast side neighborhood by improving housing, infrastructure and safety". This organization has begun to meet with area stakeholders and wishes to pursue housing development within the Southeast Neighborhood. Soon after becoming incorporated as a non-profit organization, 466 Works approached the City about potential future efforts in the Southeast Neighborhood and the development of a master plan.

The Bowman Creek Restoration Project is working to restore the Bowman Creek ecosystem and turn the creek into a neighborhood asset. The project team is composed of a number of schools and organizations, including, but not limited to: Ivy Tech Community College South Bend, Indiana Univer-

sity South Bend, University of Notre Dame, the City of South Bend, and Friends of the St. Joseph River. As part of their efforts they have held creek clean-ups, created opportunities for residents to “Explore Bowman Creek”, made improvements to Ravina Park, and have a Bowman Creek Educational Eco-system internship program which has been working on efforts such as public education and introducing rain gardens in the creek watershed.

In addition, neighbors have begun meeting in an effort to restart a neighborhood organization for the area. The Southeast Organized Area Residents (SOAR) neighborhood association has been initiated by a number of neighbors that have lived in the neighborhood for a number of years and were involved in the previous neighborhood association. SOAR is one of two neighborhood organization applicants recently selected to receive targeted leadership training offered by Neighborhood Resource Connection (NRC). The training educates residents on the methods and values of empowerment and engagement, and teaches leadership skills to build resident and organizational capacity. These groups are all committed to the neighborhood and will be assets to the area in the coming years.

Chapter 3: Planning Process

A planning process was developed that focused on gathering input from neighborhood residents, area stakeholders, community groups, government agencies, and city departments. In addition to public feedback the plan was developed using five guiding principles: Historical, Cultural & Social Context; Walkability & Safety; Connection & Linkages; Ecological Sustainability; and Character, Identity & Quality of Design. Through the process strengths and challenges, as well as a vision for the neighborhood, were shared and helped contribute to the identification of the Master Plan Initiatives. Lastly, priorities were identified by the community which were used to assist with determining the prioritization of potential projects for the neighborhood. As City projects move forward, there will be continued dialogue with the community.

3.1: Five Guiding Principles

While developing the Southeast Neighborhood Master Plan, five guiding principles were used:

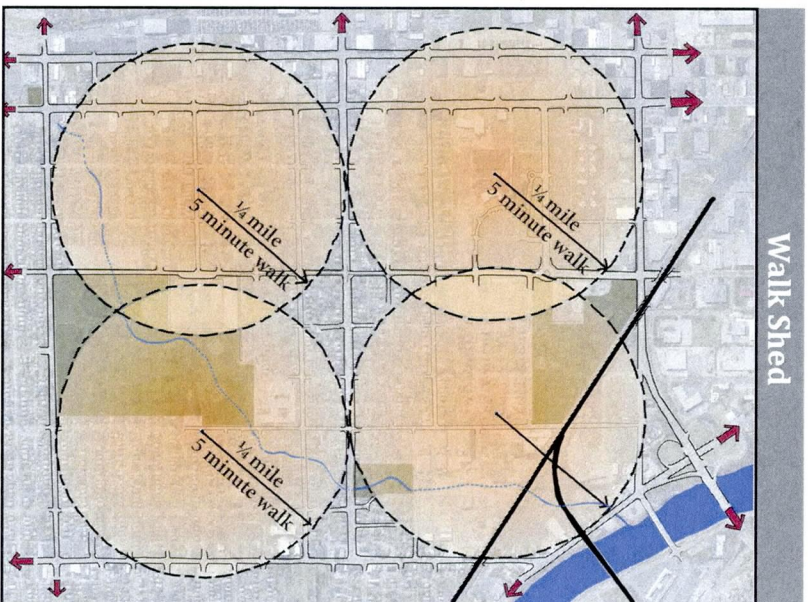
1. Historical, Cultural & Social Context

Understanding the past and present context of an area is an important step in determining its future. Many residents of the Southeast Neighborhood have deep roots in the neighborhood, being the second or third generation to live here. These individuals remember, or have heard sto-

ries, of the neighborhood's heyday when it was a vibrant middle class neighborhood called home by Studebaker plant workers. Recently, the neighborhood has begun to transition including a new dynamic created by the establishment of LangLab and the Crooked Ewe Brewery.

2. Walkability & Safety

The Walk Shed is a tool used to measure the walkability of a neighborhood. They typically cover a 5-minute walk, or about



$\frac{1}{4}$ of a mile, which is the distance people are generally willing to walk to reach a destination such as a neighborhood center or park. However, you can extend how far people are willing to walk if the surroundings are designed in a way that makes them feel safe and comfortable. In cases where people do not feel safe or comfortable, their willingness to walk will decrease. Consideration will be given to ensuring there are attractive destinations to walk to and that there are direct and comfortable pedestrian routes. Pedestrian comfort relies on a number of things, including: good sidewalk conditions, adequate lighting and street trees; slower vehicular traffic and amenities such as bike lanes; short blocks and human-scaled building size; and having interesting public and private spaces.

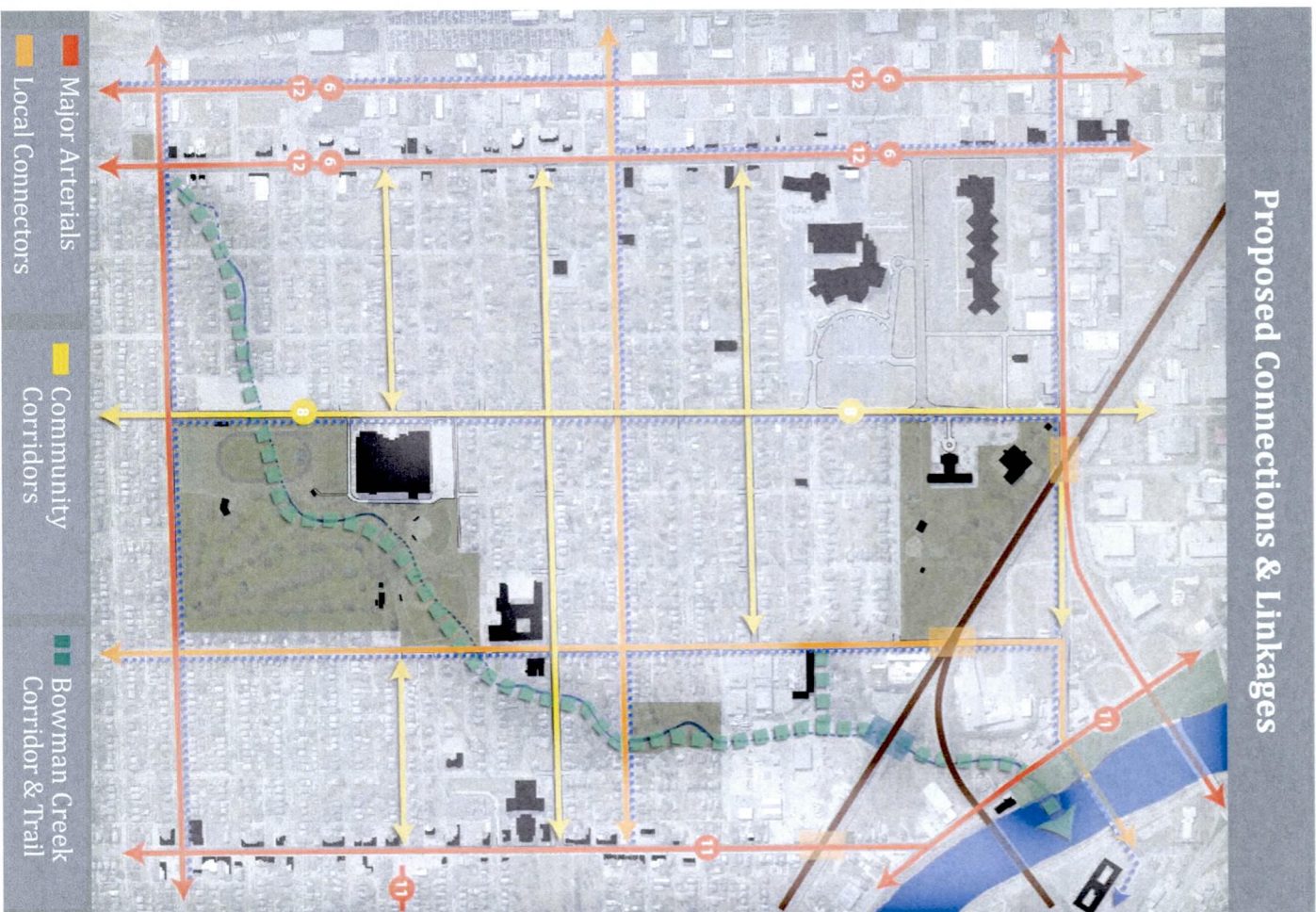
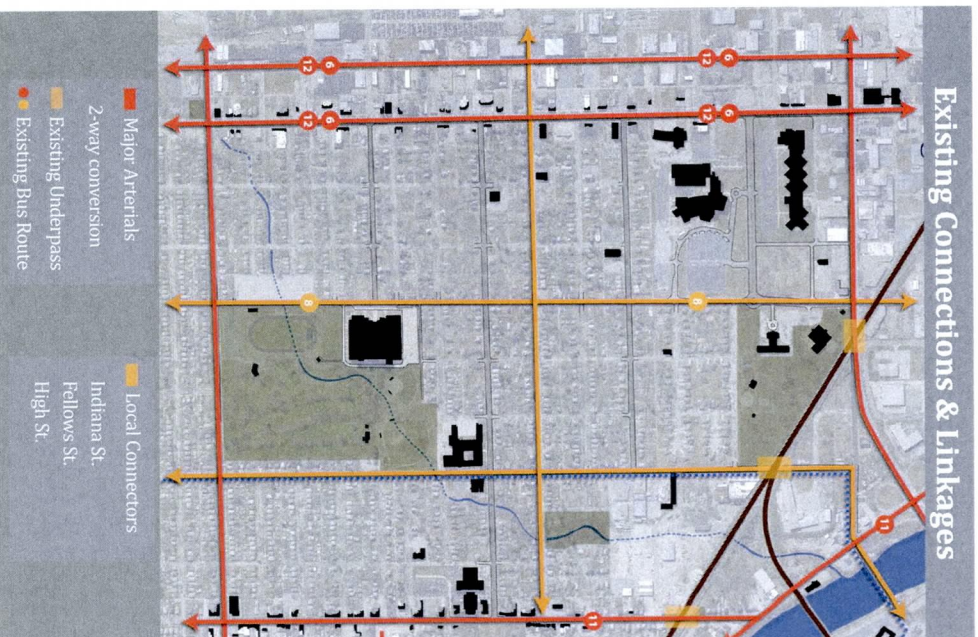
3. Connection & Linkages

A neighborhood should be well connected within itself, to amenities & employment centers, and to the city as a whole. This allows residents, employees and visitors to easily access things such as parks, retail and jobs. It is important to identify and reinforce the corridors that provide each of these levels of connectivity. In particular, neighborhood streets should prioritize the pedestrian within residential and retail districts. Additional consideration should be given to linking residents to resources

like the St. Joseph River as well as options to connect parks and open spaces.

4. Ecological Sustainability

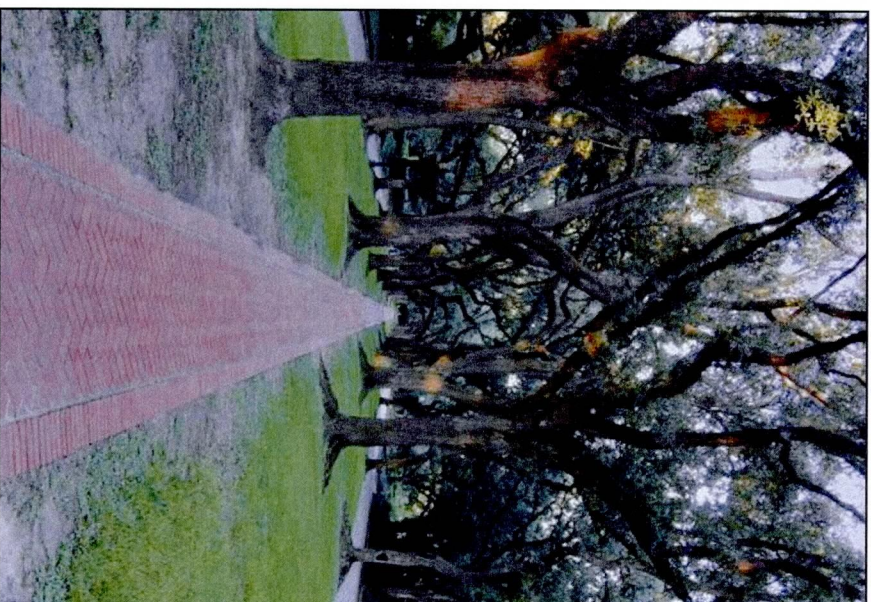
Sustainable practices should be incorporated into the plan. This could include working to reduce storm water run-off through the introduction of infrastructure like rain gardens or permeable surfaces. The Southeast Neighborhood is fortunate



to have Bowman Creek running through it, and projects should capitalize on the asset.

5. Character, Identity & Quality of Design

It is critical to build on and enhance the character and identity of a community and to reinforce it using thoughtful design. In order to accomplish this, one must use quality materials and pay attention to the details. By carefully focusing on the identity of an area one can create, or further enhance, the sense of place.

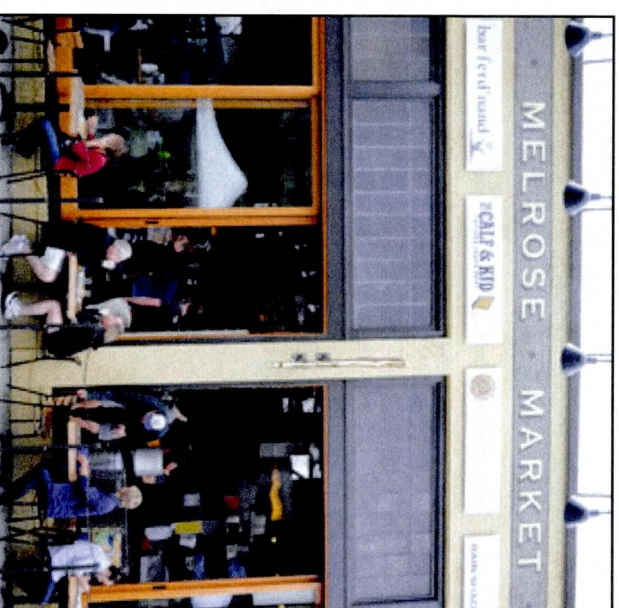


The brick pathway and mature trees create a sense of place and pleasant environment.



Above: Use of public art provides neighborhood identity

Below: Example of neighborhood commercial that helps give an area character



3.2: Public Engagement

A charrette process is an intensive planning process where neighbors, businesses, and area stakeholders work together to develop a vision for the future. Through the brainstorming and collaboration that occurs the City and Master Plan consultants can compile the ideas and create a finished document that represents ideas of all those involved in the process. The process used for this plan included a number of meetings: series of focus groups; public input meeting; and an idea report back meeting. Prior to any of the public meetings Master Plan consultant, MGLM, and the City worked together in order to collect and analyze background information that would help provide a foundation for the future plans of the Southeast Neighborhood.

3.2.1: Focus Groups

A series of focus groups were conducted in order to bring together neighborhood and organization representatives and begin gathering information on the current conditions, future plans and the needs of the Southeast Neighborhood. In particular, representatives from the larger neighborhood institutions were asked about their current and future needs. Some of the topics that were discussed included:

- Riley & New Tech High School are interested in outdoor “laboratory” for science classes
- Boys & Girls Club is exploring the possibility of urban gardening
- Ivy Tech enrollment continues to grow
- JJC is exploring the possibility of introducing recreational space
- South Bend Department of Parks & Recreation maintenance facility might need additional storage space in the future
- Future projects should consider the City’s Long Term Control Plan and Combined Sewer Overflow (CSO) concerns

3.2.2: Input Meeting

During a public input meeting, there was a presentation which included background information; the initial findings based on the background information and focus group meetings; and some preliminary ideas for participants to discuss and expand upon. Following the presentation the meeting was interactive; participants were asked to identify strengths & challenges, think of a vision for the neighborhood, and worked in groups using a map to draw and discuss specific ideas and concepts. A summary of ideas that were discussed follows, but for a list of all shared ideas, please see Appendix I.

Strengths & Challenges

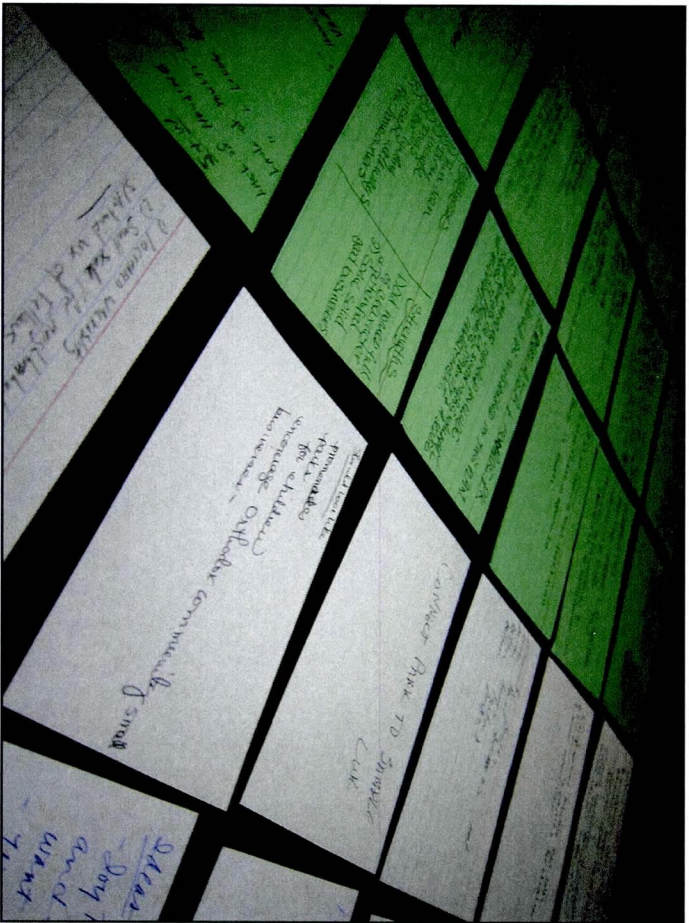
Meeting participants were asked to share what they believed were the neighborhood strengths (positive things that they wanted to remain and could be built on in the future) and challenges (things about the neighborhood that they would like to change). The items most mentioned / with the strongest support included:

Strengths

- Diversity – economic, racial & ethnic
- The people / neighbors – many long-term residents; want to be involved; friendly
- Close to many things – downtown; major streets; south side amenities
- Educational institutions
- Religious institutions
- Bowman Creek
- Small businesses

Challenges

- Need better street lights
- Vacant & abandoned houses
- Appearance of neighborhood – trash, dirty, run down
- Sidewalks in poor condition



- Absentee landlord properties
- Food desert

20-Year Vision

Meeting participants were also asked to think of what they would like the neighborhood to be like in 20-years then to write down their thoughts. Key components of the visions included:

- Improved housing – new homes and repair existing; apartments; multi-generational
- More local businesses
- Sense of community – events; communication; neighborhood leadership
- Parks, walking & biking trails – walkable and bike-able
- Feel safe
- Connectivity – neighborhood to River, riverwalk, & Sample St.
- Access to quality food

Group Exercise: Improvement Priority Maps

Finally participants were asked to work in groups to identify what they wished to see occur in the neighborhood. Groups used a map of the Southeast Neighborhood to denote locations and ideas for the future, including where they might like to see better sidewalks, a new park, a new business, or new housing. A representative from each group took a few minutes to stand up and share the groups ideas with everyone at the meeting, the following were common themes:

- Retain a diverse neighborhood, make sure those currently living in the neighborhood can remain.
- Sidewalk improvements are needed; improve the walkability / pedestrian-friendliness of neighborhood.
- Greenspace / parks are important to the neighborhood – make Bowman Creek an asset with walking path and use it to connect the neighborhood to the river and broader community.

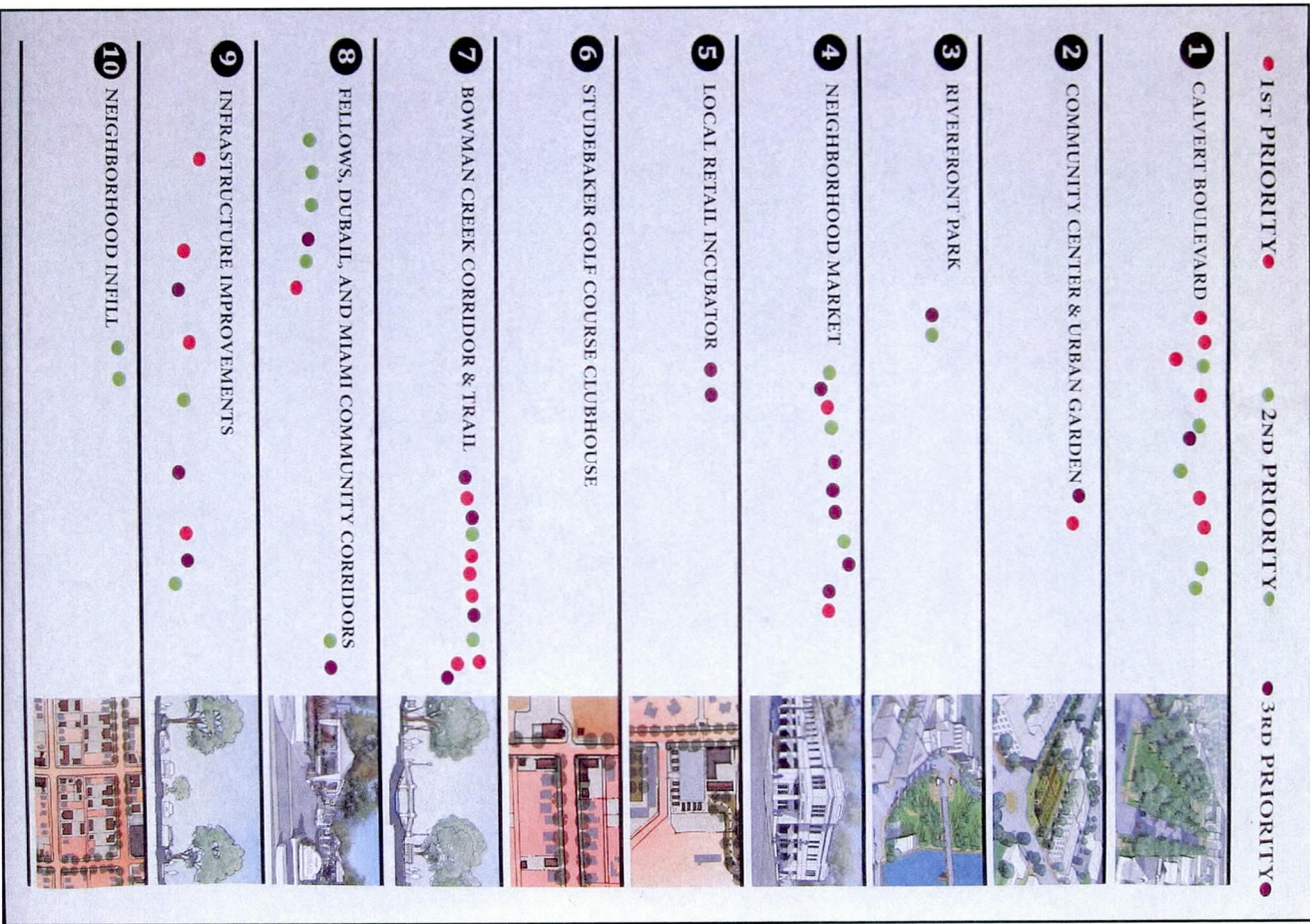


3.2.3: Report Back & Prioritization

The consultants and City took all the information collected through the process and began thinking about more detailed ideas for the neighborhood. These ideas were further developed and evolved into the Master Plan Initiatives. At the next public meeting the Initiatives were presented, followed by questions and comments. Then meeting participants were asked to help prioritize the Initiatives by ranking their first, second and third priorities. Votes were totaled and weighted based on which priority level (first = 3 points, second = 2 points, and third = 1 point). The resulting top five priorities are:

1. Calvert Boulevard
2. Neighborhood Market
3. Bowman Creek Corridor
4. Infrastructure Improvements
5. Street: Fellows, Dubail, Miami

For a breakdown of all rankings, see Appendix II.



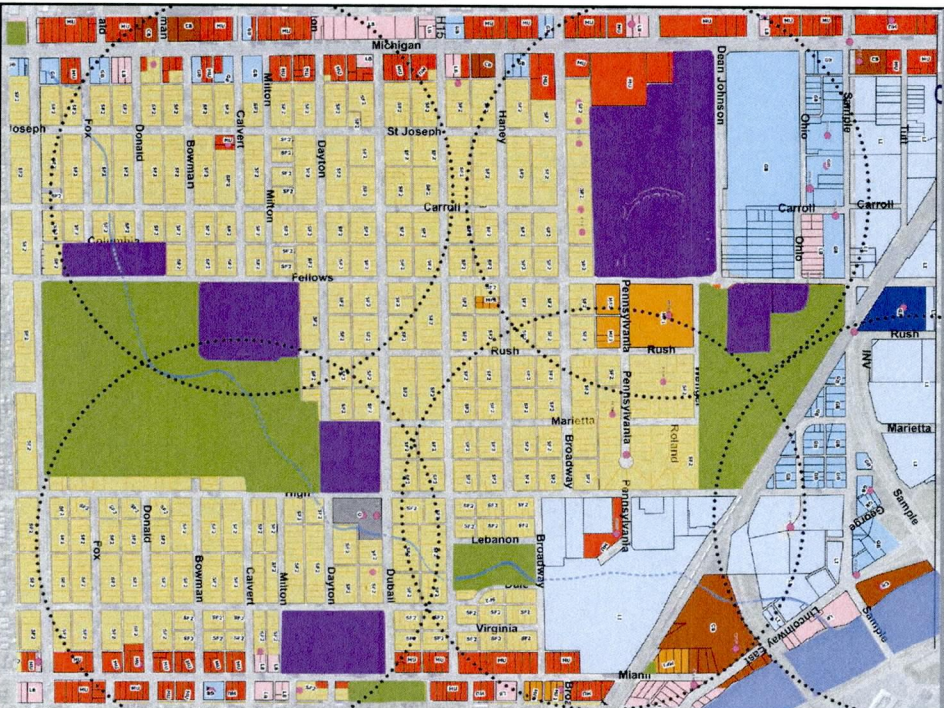
Chapter 4: Master Plan Recommendations

Based on the neighborhood analysis, guiding principles, and neighborhood & stakeholder feedback, recommendations for future activities in the Southeast Neighborhood have been developed.

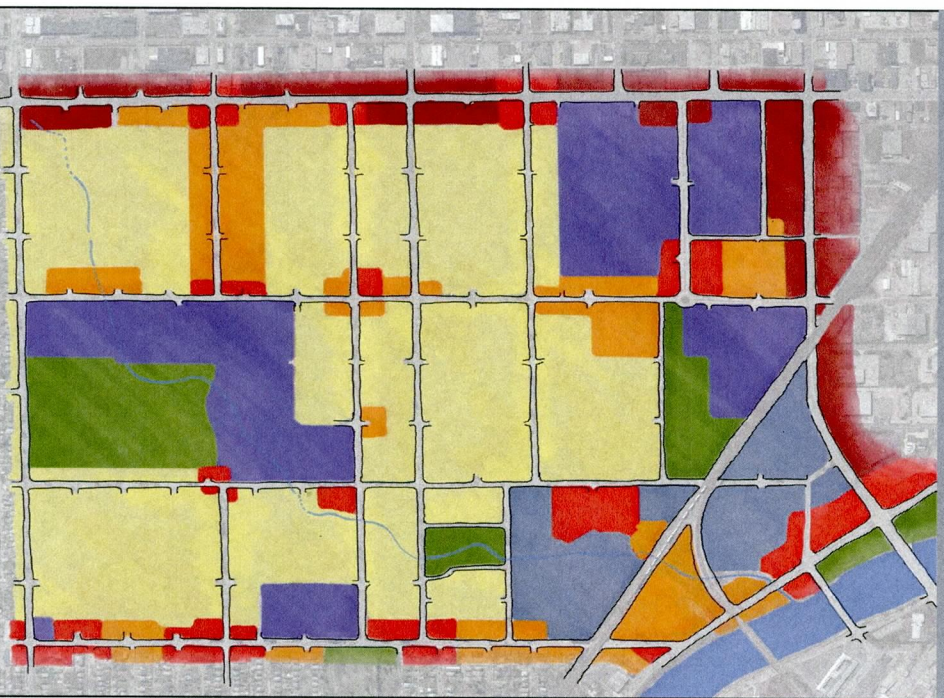
4.1: Zoning & Land Use

When exploring opportunities to create a vibrant neighborhood, one must examine the existing zoning and land use of the area. A key to a thriving, healthy neighborhood is having a mix of compatible land use types that allow people to live, work, shop, eat and play within walk-

Existing Zoning



Proposed Zoning



Key:

- Yellow: Low Density Residential
- Orange: Medium Density Residential
- Red: Mixed Use
- Dark Red: Commercial
- Purple: Institutional
- Grey: Light Industry
- Green: Greenspace / Parks

able distances. Zoning regulations need to support these functions as well as provide pedestrian friendly streets; create desirable environments for people to live, work and visit; and provide needed services for nearby residents.

In the Southeast Neighborhood, future zoning should foster the development of amenities that serve the neighborhood; increased density at key intersections; and encourage a mix of uses. Future development should look to increase density through the introduction of some mixed use and multifamily residential along Fellows St. and along Calvert St. (between Michigan St. and Fellows St.). The current mixed use nature of Miami St. should be reinforced with small-scale, pedestrian-friendly, mixed use development which attracts retailers that provide for the day to day needs of residents. Larger scale commercial activities, which tend to have a more regional draw, should be focused along Michigan St. and Sample St. The proposed land use will help to create a network of vibrant neighborhood centers and supporting nodes that are all within walkable districts.

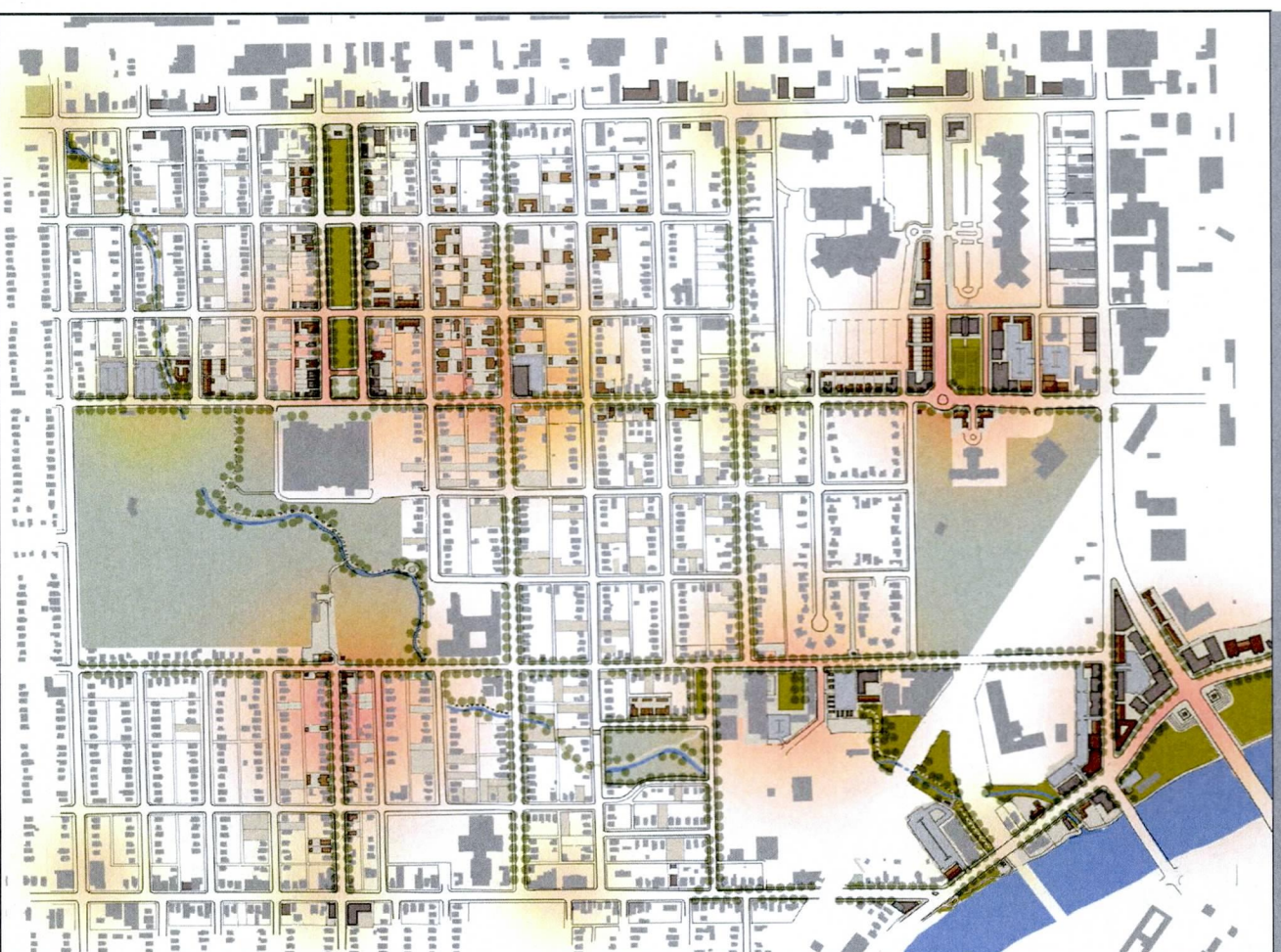
4.2: Initiatives

There are ten recommended Master Plan Initiatives. These ten initiatives are organized into four distinct categories:

- Civic Centers – Calvert Boulevard; Community Center & Urban Garden; Riverfront Park;
- Neighborhood Nodes – Neighborhood Market; Local Retail Incubator; Studebaker Golf Course Clubhouse;
- Community Corridors – Bowman Creek Corridor; Streets; Fellows, Dubai & Miami; Infrastructure Improvements; and
- Neighborhood Infill.

The general location of each initiative is denoted in pink on the Proposed Master Plan Initiatives map (to right).

Proposed Master Plan Initiatives

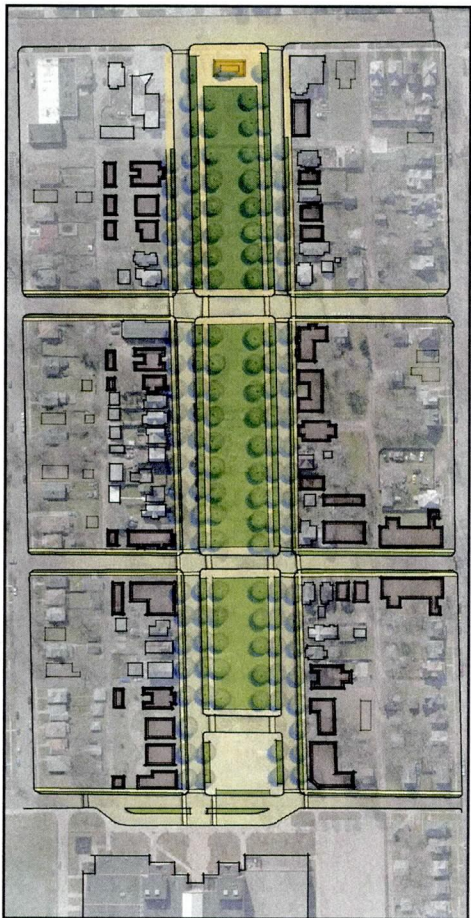


4.2.1: Civic Centers

a) Calvert Boulevard

Riley High School is a true asset to the neighborhood. However, it is not highly visible within the neighborhood. Creating a boulevard along Calvert St., between Michigan St. and Fellows St., would provide a grand entrance to the school and would help with the drop-off / pick-up traffic that occurs at the schools. As part of this project, or any other outlined in the Plan, the City would not use eminent domain or forcibly acquire any property. All acquisition would only proceed on a voluntary basis by the property owner.

In addition to providing visibility to the high school, the boulevard will introduce additional greenspace in the western portion of the neighborhood. Ideally, residential infill development would occur along the north side of Milton and the south side of E. Calvert as the new greenspace will be viewed as a desirable amenity to immediately adjacent properties.



Conceptual Plan for Calvert Boulevard between Michigan St. and Fellows St.



Above: Aerial of existing Calvert St. and Milton St. facing toward Riley High School

Below: Existing Calvert St. facing toward Riley High School

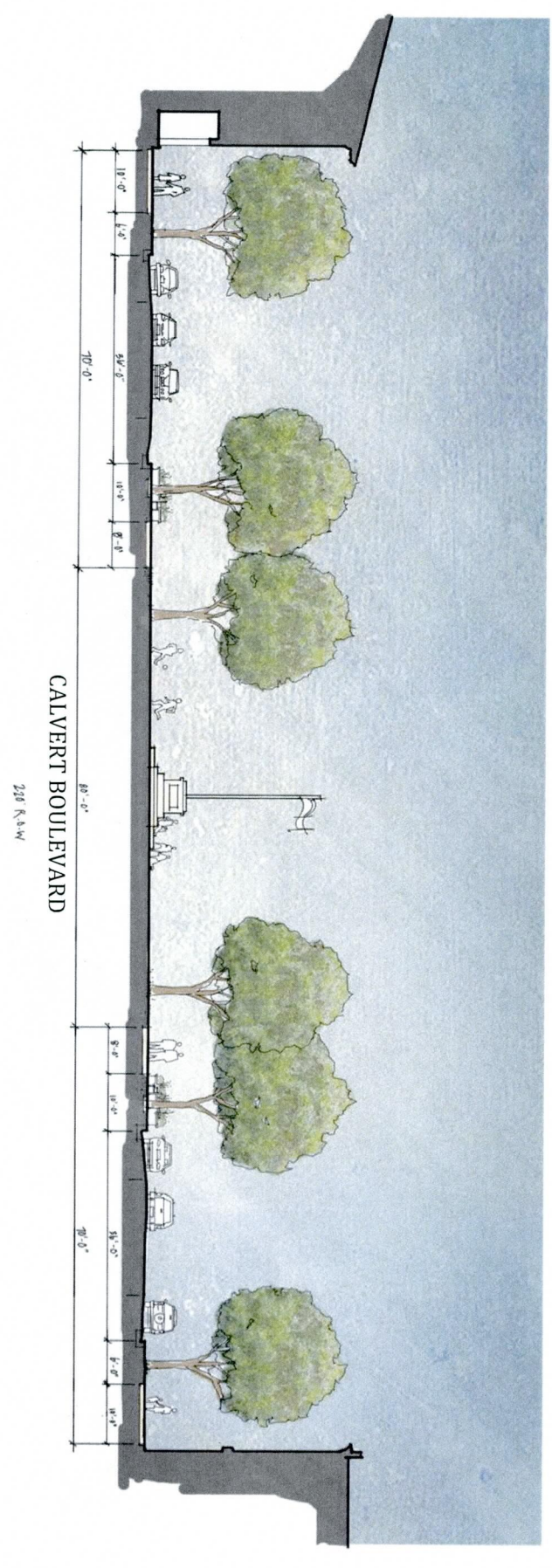
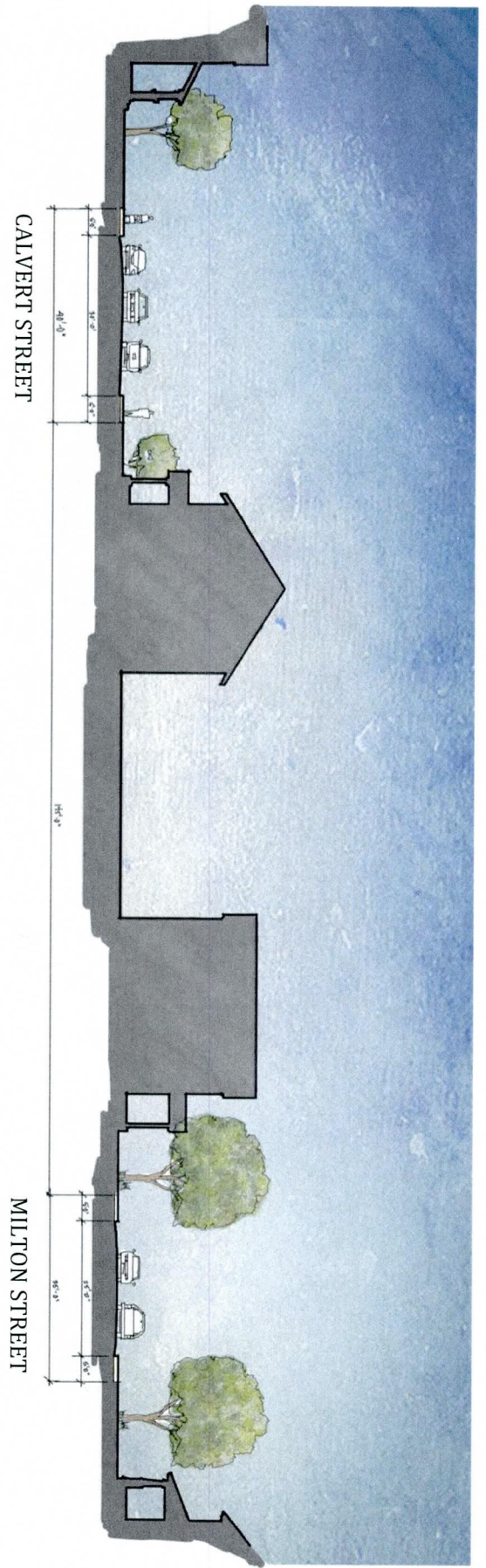




Above: Aerial of conceptual plan for Calvert Blvd. facing toward Riley High School

Below: Conceptual plan for Calvert Blvd. facing toward Riley High School

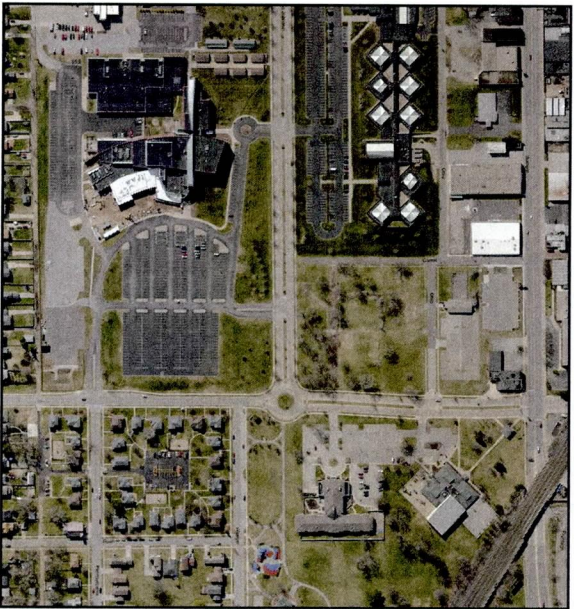




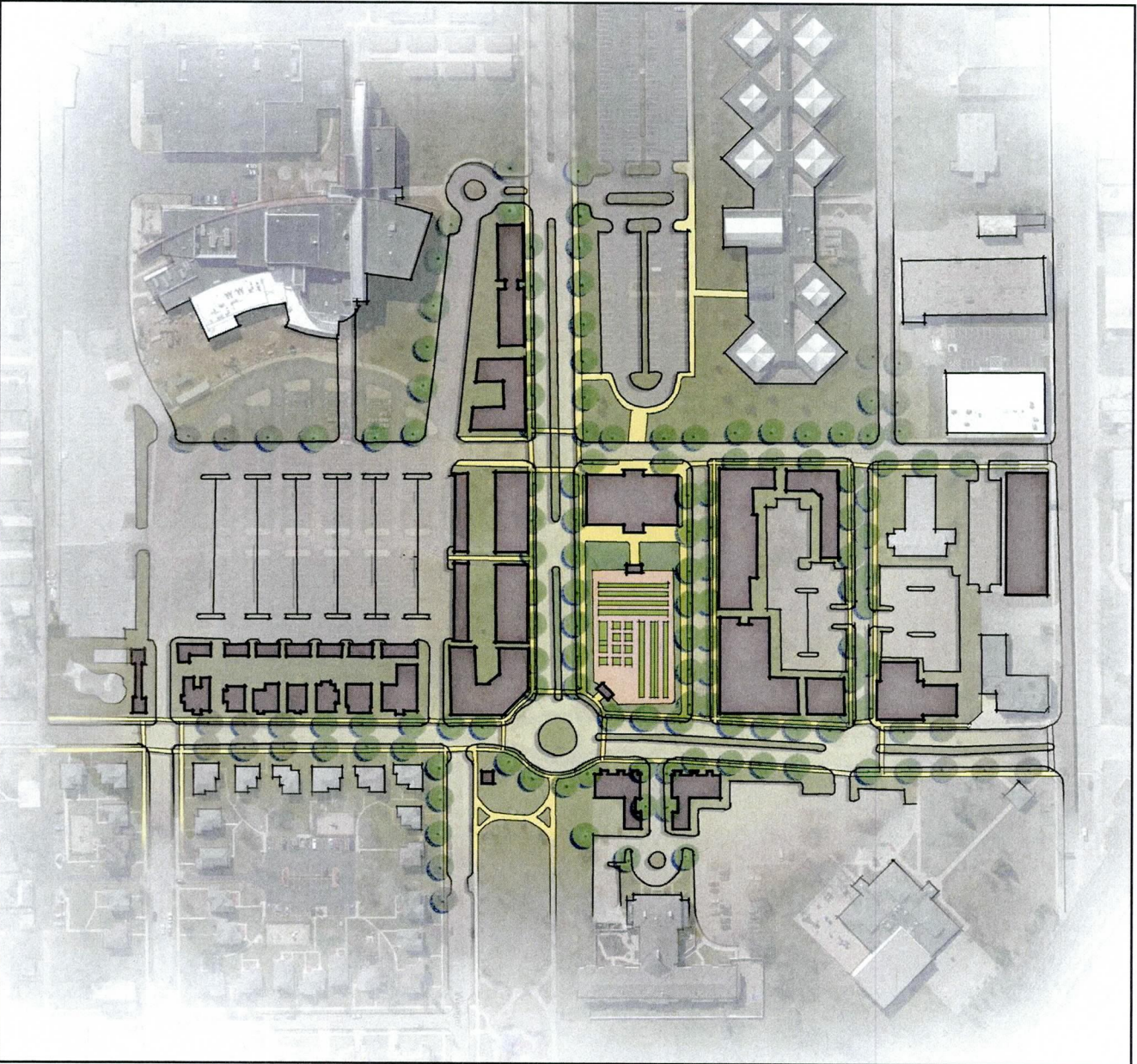
Above: Existing street cross-section of Calvert St. & Milton St.
 Below: Conceptual street cross-section of Calvert Boulevard

b) Community Center & Urban Garden

In the northern portion of the neighborhood, there are a number of agencies and organizations that have all expressed a need for additional facilities. The Boys & Girls Club, Juvenile Justice Center (JJC) and Ivy Tech Community College are all within close proximity of each other and should develop joint facilities, where possible, when looking at opportunities for additional development in order to meet their needs. The Boys & Girls Club expressed a desire for urban gardening and a recreational facility. JJC also noted the possibility of recreational facilities. And Ivy Tech Community College continues to need to expand its facilities including class room space, but it could also involve housing and recreational facilities. Future development should be in an urban



19 Southeast Neighborhood Master Plan



Left: Existing conditions in northwest area of neighborhood centered around Fellows St. & Dean Johnson Blvd.
Above: Conceptual plan of community spaces along Fellows St. & Dean Johnson Blvd.



format and pedestrian oriented in design focused along Fellows St. and Dean Johnson Blvd. but could also expand further north along Sample St. as needed.

Left: Aerial of existing conditions in northwest portion of neighborhood centered around Fellows St. & Dean Johnson Blvd.

Below: Conceptual plan of community spaces along Fellows St. & Dean Johnson Blvd.



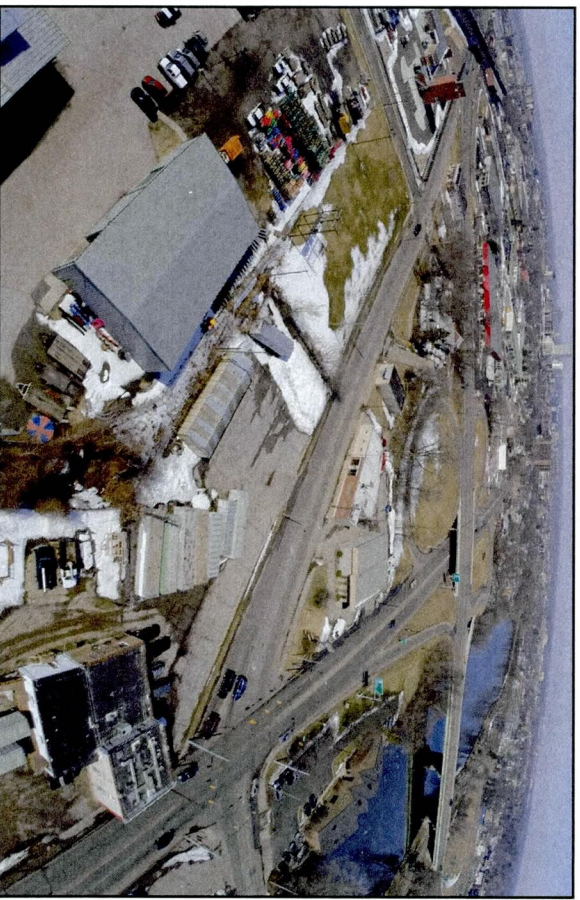
c) Riverfront Park

The northeastern portion of the neighborhood feels isolated and underutilized, causing the neighborhood as a whole to be disconnected from the natural asset of the St. Joseph River. This is greatly due to the circulation – including the railroad tracks and the State Road 23 clover leaf at Lincoln Way East which act as physical barriers. In addition, the dead end on Sample St. at State Road 23 results in limited use of a two block section of Sample St. and ultimately results in underutilized land uses. By introducing an at-grade intersection of State Road 23 and Lincoln Way East, a number of things are accomplished:

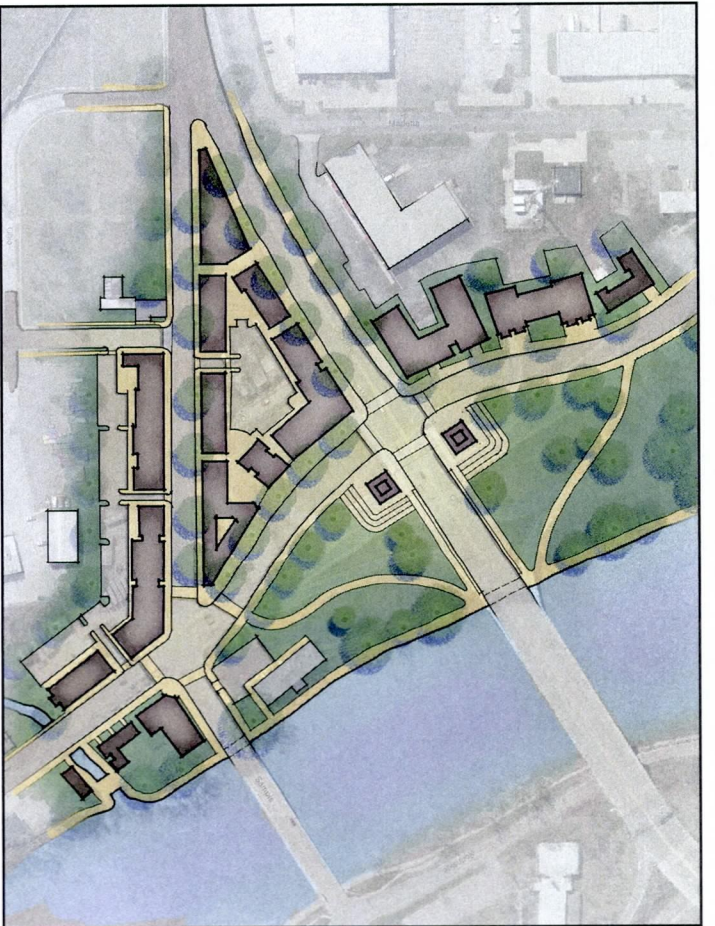
1. Creates open space directly on the St. Joseph River that will have a neighborhood and regional draw.
2. Land becomes available for additional development at a highly visible and desirable intersection.
3. Increases connectivity and is more pedestrian and bicycle friendly with access to the Riverwalk via the Sample St. Bridge. It also reinforces the use of High St. as an access point that goes under the railroad tracks.
4. Provides an opportunity to create a sense of place and enhance the identity of the Southeast Neighborhood.



Above: Existing conditions at Lincoln Way East, Sample St. and State Road 23

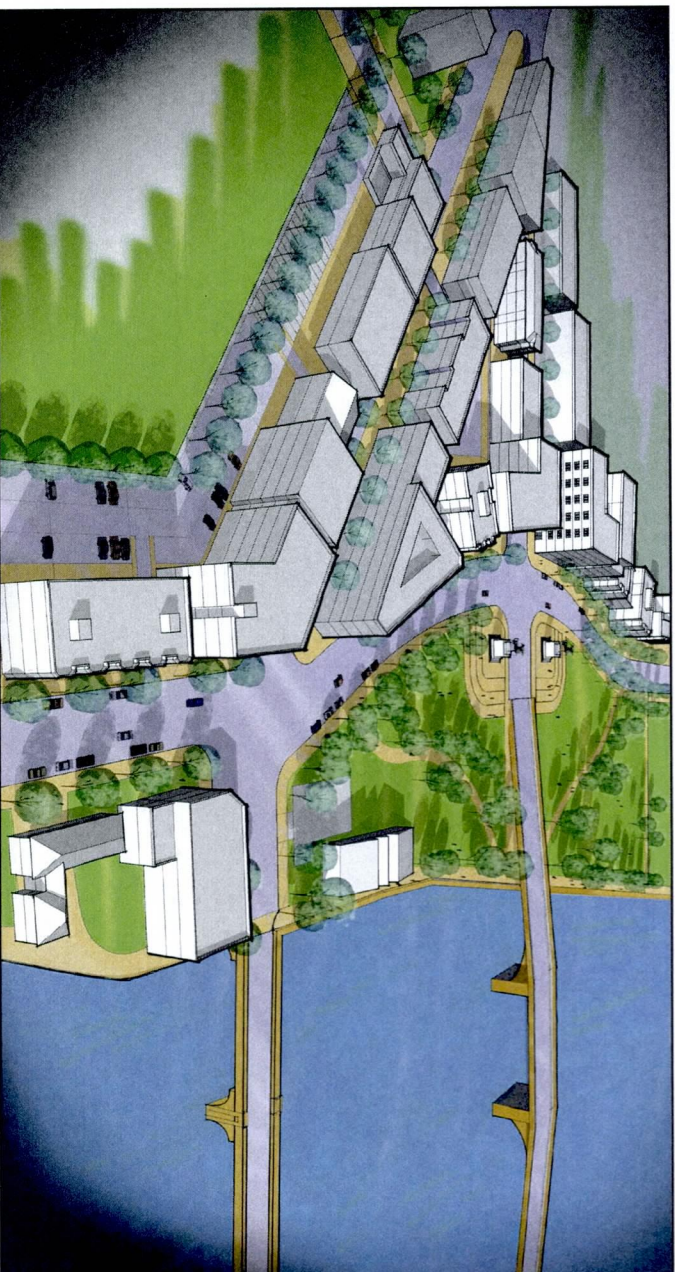


Below: Existing conditions at Lincoln Way East, Sample St. and State Road 23



Left: Conceptual plan of park and development at Lincoln Way East, Sample St. and State Road 23

Below: Conceptual plan of park and development at Lincoln Way East, Sample St. and State Road 23

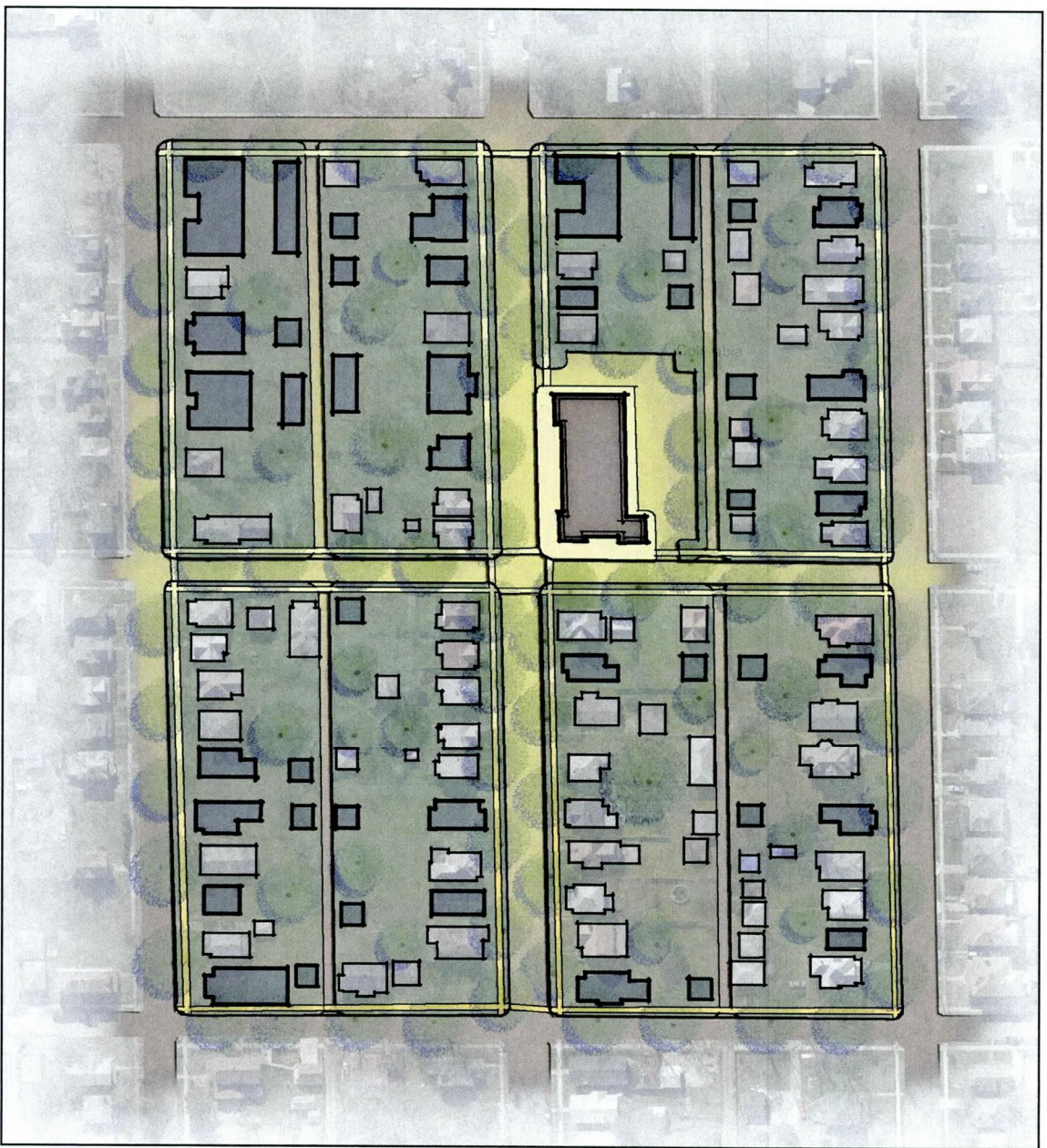


4.2.2: Neighborhood Nodes

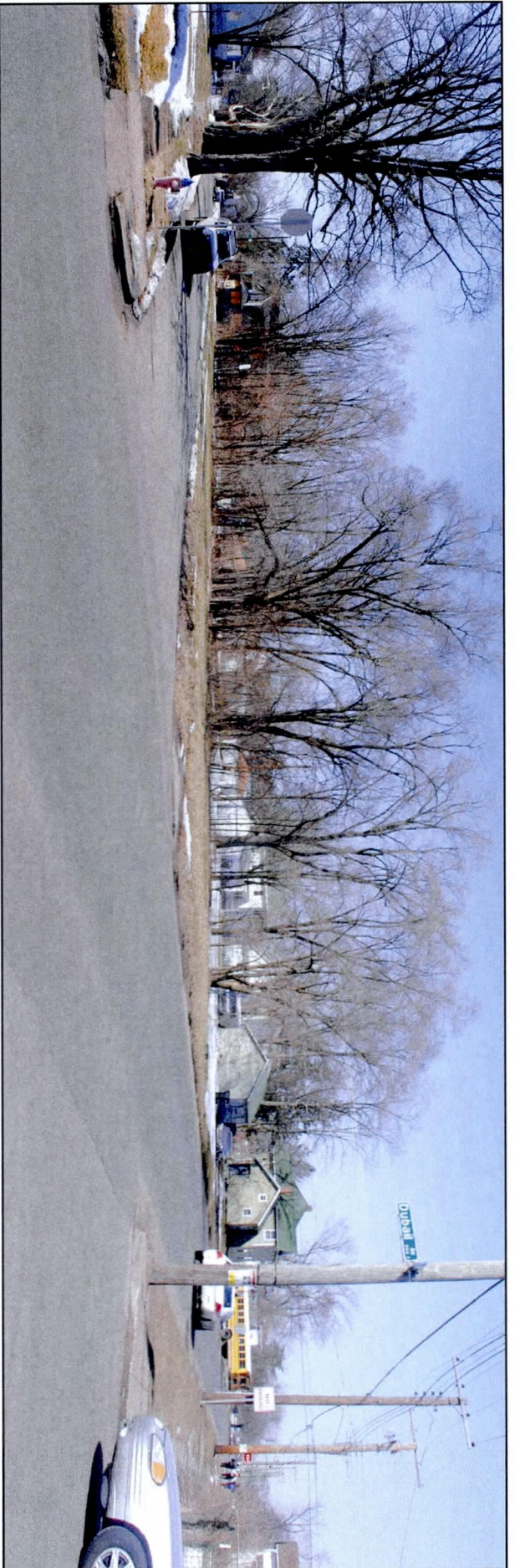
a) Neighborhood Market

One of the guiding principles in developing a vision for the neighborhood is walkability. To encourage walking a destination is required. Introducing neighborhood scale retail which provides goods and services to area residents will become a natural draw for community members. By locating the retail at the intersection of two community corridors, Fellows St. and Dubai St., it will be within a short walk for the majority of the neighborhood residents. Neighborhood scale retail can range from a small corner market to a coffee shop to a dry cleaner or laundry facility. Ideally, given its location and the neighborhood's need for more diverse housing options, the building will be developed as mixed-use, with apartments above the commercial space.

The development should be pedestrian oriented. The building should be placed on the corner of the property with on-street parking available and additional parking located in the rear of the building. In order to fit within the neighborhood context a variance for reduced parking would be appropriate.



Conceptual plan of neighborhood retail at the corner of Fellows St. & Dubai St.



Above: Existing northwest corner of Fellows St. & Dubai St.

Below: Conceptual design of mixed-use building at the northwest corner of Fellows St. & Dubai St.



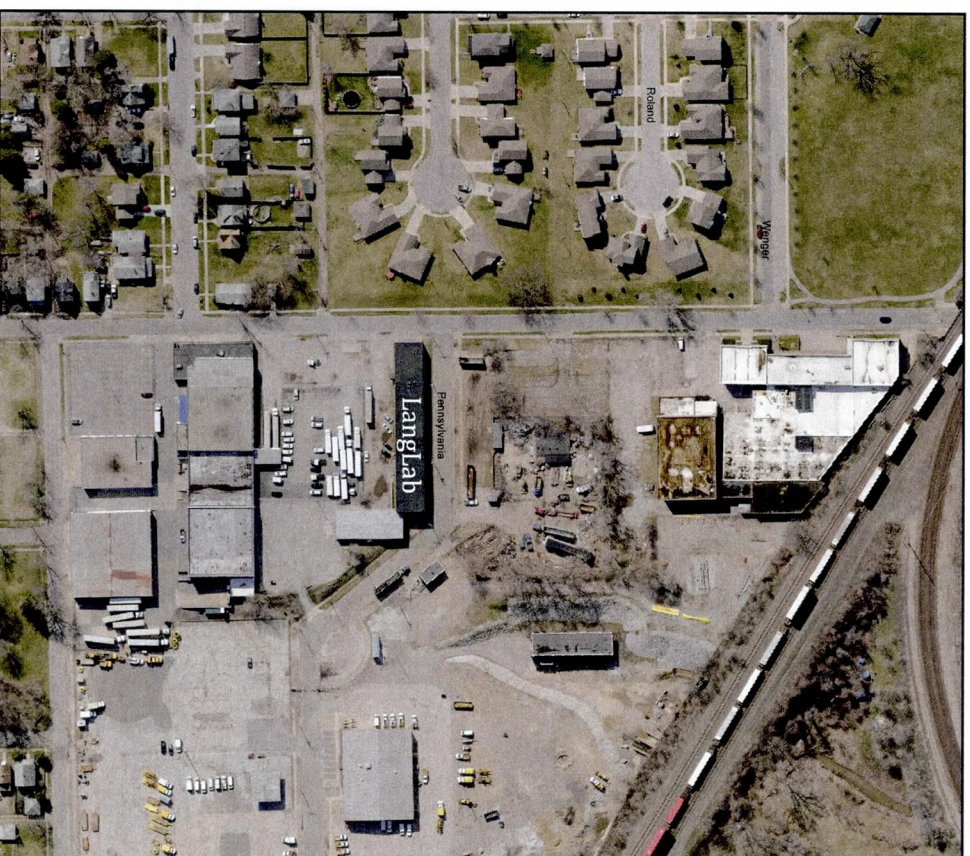
b) Local Retail Incubator

Many small start-up companies are emerging in the market – often started by young professionals with an entrepreneurial spirit. The neighborhood is poised to help provide space for these new businesses given its proximity to downtown South Bend, Ivy Tech Community College and Indiana University South Bend.

In addition, the Southeast Neighborhood already has an asset in Langlab. Langlab is a multiuse, co-workspace facility that offers a variety of amenities to the neighborhood and greater South Bend, including private and co-working office spaces, artist studio space, an art gallery and a flexible venue space that accommodates music, theater, and private events. Langlab has a number of small businesses using the space to grow – Purple Porch Co-Op, which now has a permanent home in the East Bank, was once housed in Langlab. However, as it continues to help small businesses thrive, it has become apparent that there is a need for an intermediate incubator space in the community. This space would help bridge the gap between use of Langlab facilities and the new business having to buy or lease a more permanent retail space. Providing a local retail incubator space will offer entrepreneurs an additional tool to help develop their business and improve success rates of local small business.

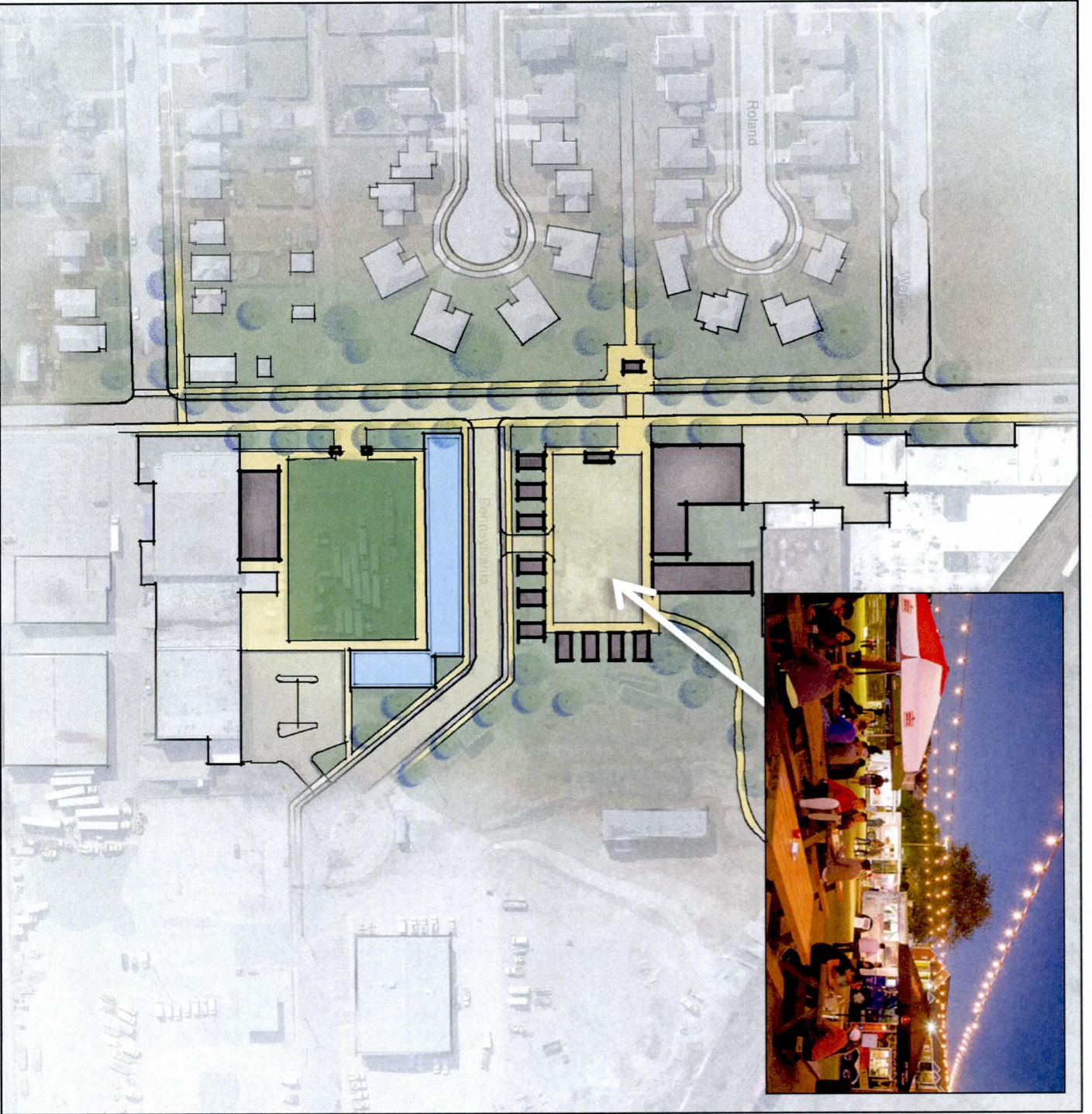
Co-locating the incubator space by Langlab will help reactivate industrial space in the northeastern area of the neighborhood and builds off the momentum already occurring. As Pepsi Beverages Co. moves out of its facility at High St. and E. Broadway St., the site provides an opportunity to build on the success of Langlab and introduce additional mixed-use space. When developing the incubator space, it will be important to provide

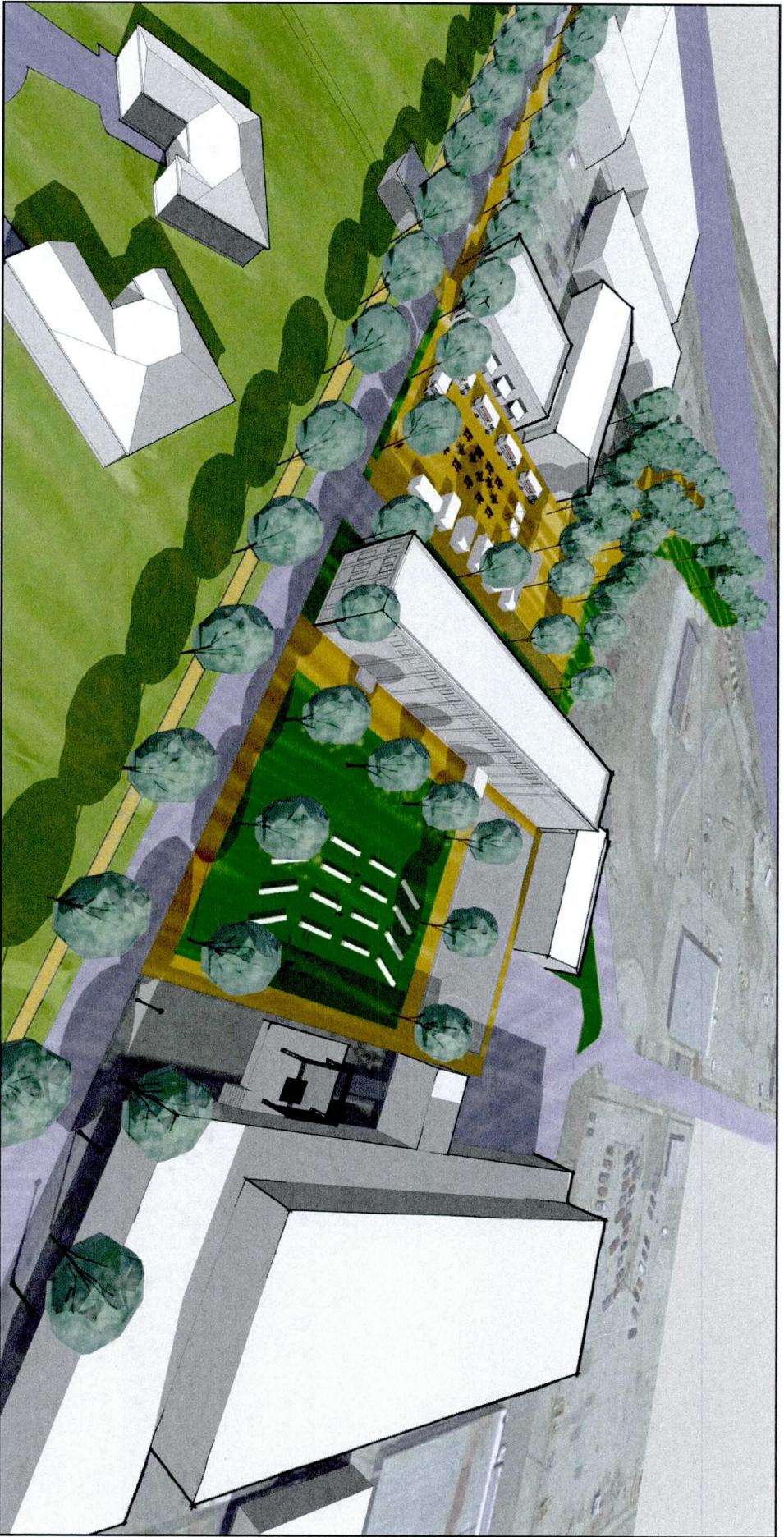
a flexible community space that can be used by the businesses and patrons. Supporting start-ups can play a critical role in the future of the area because as businesses grow in the southeast neighborhood, they will be invested in the area and will likely look first to the surrounding neighborhood for expansion opportunities – ideally “graduating” to spaces on Miami St. or Michigan St.



Left: Existing conditions of Langlab and surrounding property along High St.

Right: Conceptual plan of local retail incubator development near existing Langlab facilities.





Above: Conceptual plan for local retail incubator on High St.

Right: Examples of incubator spaces that provide opportunity for small businesses.

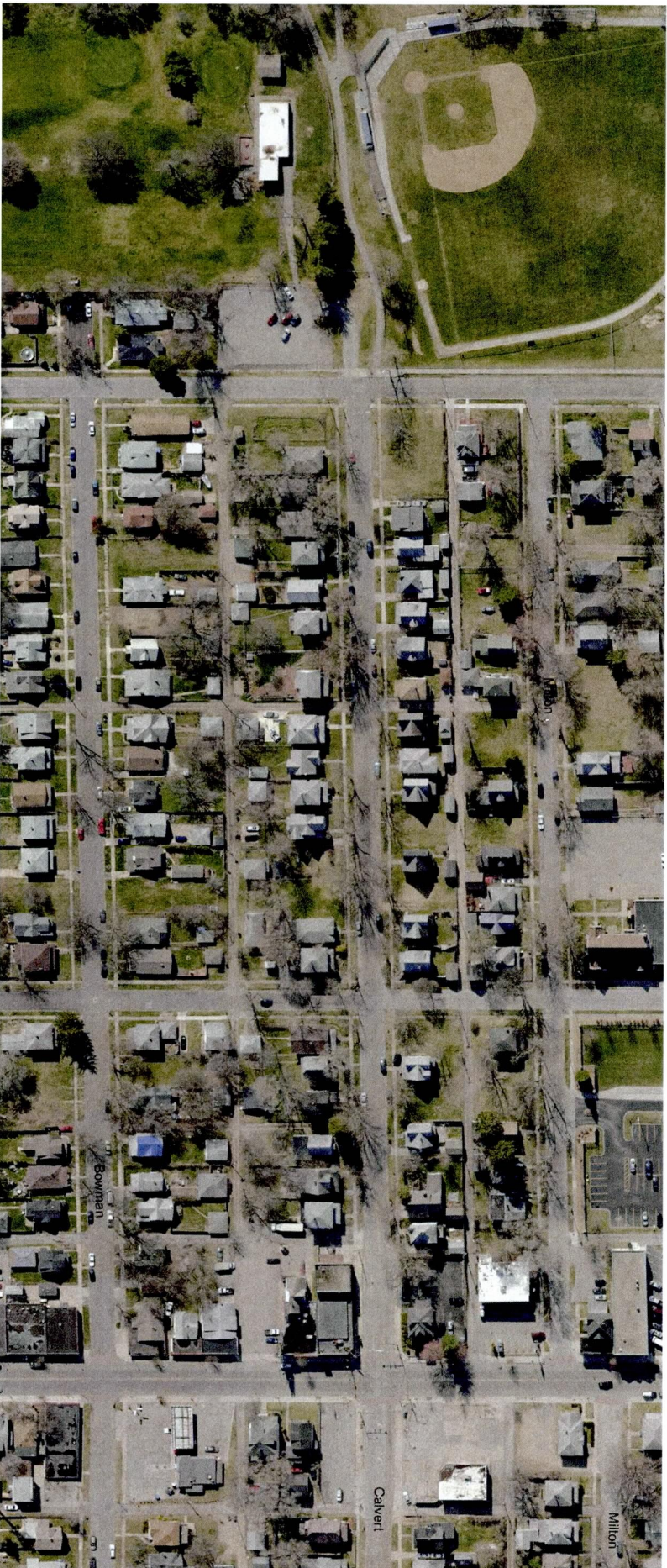


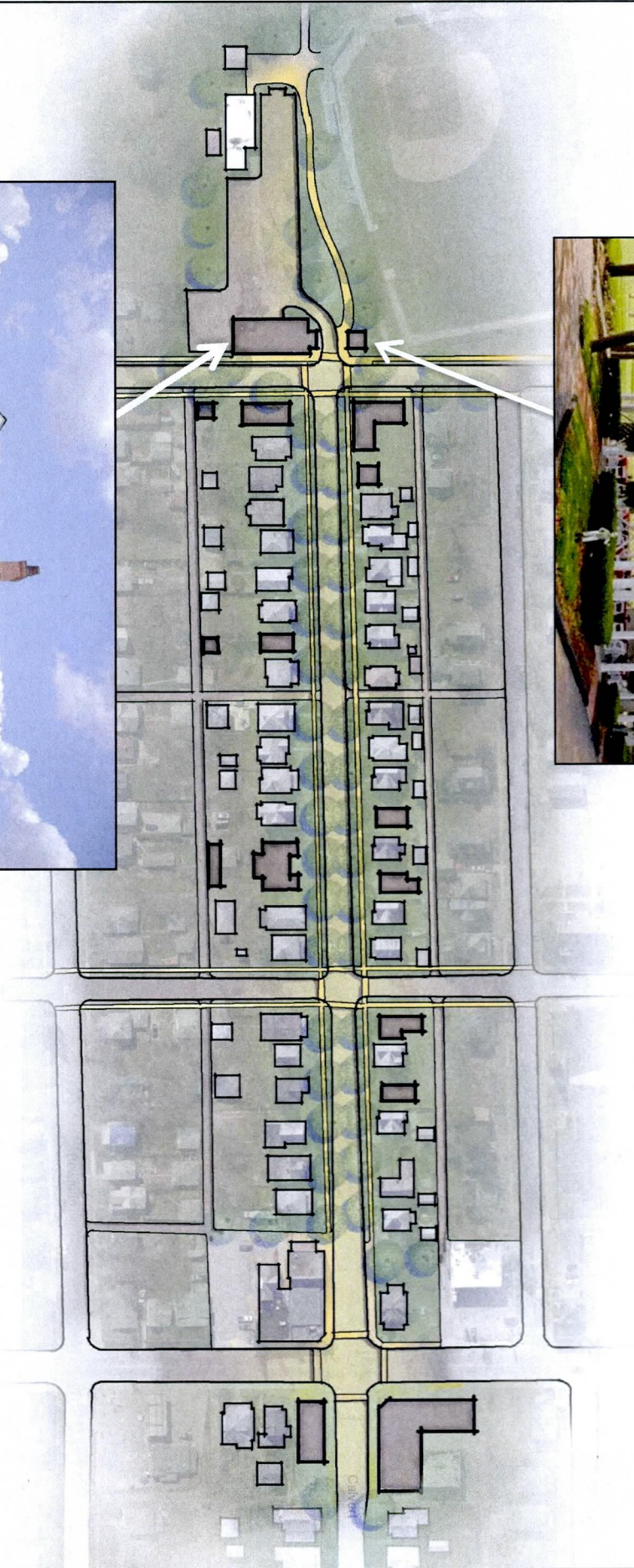
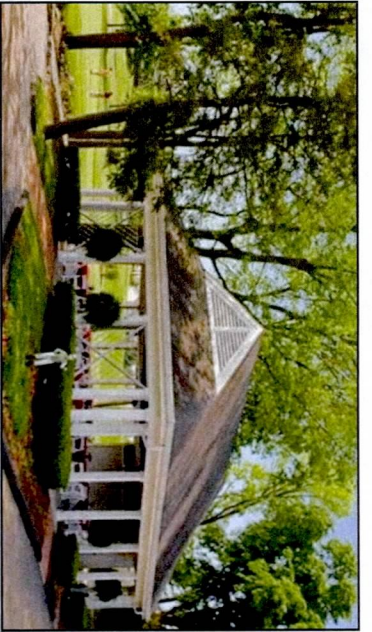
c) Studebaker Golf Course Clubhouse

Studebaker Golf Course currently does not have a prominent entrance and the facility easily goes unnoticed. In order to improve the visibility of the golf course, improvements should be made to the entrance, including the construction of a golf clubhouse; alignment of the driveway entrance with Calvert St.; parking lot expansion and improvements; and infrastructure improvements along Calvert St. to better connect the course to Miami St. In implementing all of these projects, careful consideration should be given to place-making including visual and physical connectivity, and building placement. The design of any new buildings should be consistent with the surrounding neighborhood while providing for the practical requirements of a golf course and its clubhouse. Ultimately, the increased visibility can assist the golf course to gain additional revenue and reinforce the facility as an amenity to the neighborhood and broader community.

Below: Existing Studebaker Golf Course entrance on High St. and Calvert St.

Right: Conceptual plan for improvements to the Studebaker Golf Course entrance, including a new clubhouse and pavillion.





4.2.3: Community Corridors

a) Bowman Creek Corridor

Bowman Creek runs through the neighborhood and has the potential of being a neighborhood amenity that could draw people from the region to the area. However, the creek is largely hidden from view with much of it running through a storm sewer pipe. In addition, the creek is in poor ecological condition due to pollutants and illegal dumping in the few segments that are above ground. By restoring the creek to a more natural state and removing it from the pipe - or daylighting - where possible, and introducing a multiuse trail alongside it, there is an opportunity to embrace it as a natural asset, revive the creek ecosystem, and reestablish a connection between the neighborhood and the St. Joseph River. Not only would the new multiuse trail provide a recreational opportunity for neighbors, but it can be connected to the existing Riverwalk and bike routes to increase its accessibility and attract users from the broader region.

In addition to becoming a recreational amenity, there are opportunities to engage partners that can help with the creek's revitalization including the Bowman Creek Revitalization Group, which is working on restoration efforts; Riley High School & New Tech High School, which are interested in expanding opportunities for outdoor science laboratories; and the City's Department of Parks & Recreation since a portion of the creek runs through the City's Studebaker Golf Course and Ravina Park.

Proposed Bowman Creek Corridor

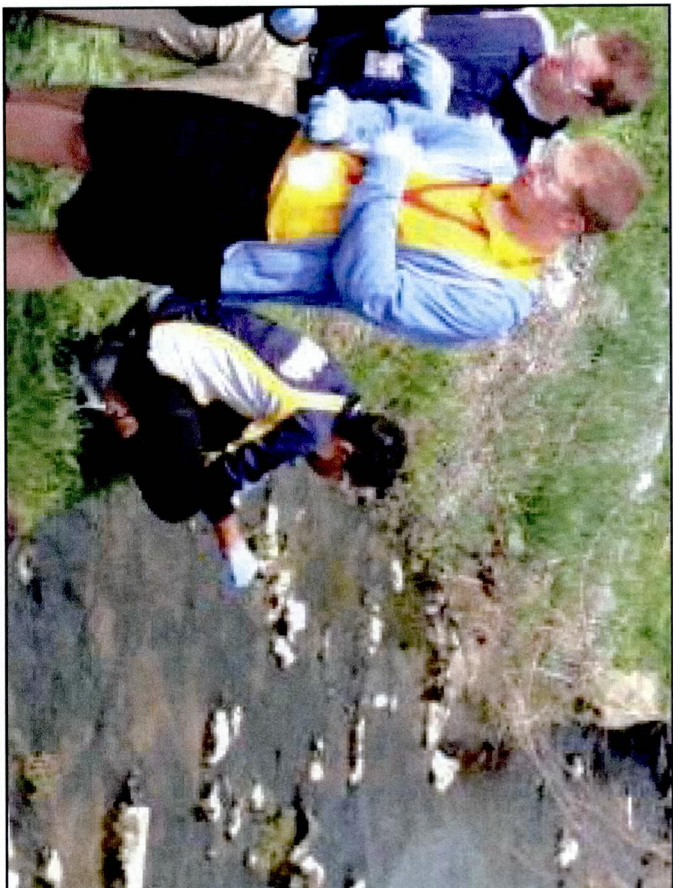




Left: Cross-section of the conceptual plan for Bowman Creek Corridor, including multi-use trail, seating areas and bridges, as required.

Bottom left: Students from Riley High School sample water in Bowman Creek

Bottom right: The proposed Bowman Creek Corridor could be similar to Riverside Trail.



b) Streets: Fellows, Dubai & Miami

Fellows St. and Dubai St. are the key streets that provide internal neighborhood circulation. Fellows is the north/south connector that residents use to move around and in/out of the neighborhood, and is also used by Riley High School & New Tech High School faculty, students and buses throughout the school year. Given how the east/west Dubai St. is situated within the neighborhood – not heavily traveled by through traffic; and anchored by St. Matthew's Cathedral Parish and School, Mount Carmel Missionary Baptist Church, Studebaker School, and the Memorial Southeast Neighborhood Clinic - it provides the opportunity to be closed off for special neighborhood events such as the Riley High School Homecoming parade and neighborhood block parties. Any improvements made along these streets should focus on providing a sense of place and improving walkability & bike-ability.

Miami St. serves as the neighborhood retail center and any changes made, including infrastructure and land use, should encourage a mixed use retail corridor. It also has the opportunity to be closed off for special events, like street festivals, which have a larger draw than neighborhood centered events.

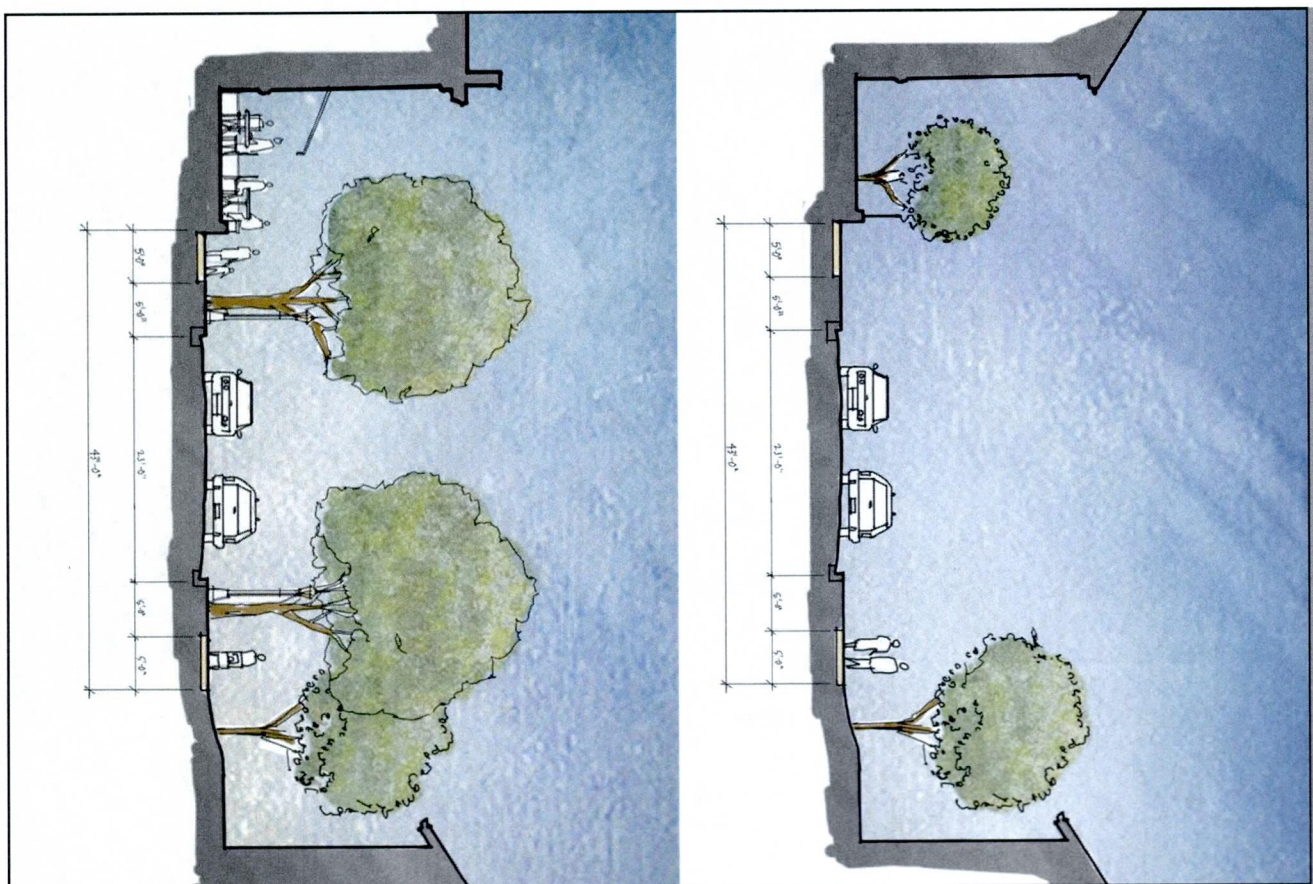
When you overlay the proposed Bowman Creek improvements over Fellows, Dubai and Miami Streets, the resulting transportation network will improve the walkability and accessibility within and around the neighborhood.

Although Michigan St. is not highlighted as a community corridor, it is still an important corridor to the neighborhood. The City of South Bend is moving forward with plans to convert the street to two-way traffic in 2016 as part of the Smart Streets Initiative. This conversion will help create a more vibrant street with a stronger sense of place and identity.

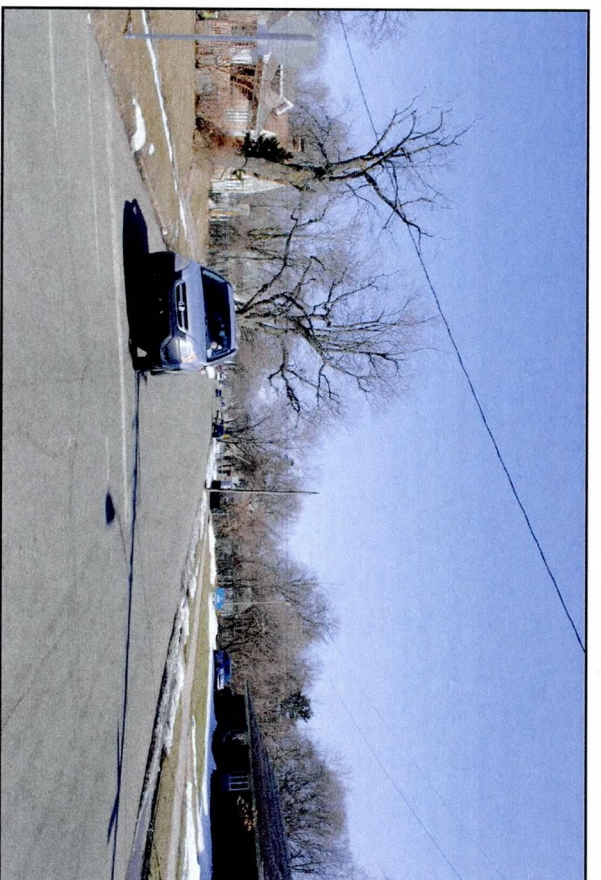
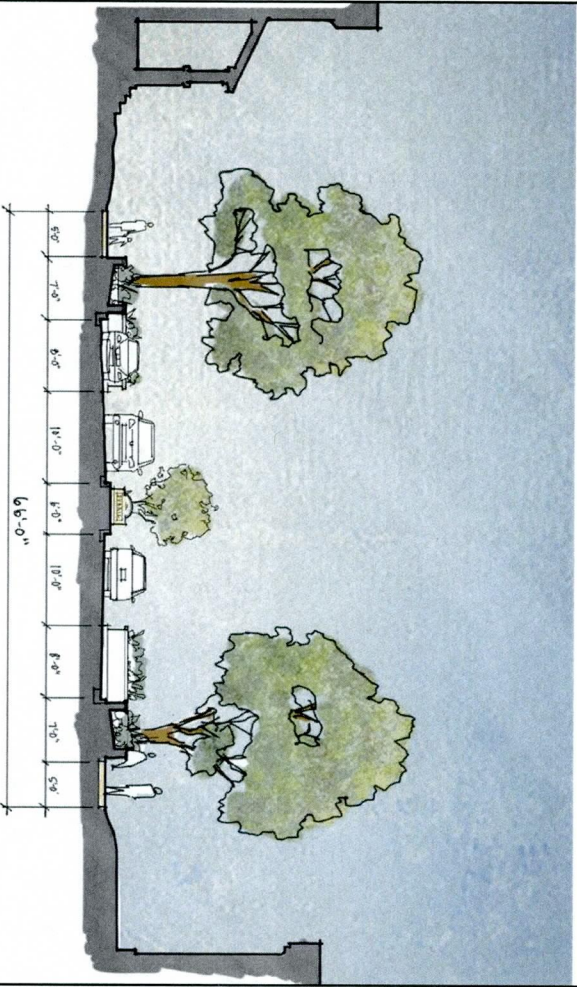
Proposed Community Corridor Network



Fellow Street: Existing & Conceptual



Dubail Street: Existing & Conceptual



Above: Existing view of Dubail St.

Below: Conceptual improvements to Dubail St. will encourage its use for community events.





Left: Example of streetscape and mixed-use, pedestrian friendly building type that is desired on Miami St.

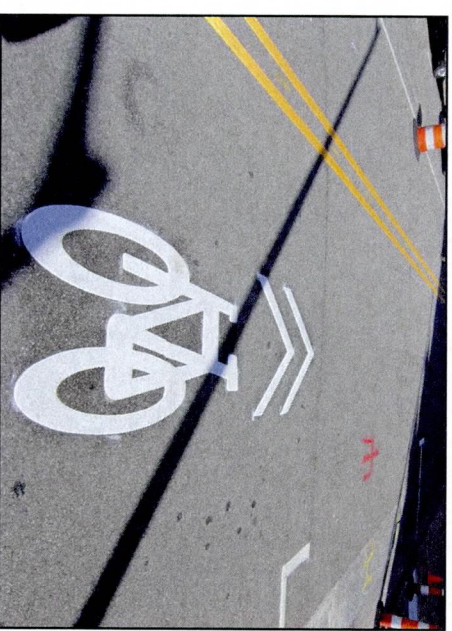


Above: Miami St. retail corridor offers an opportunity to be closed off for regional events.

c) Infrastructure Improvements

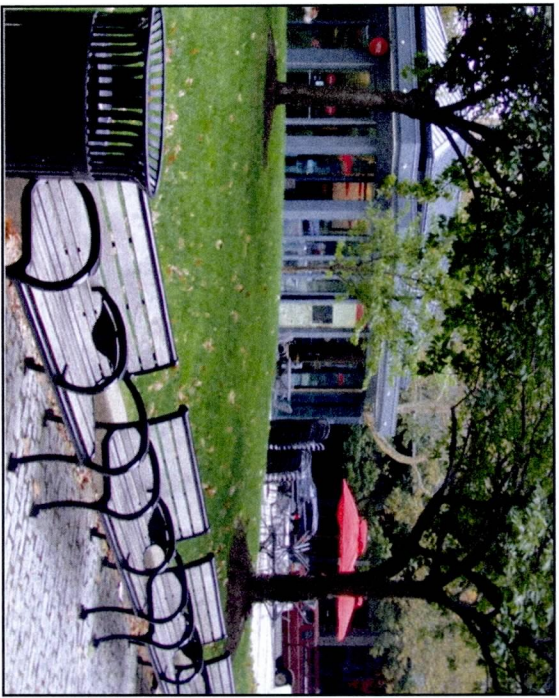
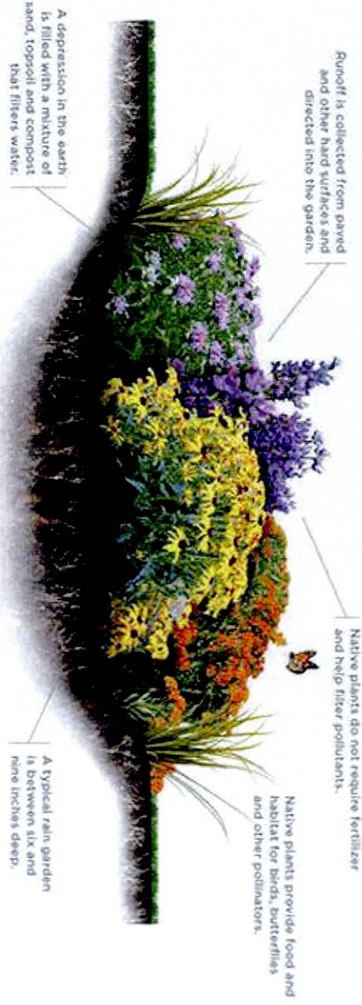
Opportunities to improve the overall aesthetics and sense of place within the neighborhood should be taken advantage of in the future. Efforts should include amenities such as increased pedestrian friendliness through improved sidewalks; additional street lighting with a focus on pedestrian scale lighting; inclusion of benches and trash bins in key locations; incorporating bike facilities like sharrows, bike lanes, and bike parking into the streetscape; introducing rain gardens and green infrastructure to assist with rain water; and adding other hardscape improvements such as street corner bump outs and street medians where appropriate. Focus should first be in conjunction with identified projects but should be implemented in other areas of the neighborhood as the opportunity is available.

Bicycle facilities will improve bike-ability, walkability & safety as well as improve connections within the neighborhood. Top to bottom: bike lane; sharrow; bike parking.



What is a Rain Garden?

Native's Water Filter: Rain gardens are shallow landscaped depressions that capture, clean and absorb stormwater runoff from roofs, parking lots and roads.



Other infrastructure improvements will improve walkability & safety the neighborhood. Top left, clockwise: rain garden; pedestrian-scaled lighting; benches and trash container.

4.2.4: Neighborhood Infill

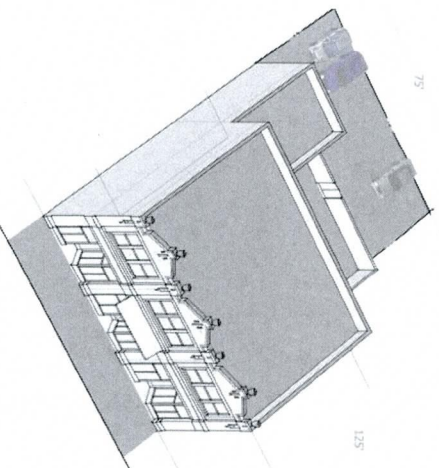
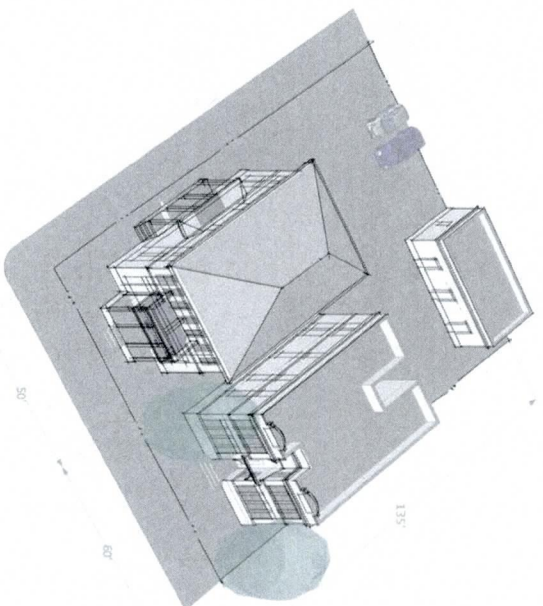
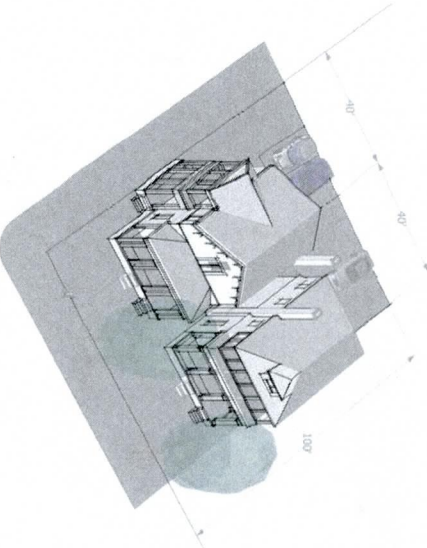
With the poor condition of some of the aging housing stock, there has been some demolition of dilapidated houses in the neighborhood. Some of these vacant lots offer an opportunity for new housing construction. Given the housing market in South Bend there is a limited number of units that can currently be absorbed in the area.

When developing new housing for the Southeast Neighborhood, consideration should be given to incorporating a mixed typology of housing – ranging from single-family detached houses and multi-unit single-family buildings to apartments and mixed use buildings with residential above a retail or office space storefront. Ultimately, there should be a range of housing types and

price points available in order to help keep the area a diverse, mixed-income neighborhood. Larger buildings should be designed so that massing and architectural features fit a human scale and blend well with the existing urban housing. Ideally these larger buildings should be located on corner lots when possible.

In all cases buildings should reflect the character of the neighborhood and fit into the surrounding context. Since the existing housing is older stock, with the majority built over 75 years ago, it will also be important to develop new housing that incorporates the amenities currently desired as part of urban living – such as slightly larger lots, more than one bathroom, as well as additional closet & storage space.

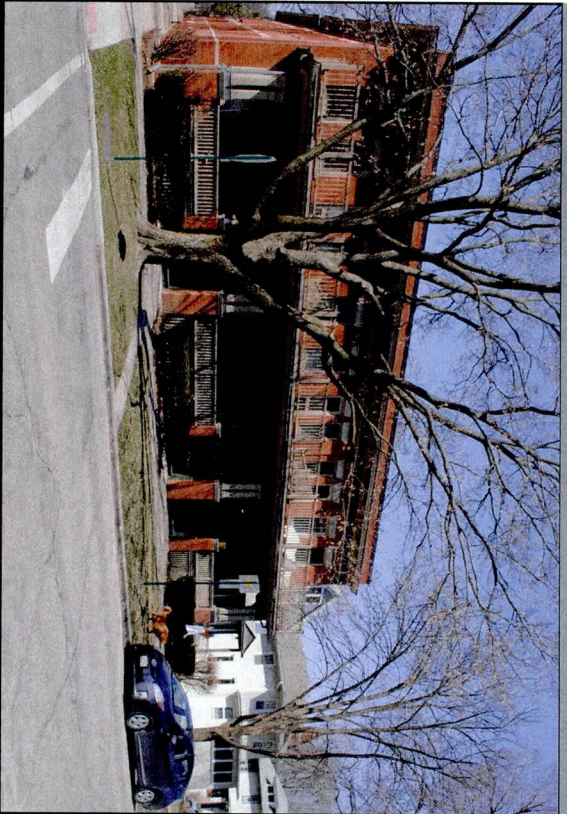
Infill housing efforts should be focused in a targeted geography in order to ensure maximum impact. Over time the geography where infill is completed will expand. The initial stages of infill development should build off of existing stability and amenities. Given the stability provided by previous development activities and neighborhood institutions, infill development should begin in the northwest portion of the neighborhood. The housing developer(s) will need to complete a parcel level analysis in order to determine where to begin; the analysis will need to look at property ownership, ease of acquisition, existing conditions of property, and surrounding amenities, among other things.



Single Family Housing Examples

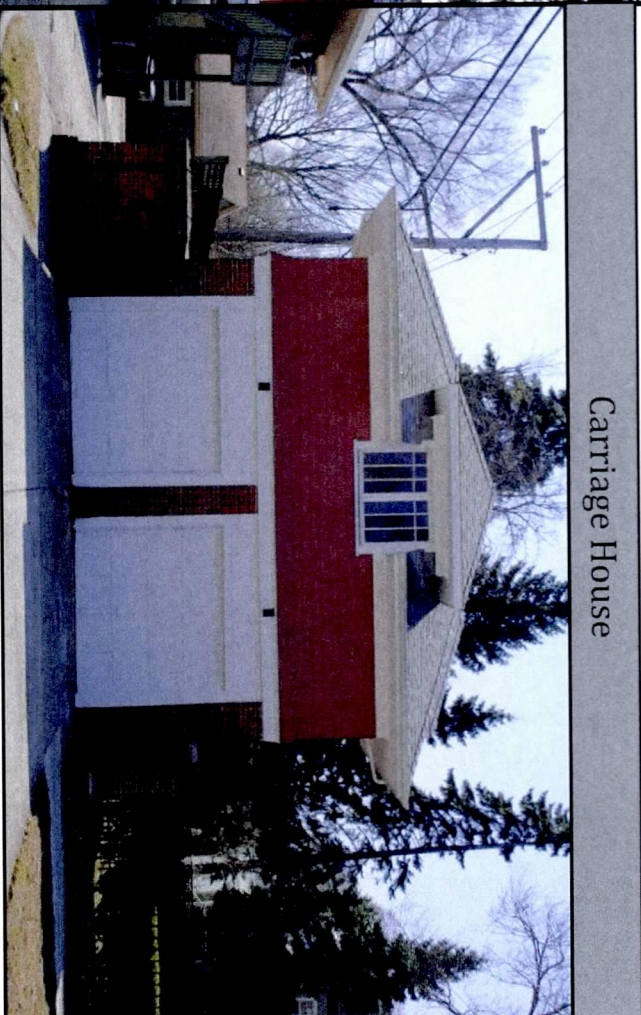


Multi- Unit Building Examples



Other Housing Unit Type Examples

Mixed-Use



Carriage House

Chapter 5: Implementation

Strategic Implementation Matrix

The priority initiatives identified through the Master Plan process have been reviewed and further broken into implementation components. Each priority project has been analyzed, given an anticipated timeline for completion, and most importantly the lead entity has been identified. The lead role is crucial for the implementation of each project. Neighborhood revitalization efforts take neighbors, multiple stakeholders and organizations, and government working together. No one entity can accomplish all efforts alone.

The Southeast Neighborhood is fortunate to have multiple organizations that are interested in making improvements in the area including the City of South Bend, 466 Works Community Development Corp., the Southeast Organized Area Residents (SOAR) Neighborhood Association and the Bowman Creek Revitalization Project. In addition, these groups have expressed a strong desire to work together in order to accomplish neighborhood improvements. The neighborhood should capitalize on this momentum and focus on a number of strategies moving forward.

Strategy 1: Create pedestrian-friendly streetscapes along community corridors					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
1.1 Fellows Street streetscape work including new curb & sidewalk, paving, trees and street lighting	DCL, Public Works		x		
1.2 Michigan Street streetscape work including conversion to two-way traffic, trees and bike facilities	DCL, Public Works		x		
1.3 Dean Johnson Blvd streetscape to introduce permanent on-street parking and designated bike lane	DCL, Public Works		x		
1.4 Dubail Street streetscape work including new curb & sidewalk, paving, trees and street lighting	DCL, Public Works			x	

Strategy 2: Make the Bowman Creek Corridor a neighborhood asset		Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
Strategy & Action Steps						
2.1	Develop pilot rain gardens in Bowman Creek watershed	Bowman Creek Educational Ecosystem Program		X		
2.2	Continue work toward revitalizing Bowman Creek, developing sensors, systems, and analyses that contribute to cleaner water and green infrastructure.	City of South Bend, University of Notre Dame		X	X	X
2.3	Continue to engage and educate neighbors about Bowman Creek and its benefits to the community	Bowman Creek Educational Ecosystem Program		X	X	X
2.4	Utilize Bowman Creek as an outdoor laboratory for area students	Bowman Creek Educational Ecosystem Program, SBCSC		X	X	X
2.5	Construct Bowman Creek bridge at Ravina Park	Bowman Creek Restoration Project Team	Parks Dept., Public Works	X		
2.6	Pursue 319 Grant through the Army Corp of Engineers for Bowman Creek daylighting & improvements	Bowman Creek Restoration Project Team, DCI, Public Works		X	X	
2.7	Assemble properties, or portions of properties, for development of multi-use trail adjacent to Bowman Creek	DCI, Public Works		X	X	
2.8	Complete construction of Bowman Creek improvements	DCI, Public Works	Parks Dept.			X
Strategy 3: Develop sense of community through neighborhood engagement						
Strategy & Action Steps		Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
3.1	Build neighborhood capacity through engagement of neighborhood residents	SOAR, Residents, NRC		X		
3.2	Develop a neighborhood association	SOAR, Residents, NRC	466 Works	X		
3.3	Develop and maintain communication among neighbors (i.e. newsletter, listserv, Facebook page / group)	SOAR, Residents	NRC	X	X	X
3.4	Hold neighborhood events	SOAR, Residents	NRC, 466 Works	X	X	X

Strategy 4: Complete infrastructure projects to improve the aesthetics and sense of place within the neighborhood					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
4.1 Promote existing curbs & sidewalk replacement program which assists property owners with the cost of replacement	SOAR, Residents, 466 Works	Public Works	X	X	
4.2 Continue the street paving program to address those streets in poor condition	Public Works		X	X	X
4.3 Incorporate the planting of additional trees as part of broader neighborhood improvement projects and encourage neighbors to plant trees on private property	DCI, Public Works, Parks Dept., Residents		X	X	X
4.4 Incorporate pedestrian scale lighting in the neighborhood, as appropriate	DCI, Public Works			X	X
4.1 Incorporate benches & trash bins in neighborhood parks, as appropriate	Parks Dept.			X	
4.2 Introduce bike lanes & sharrows on neighborhood streets, as appropriate	DCI, Public Works		X	X	
4.3 Provide assistance to businesses to install bike racks / bike parking facilities	DCI, Public Works			X	

Strategy 5: Stabilize the neighborhood through housing development and preservation					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
5.1 Complete parcel level analysis to identify infill housing and/or housing rehabilitation target area(s)	466 Works		X		
5.2 Assemble property for future infill development and/or rehabilitation	466 Works		X	X	
5.3 Support the production of a range of housing types, including new construction and rehabilitation of market rate and affordable rental housing	466 Works	DCI		X	X
5.5 Promote availability of homeowner repair assistance	Residents	DCI	X	X	X
5.4 Continue to demolish properties that are in serious disrepair	Code Enforcement		X	X	X

Strategy 6: Improve visibility of and access to Riley High School & New Tech High School					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
6.1 Pursue creation of a boulevard along Calvert St.	DCI		X	X	X
6.2 Complete Calvert Boulevard streetscape work - including new curb & sidewalk, paving, trees and street lighting - featuring a new	DCI, Public Works				X

Strategy 7: Introduce new neighborhood retail such as a market					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
7.1 Complete market study to determine the neighborhood retail demand	466 Works		X		
7.2 Complete parcel level analysis to confirm infill neighborhood market location	466 Works		X		
7.3 Assemble property for neighborhood retail development	466 Works	DCI	X	X	
7.4 Construct mixed-use development which includes neighborhood scale market or other retail	Developer, 466 Works	DCI		X	X

Strategy 8: Improve the visibility and amenities at Studebaker Golf Course					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
8.1 Complete golf course entrance improvements including parking lot improvements and signage	Parks Dept, DCI			X	
8.2 Calvert St. streetscape work (between High St. and Miami St.) to improve visibility of golf course	DCI, Public Works				X

Strategy 9: Increase actual, and perceived, neighborhood safety					
Strategy & Action Steps	Lead Role	Potential Partners	1-2 Year	3-5 Years	5+ Years
9.1 Install additional street lights in southern portion of neighborhood as part of Light Up South Bend	Public Works, Common Council	AEP	X		
9.2 Evaluate lighting in neighborhood north of Indiana Ave	Public Works		X		
9.3 Install additional street lights in north of Indiana Ave as part of Light Up South Bend - Southeast Neighborhood Phase II	Public Works	AEP	X	X	
9.4 Utilize the Chronic Problem Properties regulations to reduce the negative impact of problem properties on the neighborhood	Residents, SOAR, 466 Works	Police Dept., Code Enforcement	X	X	X
9.5 Develop a network of Neighborhood Watch Block Captains who receive crime related information and share it with other neighbors	SOAR	Police Dept., 466 Works	X	X	X
9.6 Hold neighborhood crime prevention educational meetings	SOAR	Police Dept., 466 Works	X	X	X
9.7 Neighborhood representatives attend Police monthly crime information meetings and report back to neighborhood	SOAR, Residents	Police Dept.	X	X	X

Key:

- DCI - City of South Bend Department of Community Investment
- Public Works - City of South Bend Department of Public Works
- SBCSC - South Bend Community School Corp
- Parks Dept - City of South Bend Department of Parks & Recreation

- Code Enforcement - City of South Bend Department of Code Enforcement
- NRC - Neighborhood Resource Connections
- SOAR - Southeast Organized Area Residents

Appendix I: Input Meeting

4/14/15 South Bend SE Neighborhood - feedback

Map Exercise Comments

Group 1

- Emphasize business
- Emphasize safety
- Lighting is a necessity
- Sidewalks are in horrible condition
- Michigan & Broadway: particularly problematic
- Desire for neighborhood community center @ Pennsylvania & Rush, and/or near Fellows, near the B&GC (because B&GC has planned out to serve a broader area than originally intended/anticipated)
 - o With offices & training facilities
- Parks! Dean Johnson Park is good; Honeymoon Park deserves further investment (all walks of life use it)
- Tear down remaining vacant homes
- Increase amount of eateries/restaurants

Group 2

- (presented by Lawrence)
- hopefully the investment will benefit everyone
- fix the food desert!
 - o Juice bars
 - o Fresh food
- increase the neighborhood's walkability to encourage people to walk to the Farmers Market
- retain the existing diversity
- create jobs
- maintain housing opportunities for lower-income residents
- open up Riley's facilities to neighbors?
- To fix the sidewalks might improve the health of residents
- More green spaces!

Group 3

- develop Bowman Creek
- connect the north side bike-walking trails to Ivy Tech & Ignition Park
- grab the Fire Department land for a pedestrian connection under the train tracks
- job training
- maintain accommodation for homeless & low-income
- program to develop an entry-level market for new home buyers
- Miami Street: more mixed-use
- Tutl Library - needs more parking
- Dubail & Fellows have a lot of vacant lots: this could be the focus of 466 Works' mixed-use infill

Group 4

- Increase/enhance the green space across from Riley's front door (could it be maintained as a project by students?)
- Ivy Tech roundabout: sculpture or water feature?
- (presented by Rhonda)
- Bowman Creek: bike & walking paths! Connect to the other bike paths
- Infrastructure improvements are essential
- More native flowers & trees
- Enhance the neighborhood for its **current** residents
- Tree-lined boulevard approach to Riley
- Don't tear down the existing homes!
- Grocery store
- Bike shop(?), Laundromat(?), Hair shops along Fellows
- Invest in upgrading **every** block's infrastructure
- Clinic services
- Mixed-use along the arteries
- Student housing at or near Ivy Tech

Group 5

- (presented by Rami)
- can we include Edgewater & Monroe in the visioning?
- Beauty Sample & Michigan
- Daylight Bowman Creek
- Load the northern/eastern edge with new parks
- Add vitality to the Miami Street corridor: maximize pedestrian-friendliness from St. Matthew's to the River
- Keep in mind that there is traffic coming to the site **both** from South Bend **and** from Mishawaka, to the east
- "playland" across from IUSB: is this a spot for concerts?
- Langlab-Crooked Ewe-Farmers Market corridor **could** be a great commercial center
- Use Bowman Creek as a **connection**
- Maybe Pepsi's siting/location should be reconsidered?

Notecard Comments

Weaknesses

- abandoned or absentee-landlord properties
- safety (though it has improved)
- appearance
- Need a community center: Ivy Tech to hold job fairs with local businesses to increase job placement
- Need more street lighting
- Vacant/abandoned homes
- Poorly-lit streets
- Run-down

- Dirty
- Unsafe
- Drugs
- Poor lighting
- Unsafe walkways
- Few homeowners
- Too many vacant lots
- Vacant houses/vacant lots
- Eyesore
- No community center
- Only one park
- No eatery
- Lack of neighborhood park
- Poor street lighting
- Vacant
- Food desert
- Sidewalks need repair
- Bad street lighting
- Few businesses
- Traffic
- Unightly lots & homes
- Vacant/abandoned homes
- Food desert
- Fellows Street & High Street are narrow
- Parking on the streets make 2-way traffic impossible
- Lack of housing stock
- Lack of multi-unit housing
- Lack of local businesses
- Groups of at-risk residents: latch-key children, seniors, low-income residents, transients
- Lack of tax base
- Vacant housing
- Lack of home ownership
- No governmental support for ex-offenders
- Infrastructure
- Sidewalks
- Food desert
- Congestion by Riley
- Too many abandoned and blighted homes
- Pepsi company & trucks very noisy (revving of motors, horns blowing)
- Area being used for trash & debris near the gas company
- Noise from Pepsi plant
- People walk through private yards
- Low property values
- The housing from Fellows to Michigan, Ewing to Indiana or Broadway is blighted & will continue to degrade until they're taken down

- Not enough income/jobs
- Deteriorating houses & investment
- Handyman/yard work for seniors
- Streets need more lighting

Strengths

- Bowman Creek (if tended to)
- Housing/lot sizes
- Proximity to downtown & closeness to amenities to the south
- Good use of churches in the area
- The Creek is nice **north** of Indiana
- Many community-based small businesses
- Many educational opportunities
- Old houses full of character & potential
- Some solid/good businesses
- Schools/businesses
- Good infrastructure (roads)
- Opportunities for biking
- Roads are well-connected
- Unity of neighborhood
- Diversity
- Close to downtown
- Schools/church
- Good people
- Serving people
- The infrastructure of the streets & sidewalks is in place
- Plenty of trees
- Many ministries of aid to our homeless
- Diversity is a strength (African-American, Hispanic, White, etc)
- Young adult homebuyers
- Availability of affordable housing
- Economic diversity
- Houses of worship
- Vacant land
- Cohesive & family-oriented groups of residents (ie the Orthodox community), schools & organizations
- Ivy Tech students & faculty
- Diversity (all types)
- People who want to be involved
- Social Services - Churches
- Educational institutions
- Educational institutions
- Religious institutions
- Government institutions
- Nice neighborhood
- Close to many things

- Close to main arteries
- Not a high-crime area
- Close to downtown
- Fairly clean
- Not a lot of traffic
- Space
- Many long-term residents
- Diverse population
- friendly

Ideas

- Edgewater & Monroe Park ought to be included in the planning considerations
- Infill housing should include co-op housing (a la Southmore, Walnut Grove), to promote stability & a sense of residential investment
- Multi-use low-income housing
- Improve Fellows Street into a gateway
- Community Center
- Small retail/shop/business incubator
- Create a communication vehicle (web or print) just for the SE Neighborhood
- Are homeless vulnerable if the neighborhood is "coming up?"
- Streets need to be fixed
- Lights to make the neighborhood safer
- Help ex-offenders find homes, jobs & medication
- Like the idea of utilizing Bowman Creek as a "natural wandering park."
- A grand entrance to Riley from Michigan
- Eliminating housing on Calvert & Milton
- Disagree with focusing on Dubai: believe Indiana makes more sense for the concept
- Make sure lighting is made better on streets

20-year Visioning

- houses: multi-generational
- safety
- businesses
- intact neighborhood
- vibrant
- would like new housing
- more businesses, stores
- high property values
- low crime
- walking & biking trails
- no abandoned homes
- beautiful parks
- good area businesses
- should still be a very nice, viable area to live
- as residents grow older, area should still be safe to work in yard or walk
- Increased walkability

- small scale, quality foods/store (for neighborhood)
- **arterial** use of Fellows: as gateway; mixed-use
- would like to see homes developed from old properties: make it easier to purchase defaulted home loans in order to provide transitional housing for ex-offenders
- Ivy Tech has student interns and faculty experts who want to be involved
- We need to be sure homeless/indigent aren't shoved out – but welcome – in the new vision
- Promenades
- Parks for children
- Encourage the Orthodox community
- Small businesses
- Save the housing that can be saved!!!
- Connect the neighborhood with the River & a river walk
- Connect park to Sample
- A lovely entry to Riley
- Walkable health food outlet
- Fellows Street to be widened/walk lanes/bike lanes
- Keep the same ethnic make-up
- New houses, new apartments
- Community center
- More local businesses
- Better homes
- Better lighting
- Better parks
- Festivals & functions to bring neighbors together
- Neighborhood website & facebook page for digital communication
- A close-knit community that knows each other; neighbors looking out for each other
- More parks & community centers
- The original old homes that are still intact should be refinished instead of torn down: no demolition of old homes!
- A neighborhood leadership that holds public community projects for educational & career opportunities
- More small businesses mixed in the area & some restaurants that will be utilized.
- More people employed in local jobs
- More people well-housed & secure
- Friendly, attractive green spaces
- Very walkable & bike-able
- Increased safety & sense of community
- Owner-occupied homes
- Beautiful tree-lawn & curb appeal (trees, plant life, lighting, etc)
- Connectivity to river walkways
- Concentrated commercial areas
- Increased density of single-family homes & residential areas
- Improved green space/small parks
- Improve appearance of commercial zones & major arteries (Michigan, Sample, Fellows, Miami, Indiana)

Map Exercise Color Dots Key

LOW DENSITY RESIDENTIAL



Single-Family, Duplex, or Triplex Housing

MEDIUM DENSITY RESIDENTIAL



Townhomes, Fourplex, 6+ Flat Buildings

MIXED-USE BUILDINGS



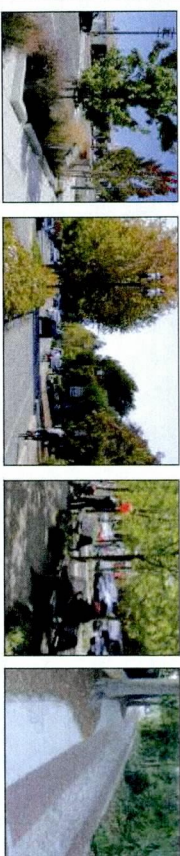
A Mix of Commercial, Apartments, Small Shops, Cafes, Dance/Yoga/ Art Studios or Office Uses

PARKS AND OPEN SPACE



Neighborhood Parks, Playgrounds, Playfields, Urban Gardens, Natural Landscapes, Trails, Biorientation

INFRASTRUCTURE IMPROVEMENTS



Street Trees, Lighting, Sidewalks, Bike Lanes, Crosswalks, Intersection Improvements, Traffic Calming, Alleys

SOUTHEAST NEIGHBORHOOD MASTER PLAN

MEDIA ARCHITECTS 2015

Group 1 Map



Group 2 Map



Group 3 Map



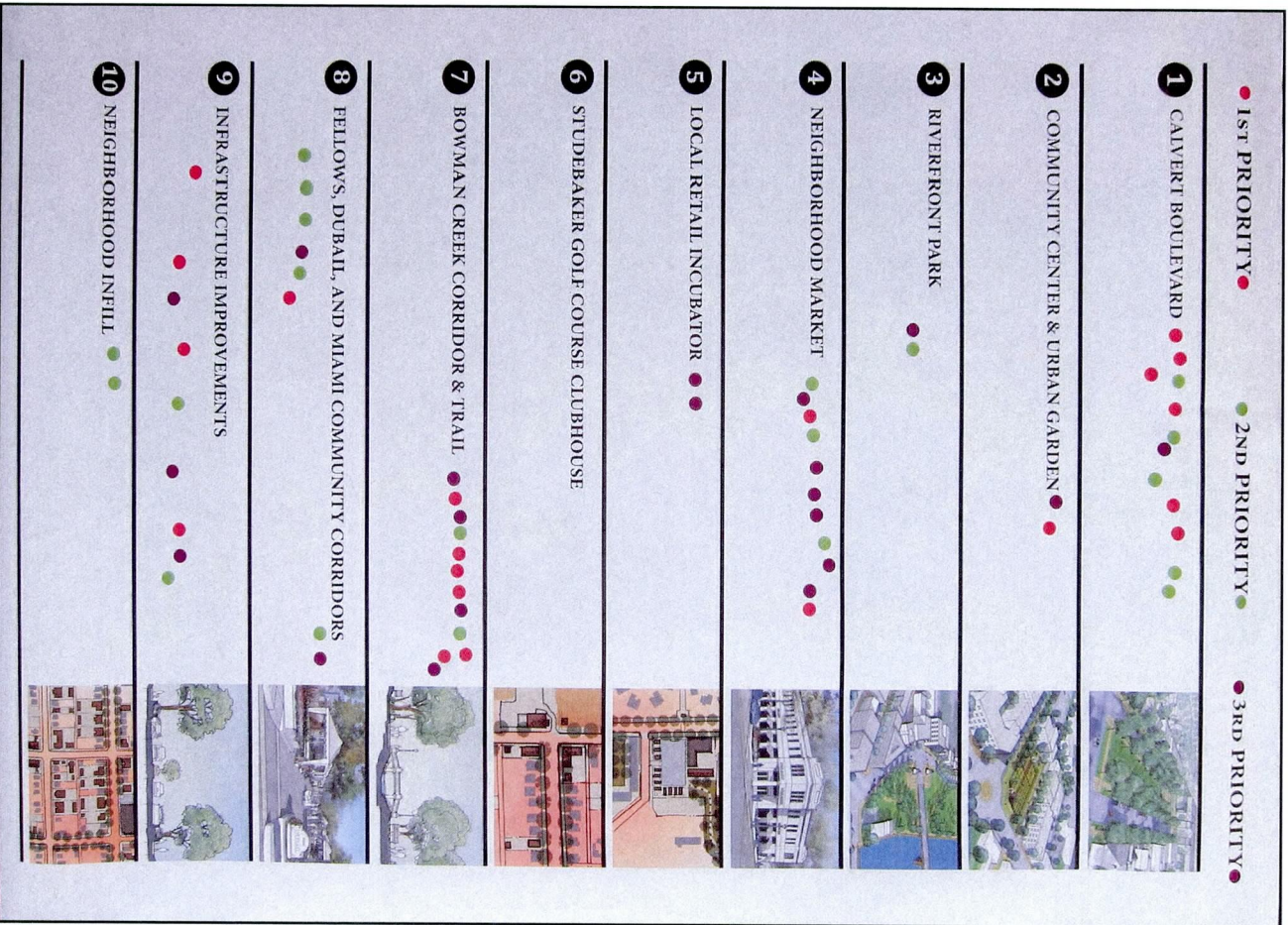
Group 4 Map



Group 5 Map



Appendix II: Feedback & Prioritization Meeting



Plan Initiative	1st Priority	2nd Priority	3rd Priority	Total Votes	Weighted
I. CIVIC CENTERS					
1. Calvert Boulevard	8	6	2	16	36
2. Community Center & Urban Garden	6	0	3	9	21
3. Riverfront Park	1	1	2	4	7
II. NEIGHBORHOOD NODES					
4. Neighborhood Market	5	7	8	20	37
5. Local Retail Improvment	0	3	4	7	10
6. Studebaker Clubhouse	0	2	2	2	6
III. COMMUNITY CORRIDORS					
7. Bowman Creek Corridor	6	6	6	18	36
8. Streets: Fellows, Druball, Manna	3	6	5	14	26
9. Infrastructure Improvements	8	2	5	15	33
IV. NEIGHBORHOOD INFILL					
10. Neighborhood Infill	0	3	1	4	7

RANKING

1. Calvert Boulevard	38
2. Neighborhood Market	37
3. Bowman Creek Corridor	36
4. Infrastructure Improvements	33
5. Streets: Fellows, Druball, Manna	26
6. Community Center & Urban Garden	21
7. Local Retail Improvment	10
8. Riverfront Park	7
9. Neighborhood Infill	7
10. Studebaker Clubhouse	6





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

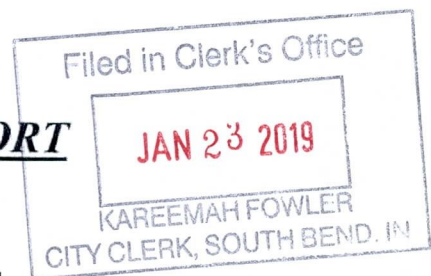
DANIEL J. BUCKENMEYER
BUSINESS DEVELOPMENT

ALKEYNA ALDRIDGE
ENGAGEMENT & ECONOMIC EMPOWERMENT

PAMELA MEYER
NEIGHBORHOOD DEVELOPMENT

TIM CORCORAN
PLANNING & COMMUNITY RESOURCES

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

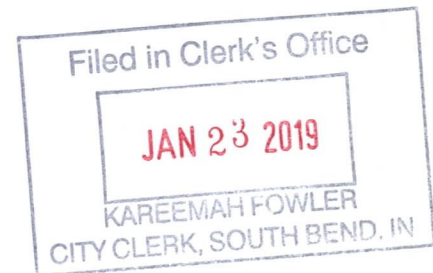
EMPLOYMENT IMPACT

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. 19-08

RESOLUTION NO. _____

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

2920 W Sample Street, South Bend, IN 46619

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

SWGS Properties, LLC

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

WHEREAS, a Declaratory Resolution designated the area commonly known as 2920 W Sample Street, South Bend, IN 46619 and which is more particularly described as follows:

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

and which has Key Number 018-8075-282401 be designated as an Economic Revitalization Area; and

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

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

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

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

SECTION I. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is limited to three (3) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION II. The Common Council hereby determines that the property owner is qualified for and is granted a vacant building 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 and further determines that the petition, the Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

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

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

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		
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		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Filed in Clerk's Office</p> <p style="font-size: 1.2em; margin: 0;">JAN 18 2019</p> <p>KAREEM A. FOWLER CITY CLERK SOUTH BEND, IN</p> </div>				
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:

Year	2027		2028		2029	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Black						
Hispanic						
Asian						
Indian						
Female	1		1		1	
Other	3		3		3	

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.

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

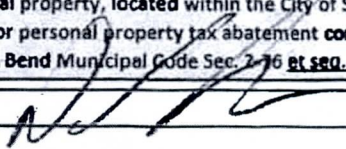
**Complete below for Real or Personal Property Tax Abatement only.
Please sign for all requested incentives.**

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

Land 56500				
What is the current assessed value?	Real Property:	549,000	Personal Property:	0
What is the projected assessed value?	Real Property:	1,005,500	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;"> Filed in Clerk's Office JAN 18 2019 KAREEMAH FOWLER CITY CLERK, SOUTH BEND, IN </div>	
2016 p 17	Year Two	20,922		
2015 p 16	Year Three	20,787		
2014/115	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.

			(Y or N)	Points	Points
Public Benefit Item:					
Project Related:					
5	A.	Redevelop a Site that has Special Needs			49
	B.	Develop Based on Local University Research			35
	C.	Achieve a Physical Element of a Plan			36
	Sub-total Project Related:				120
	Super Size Projects (point values are cumulative):				
6	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

St. Joseph County

Property Information

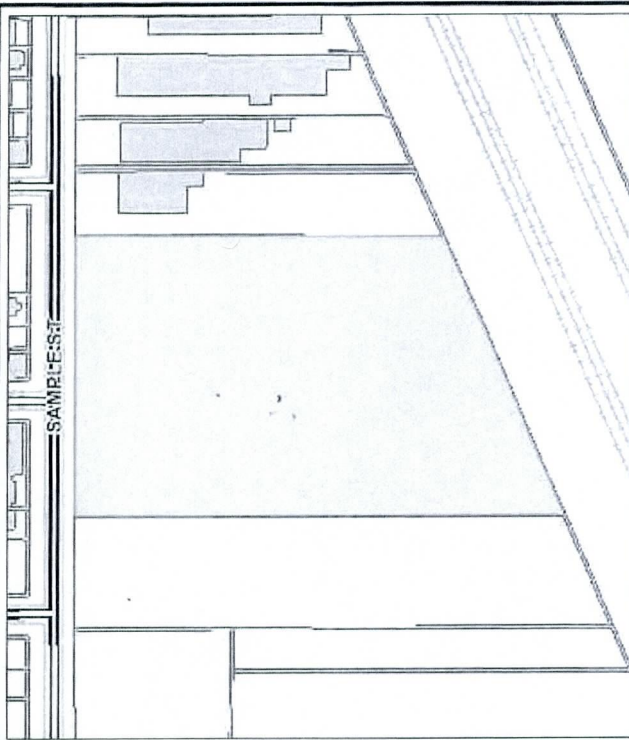
Subject Property:	2920 W SAMPLE ST, SOUTH BEND 46619
Parcel ID:	018-8075-282401
State ID:	71-08-15-101-005-000-026
Current Owner(s):	SCHUPAN PROPERTIES SOUTH BEND LLC
Mailing Address:	2619 Miller Rd , Kalamazoo MI 49001
Assessed Usage:	INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY
Township:	SB Portage
Municipality:	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



Map and GIS

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

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

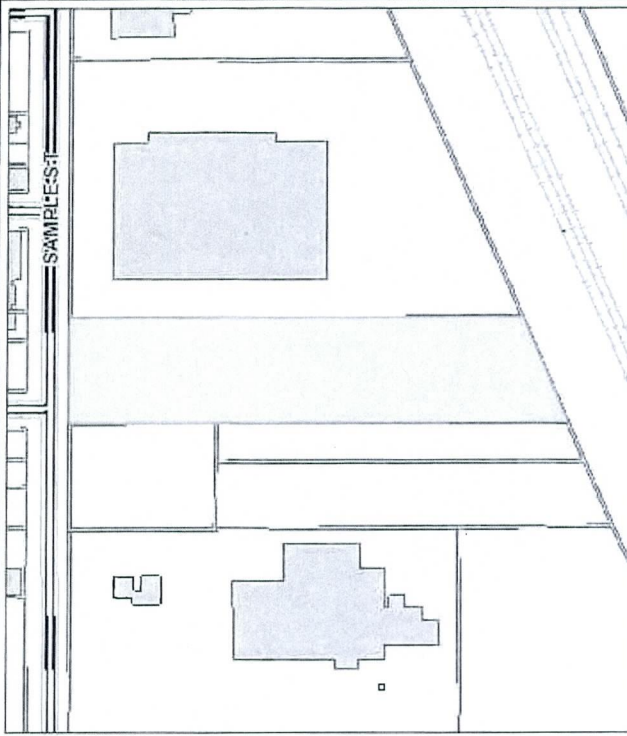
Property Assessment Information as of Last Assessment Date

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

Legal Description: 165 Fl. On Sample St Beg-165 FFE-Of NW 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

6 YEAR

22-Jan-19

Grace Steel Services

South Bend Portage Township Vacant Real Property Tax Abatement Schedule*

Tax Key Number 018-8075-282404
 Current Assessed Value: 0
 Estimated Project Cost: 605,500

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:

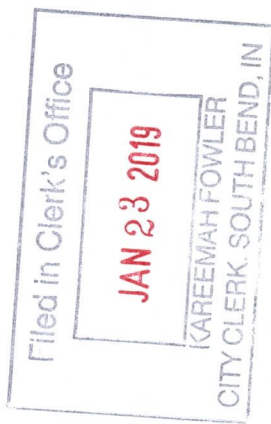
Assume constant tax rate of 5.4559%

	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	18,165
Circuit Breaker	0	2,763
Debt Service	0	20,928
Circuit Breaker Cap	0	18,165
Totals	0	18,165

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*

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

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	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%

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

	Year	Existing Taxes	New Project Taxes	Combined Existing & New Taxes	Tax Abated	Net Tax Paid
Circuit Breaker Cap						
Circuit Breaker	1	0	13,825	13,825	13,825	0
Debt Service	2	0	13,825	13,825	13,825	0
Circuit Breaker Cap	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.



**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 0	Salaries 0.00	Number retained 0	Salaries 0.00	Number additional 10	Salaries 416,000.00
SECTION ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST		
			ASSESSED VALUE		
Current value			549,000.00		
Plus estimated values of proposed project			500,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			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 Operator/Owner 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 6-1.1-12.1-17 "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:

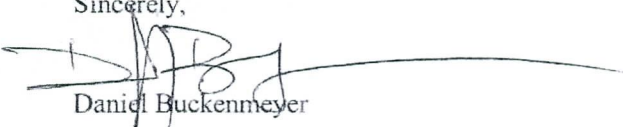
Please find the attached information pertaining to a vacant, real and personal property tax abatement petition submitted by SWGS Properties, LLC to purchase a vacant building located at 2920 W Sample St. South Bend, IN 46619 and new equipment for fabrication of steel products. The business, a distributor 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 DEVELOPMENT

ALKEYNA ALDRIDGE
 ENGAGEMENT & ECONOMIC EMPOWERMENT

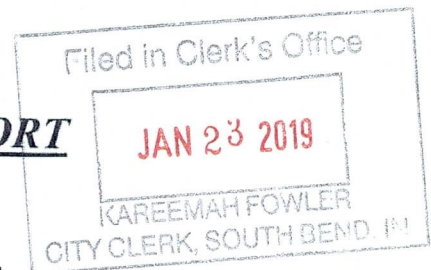
PAMELA MEYER
 NEIGHBORHOOD DEVELOPMENT

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.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

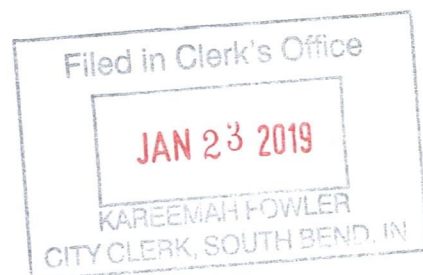
EMPLOYMENT IMPACT

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. 19-10

RESOLUTION NO. _____

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

2920 W Sample Street, South Bend, IN 46619

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

SWGS Properties, LLC

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

WHEREAS, a Declaratory Resolution designated the area commonly known as 2920 W Sample Street, South Bend, Indiana 46619, 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; and

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

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

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

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

SECTION I. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such

designation is for real property tax abatement only and is limited to three (3) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION II. The Common Council hereby determines that the property owner is qualified for and is granted real property tax deduction for a period of six (6) years as shown by the schedule outlined below as well as the attachment pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, the Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

Year 1 - 100%

Year 2 - 100%

Year 3 - 95%

Year 4 - 90%

Year 5 - 80%

Year 6 - 70%

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

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
Legal name as registered with Secretary of State	Grace Steel Corporation (Adding Grace Steel, LLC in coming days with Tax FEIN)		IEDC #420573
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	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.

Certified Technology Park appropriate	No	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Filed in Clerk's Office</p> <p style="font-size: 1.2em; margin: 5px 0;">JAN 18 2019</p> <p>KAREEM H. FOWLER CITY CLERK SOUTH BEND, IN</p> </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	
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

Land 56,500			
What is the current assessed value?	Real Property:	549,000	Personal Property: 0
What is the projected assessed value?	Real Property:	1,005,500	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	20,168	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Filed in Clerk's Office JAN 18 2019 KAREEMAH FOWLER CITY CLERK, SOUTH BEND, IN </div>
	2016 p 17 Year Two	20,923	
	2015 p 16 Year Three	20,787	
	2014 p 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
	Super Size Projects (point values are cumulative):			
6	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

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

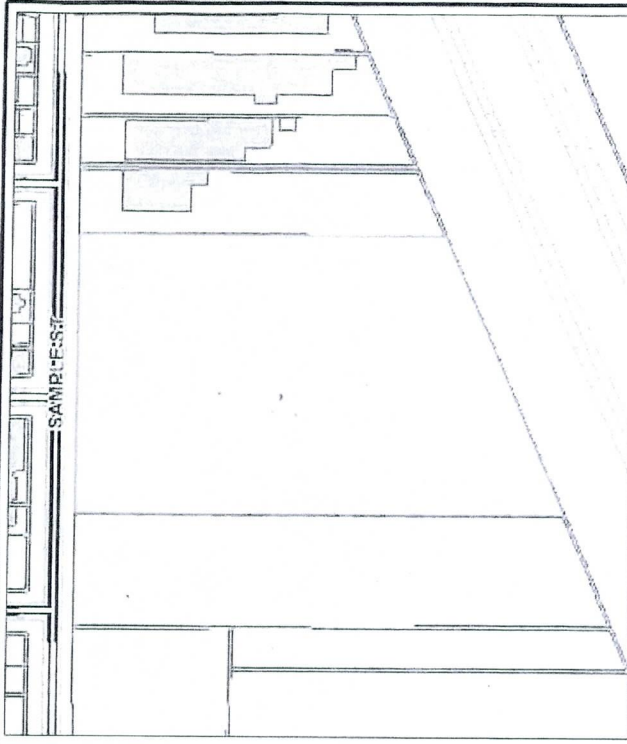
Land Value: \$56,500.00
Improved Value: \$549,000.00
Assessed Year: 2020
Acres: 5.84

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

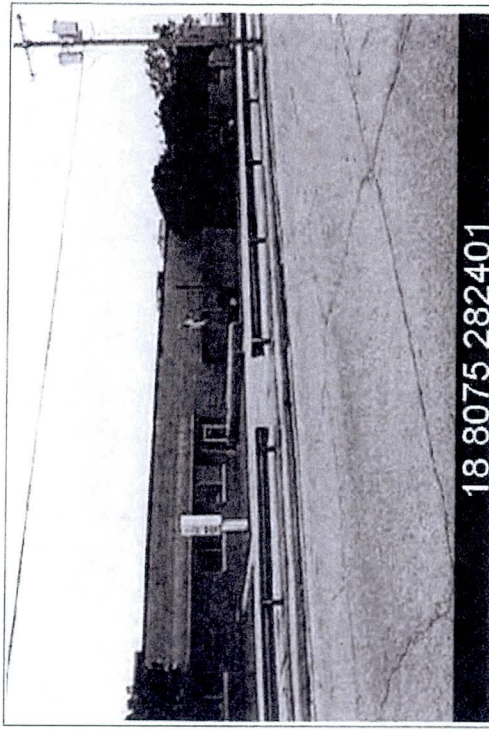
Filed in Clerk's Office

JAN 23 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



Not to Scale



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



St. Joseph County

Property Information

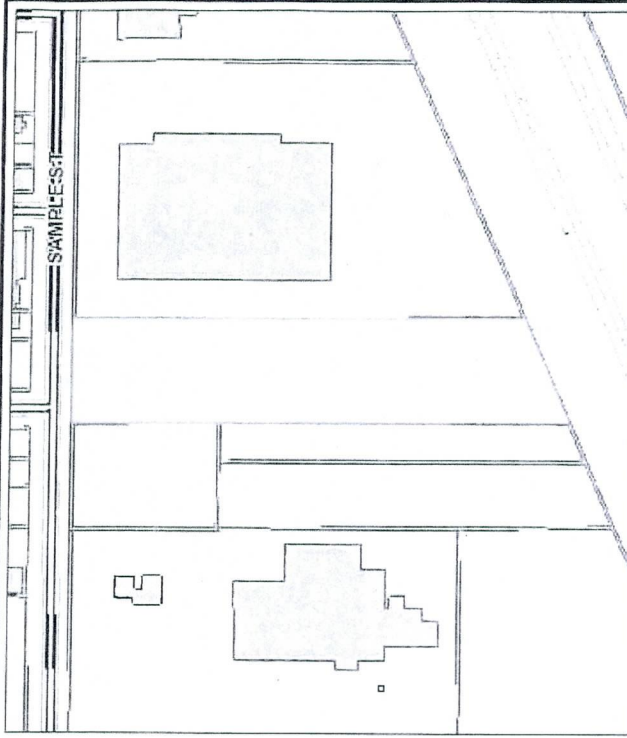
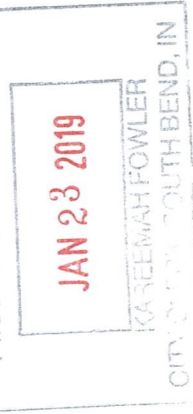
Subject Property: 2920 W SAMPLE ST, SOUTH BEND 46619
Parcel ID: 018-8075-282404
State ID: 71-08-15-101-004.000-026
Current Owner(s): SCHUPAN PROPERTIES SOUTH BEND LLC
Mailing Address: 2619 Miller Rd., Kalamazoo MI 49001
Assessed Usage: INDUSTRIAL VACANT LAND
Township: SB Portage
Municipality: SOUTH BEND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



Not to Scale

**NO IMAGES AVAILABLE
FOR THIS PROPERTY**

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Date Printed: October 26, 2018





**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

JAN 18 2019

KAREEMAH FOWLER
CITY CLERK
SOUTH BEND, IN

20 <u>19</u> PAY 20 <u>20</u>
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 6-1.1-12.1-4.1)
 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 not 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	DLGF taxing district number 026
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.		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*

Tax Key Number
 Current Assessed Value: 018-8075-282404
 Estimated Project Cost: 0
 605,500

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
100% Base Assessed Value	0	605,500	0	0	0	0	0	0
Less Abatement Deduction	0	0	605,500	605,500	605,500	605,500	605,500	605,500
Net Assessed Value	0	605,500	(605,500)	(605,500)	(575,225)	(544,950)	(484,400)	(423,850)
			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	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

Circuit Breaker Cap

Circuit Breaker	3.0000%	0	18,165	18,165	18,165	18,165	18,165	18,165
Debt Service	0.4563%	0	2,763	0	138	276	553	829
Circuit Breaker Cap	0	0	18,165	18,165	18,303	18,441	18,718	18,994

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*

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

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	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%

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

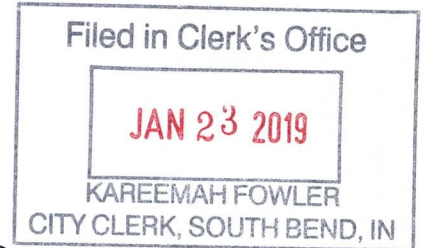
Circuit Breaker Cap

Circuit Breaker	0	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Debt Service	0	1,825	0	0	91	183	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

*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

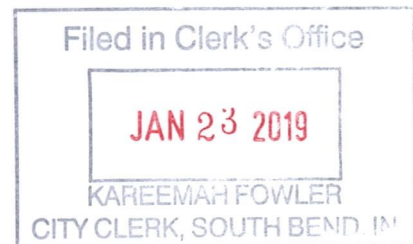
EMPLOYMENT IMPACT

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 19-12

RESOLUTION NO. _____

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

2920 W Sample Street, South Bend, Indiana 46619

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

SWGS Properties, LLC

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

WHEREAS, a Declaratory Resolution designated the area commonly known as 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; and

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

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

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

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

SECTION I. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for personal property tax abatement only and is limited to two (2) calendar years from the date of adoption of the Declaratory Resolution by the Common Council.

SECTION II. The Common Council hereby determines that the property owner is qualified for and is granted personal property tax deduction for a period of five (5) years as shown by the attachment pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, the Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

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

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

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://southbendin.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		
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		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Filed in Clerk's Office</p> <p style="font-size: 1.2em; margin: 0;">JAN 18 2019</p> <p>KAREEMAH FOWLER CITY CLERK SOUTH BEND, IN</p> </div>				
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/Pictures								
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?	Real Property: <i>Land 56500</i>	Personal Property: <i>0</i>
What is the projected assessed value?	Real Property: <i>549,000</i>	Personal Property: <i>450,000</i>
What is the tax key number for this project?	<i>018-8075-282401; 018-8075-282409</i>	
What is the six digit NAICS code?	<i>423510</i>	

Filed in Clerk's Office

JAN 18 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Please attach a Google map and street view of the location.		
Real Property Taxes:	Personal Property Taxes:	
2017 p 18 Year One	<i>20,968</i>	
2016 p 17 Year Two	<i>20,922</i>	
2015 p 16 Year Three	<i>20,787</i>	
2014/15 Year Four	<i>24,221</i>	
2013/14 Year Five	<i>24,262</i>	

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	<u>Super Size Projects (point values are cumulative):</u>					
	A.	100% to 199%	<i>Y</i>	<i>25</i>	25	
	B.	200% to 299%			68	
	C.	300% to 399%			65	
	D.	400% and Over			52	
Sub-total Super Size Projects:					210	
7	<u>Pay for Municipal Infrastructure:</u>					
	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:				<i>446</i>	539	
Total from Staff Section:				<i>25</i>	461	
Total Public Benefit Points:				<i>471</i>	1000	

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

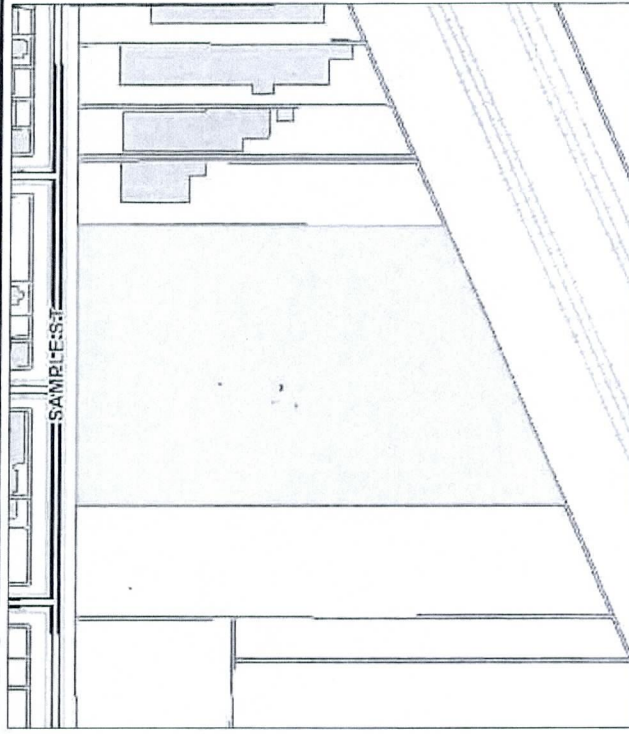
Acres: 5.84

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.

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

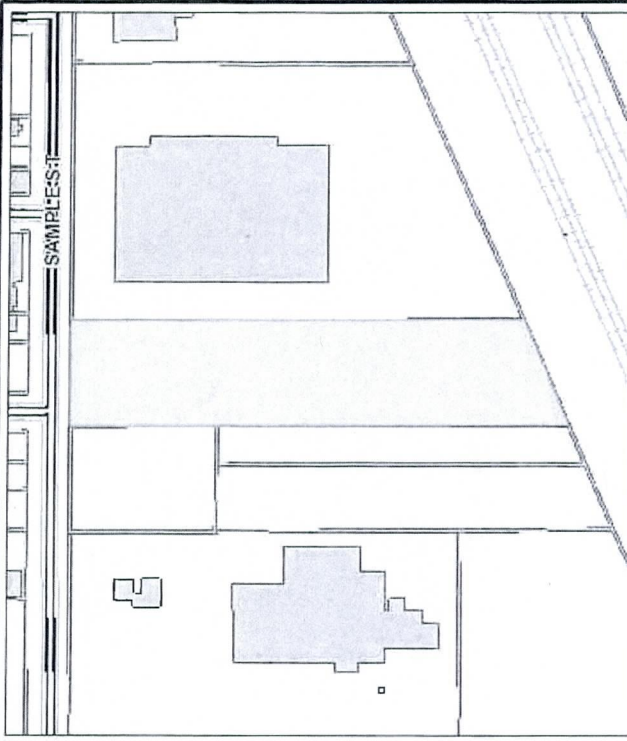
Assessed Year: 2020

Acres: 2.82

Legal Description: 165 Fl. On Sample St Beg. 165 Fl 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**

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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
<i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 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
Number of years approved: _____
<i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
| <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 | |
- 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*

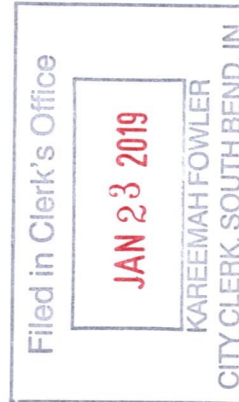
Tax Key Number: 018-8075-282401
 Current Assessed Value: 0
 Estimated Project Cost: 700,000

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

Property Taxes:
 Assume constant tax rate of 5.4559%

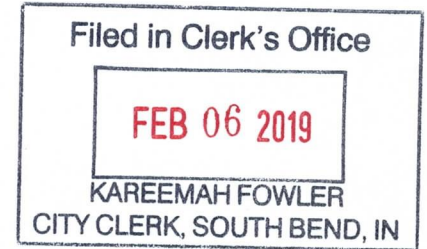
Gross Tax (tax rate x net assessed value)
 Less Circuit Breaker Credit
 Net Tax

Circuit Breaker Cap 3.0000%
 Circuit Breaker 0.4563%
 Debt Service
 Circuit Breaker Cap



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.



CITY OF SOUTH BEND

COMMUNITY INVESTMENT

February 6, 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 a Plan for the City Administration to Create a South Bend Plan Commission and Board of Zoning Appeals Separate and Distinct from that of the County and to Draft an Ordinance in Conformity with that Plan

Dear President Scott:

I am attaching for filing the above resolution, which provides the Common Council's approval of the City Administration's efforts to establish a South Bend Plan Commission and Board of Zoning Appeals. Passage of this resolution will enable continued progress toward creation of those bodies, further reform of the City's zoning ordinance standards, and the hiring of necessary staff to ensure a smooth transition of planning functions.

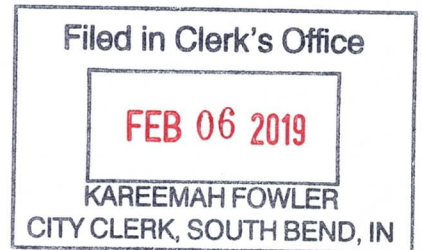
I request that the attached resolution be placed on the agenda of the February 11, 2019, Common Council meeting. I will be attending the meeting, as well as the Zoning & Annexation Committee hearing, as the presenter.

If you have any questions, please feel free to contact me at 235-7692. Thank you for your consideration of this matter.

Sincerely,

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

Tim Corcoran
Director, Planning & Community Resources



BILL NO. 19-15

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PLAN FOR THE CITY ADMINISTRATION TO CREATE A SOUTH BEND PLAN COMMISSION AND BOARD OF ZONING APPEALS SEPARATE AND DISTINCT FROM THAT OF THE COUNTY AND TO DRAFT AN ORDINANCE IN CONFORMITY WITH THAT PLAN

WHEREAS, The City of South Bend recognizes and appreciates the dedicated service of the St. Joseph County Area Plan Commission and the Board of Zoning Appeals and their staff for the many years that they have reviewed plans and acted on behalf of the City in land use matters; and

WHEREAS, The Department of Community Investment (“Department”) and Common Council have worked in close partnership since mid-2017 to undertake practical zoning reforms through the passage of a series of zoning quick fixes, namely:

- Pyramiding Uses (Ord. 10559-17)
- Common Variance Requests regarding setbacks, outdoor seating, and landscaping (Ord. 10557-17)
- Common Engineering Variance Request regarding drive and alley widths and drive-through stacking (Ord. 10558-17)
- Mixed Use District Standards (Ord. 10574-18)
- Off-Street Parking Regulations (Ord. 10598-18)
- Subdivision Ordinance Standards (Ord. 10609-18); and

WHEREAS, the City’s existing Zoning Ordinance, adopted in 2004, needs additional reforms to align it with best practices to guide future development in the City, and the Department intends to begin efforts toward this goal in earnest by the end of 2018 with Common Council input and participation as an essential part of this update process; and

WHEREAS, while realizing administrative efficiencies through partnerships with the County is preferred whenever possible, establishing a South Bend Plan Commission and Board of Zoning Appeals is in the best interest of the City and its residents; and

WHEREAS, the Department currently anticipates the establishment of the South Bend Plan Commission in the second half of 2019, upon the completion and adoption of all Zoning Ordinance reform efforts to allow for a smooth transition; and

WHEREAS, Indiana law (Ind.Code § 36-7-4) prescribes local planning and zoning, and accordingly, serves to define the powers, structure and membership of the South Bend Plan Commission and the Board of Zoning Appeals along the following lines:

Plan Commission: Nine (9) members

- One (1) member appointed by the Common Council from its membership
- One (1) member appointed by the Board of Park Commissioners
- One (1) member or designated representative appointed by the Board of Public Works
- The City Engineer or a qualified assistant appointed by the City Engineer
- Five (5) citizen members, of whom no more than three (3) may be of the same political party, appointed by the Mayor

Board of Zoning Appeals: 5 members

- Three (3) citizen members appointed by the Mayor, of whom one (1) must be a member of the plan commission and two (2) must not be members of the plan commission
- One (1) citizen member appointed by the Common Council, who must not be a member of the plan commission
- One (1) member appointed by the Plan Commission from the Plan Commission's membership, who must be a county agricultural agent or a citizen member of the Plan Commission other than the member appointed above; and

WHEREAS, adequate staffing will be critical to ensure the successful implementation of an updated Zoning Ordinance, the seamless transition from the current Area Plan Commission and the administration of the Zoning Ordinance to promote vibrant neighborhoods; however, the budget for fiscal year 2019, passed unanimously by the Common Council on October 8, 2018, included adequate staffing resources, but the Department committed to not fill the Zoning Administrator and Zoning Specialist positions until adoption of this Resolution by the Common Council.

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

SECTION I. The Department shall continue to work in close partnership with the South Bend Common Council to amend the existing Zoning Ordinance to promote further investment in South Bend's community, reduce unnecessary bureaucracy, and enable vibrant mixed-income neighborhoods.

SECTION II. The Department shall with the Council's Chair of the Zoning and Annexation Committee establish a process and updated schedule as Zoning Ordinance reform efforts commence to enhance usability from the perspectives of property owners, developers, residents, and administrators.

SECTION III. After consultation with the Area Plan Commission staff and the Common Council, the Department shall finalize and share implementation details, including the timeline

for the transition and suitable dates and times for scheduled meetings, to make the transition as smooth and user friendly as possible.

SECTION IV. The Department and Common Council shall work together to ensure that the South Bend Plan Commission is properly staffed to implement and administer the South Bend Zoning Ordinance, including knowledgeable legal counsel with experience in zoning and land use law.

SECTION V. The Council acknowledges that the Department will fill the Zoning Administrator and Zoning Specialist positions to assist with updates to the Zoning Ordinance and ensure a smooth transition to the South Bend Planning Commission and Board of Zoning Appeals.

SECTION VI. The Department shall prepare an ordinance to update the administrative functions under Chapter 2, Article IV, Subsection 2-13 of the South Bend Municipal Code.

Tim Scott, Council President
South Bend Common Council

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

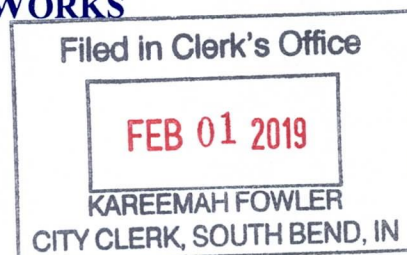


PHONE 574/235-9251
FAX 574/235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR
BOARD OF PUBLIC WORKS

January 22, 2019

Lori Kay Gesto
1705 S. Olive Street
South Bend, IN 46613



RE: Street Vacation – Portion of Dubail Street running from Olive Street West to termination at Wabash Street (Preliminary Review)

Dear Ms. Gesto:

The Board of Public Works, at its January 22, 2019, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment, Fire Department and the Street Department.

Per the Indiana Code 36-7-3-13 guidelines, the vacation met all criteria for a street vacation. Engineering noted there is an existing public water main running down this right-of-way which would require a utility easement agreement to be created if it were to be vacated.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this street, subject to a utility easement agreement.

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 street vacation packet.

Sincerely,


Linda M. Martin, Clerk

BILL NO. 05-19

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

The East/West portion of Dubail St. 29.8' in width running West approximately 303' from right-of-way of S. Olive St to parcel 018-8102-3875

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:

The East/West portion of Dubail St. 29.8' in width running West approx. 303' from right-of-way of S. Olive St to parcel 018-8102-3875.

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:

**Lot Number...Track of Land 450'N&S W Of Olive St Lying In
No Pt Ne1/4 Sw1/4 Sec 15-37-2e Cont 13.5566Acres+- St
Bd Assessed**

Section IV. The purpose of the vacation of the real property is:

To continue to use this a our North Driveway in and out of Belle Way Sales & Service, Inc.

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, 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

name 1	prop addr	prop city	prop state	prop zip	mailingadd	mailingcit	mailing sta ip	mailingz	legaldescr
NEW LIFE FELLOWSHIP MINISTRY OF SOUTH BEND INDIANA INC	1640 S OLIVE ST	SOUTH BEND	IN	46613	2301 W Dubail	South Bend	IN	46613	Lots 125 & 126 & W 1/2 Vac Alley E & Adj South Bend Industrial Addn 99-00 Vac Ord #8908-98
NEW JERSEY IND AND ILL RR CO % NORFOLK SOUTHERN CORP					Three Commercial Place	Norfolk	VA	23510	S S N 1/2 Ne Sw 5.88 Acres 15 37 2e
NEW LIFE FELLOWSHIP MINISTRY OF SOUTH BEND	1702 S OLIVE ST	SOUTH BEND	IN	46613	2301 W Dubail St	South Bend	IN	46613	Lots 121, 122, 123 & 124 So Bend Industrial Add 08/09 cons w/3660, 3661, & 3662 per owners req
GESTO JAMES & LORI	1705 S OLIVE ST	SOUTH BEND	IN	46613	Po Box 3966	South Bend	IN	46619	Lots 9 Thru & Inc 22 & Pt Of N/S Vac Alley & E1/2 Vac Wabash St W & Adj Olive Place Add
GESTO JAMES W & LORI K					P O Box 3966	South Bend	IN	46619	Vac Olive Place Add & Vac Dubail St And Pt Vac Wabash St W1/2 Sw Sec 15-37-2e Cont 4.85 Ac+-
KASER JOHN T & JULIE M					61130 Locust Rd	South Bend	IN	46614	Lot 127 & W 1/2 Vac Alley E & Adj South Bend Industrial Addn 99-00 Vac Ord #8908-98
NEW JERSEY IND AND ILL RR C/O NORFOLK SOUTHERN CORP					110 Franklin Rd	Roanoke	VA	24042	Tr Of Land 450'N&S W Of Olive St Lying In No Pt Ne1/4 Sw1/4 Sec 15-37-2e Cont 13.5566Acres+- St Bd Assessed

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

TO THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA

DATE: January 31, 2019

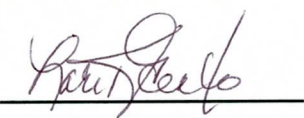

I (WE), THE UNDERSIGNED PROPERTY OWNER(S), PETITION YOU TO VACATE:

A. THE ALLEY DESCRIBED AS:

B. THE STREET DESCRIBED AS:

The East/West portion of Dubail St. 29.8' in width running West approx.
303' from right-of-way of S. Olive St to parcel 018-8102-3875.

Filed in Clerk's Office
FEB 01 2019
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

NAME (signed & printed)	ADDRESS	LOT #
<u>Lori Gesto</u> 	<u>1705 S. Olive St South Bend, IN 46613</u>	<u>9 thru & inc. 22 & Pt Of N/S Vac Alley & E 1/2 Vac Wabash St W & Adj Olive Place Add</u>
<u>James Gesto</u> 	<u>1705 S. Olive St South Bend, IN 46613</u>	<u>9 thru & inc. 22 & Pt Of N/S Vac Alley & E 1/2 Vac Wabash St W & Adj Olive Place Add</u>

CONTACT PERSON (S)

NAME: Lori Kay Gesto

ADDRESS: 1705 S. Olive St.
South Bend, IN 46613

PHONE: 574-261-0305

RETURN TO:

OFFICE OF THE CITY CLERK
JOHN VOORDE, CITY CLERK
ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, IN 46601
574-235-9221



LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

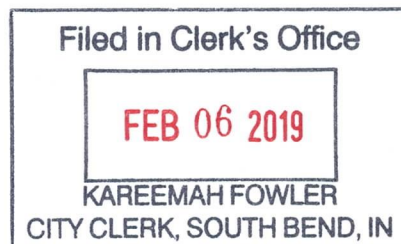
Angela M. Smith
Deputy Director

AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

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

February 5, 2019

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



RE: 629, 705, and 713 North Notre Dame Avenue
APC# 2891-19

Dear Council Members:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your February 11th, 2019 Council meeting, and set it for public hearing at your March 25th, 2019 Council meeting. The petition is tentatively scheduled for public hearing at the March 19th, 2019 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.

The petitioner provided the following narrative to describe the proposed project:

Our clients are requesting the approval of a Rezoning Petition for the property located at Southwest corner of Notre Dame Avenue and Almond Court, South Bend, Indiana. This requested Rezoning would allow for the approval of a proposed new single-family residential development. The development will consist of 6 single-family attached homes to be built on individual lots. Our clients believe the proposed single-family development as proposed would be compatible use in the surrounding mixed-use neighborhood.

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

Sincerely,

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

Shawn Klein
Planner

CC: Bob Palmer

SERVING ST. JOSEPH COUNTY, SOUTH BEND, LAKEVILLE, NEW CARLISLE, NORTH LIBERTY, OSCEOLA & ROSELAND

DHA

Danch, Harner & Associates, Inc.

Land Surveyors ■ Professional Engineers
Landscape Architects ■ Land Planners

Office: (574)234-4003 / (800)594-4003 ■ Fax: (574)234-4009

1643 Commerce Drive ■ South Bend, IN 46628

Filed in Clerk's Office

FEB 06 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Honorable Members of the City of
South Bend Common Council
4th Floor County-City Building
South Bend, Indiana 46601

February 1, 2019

RE: Rezoning Petition for Southwest corner of Notre Dame Avenue & Almond Court,
South Bend, Indiana;

Dear Council Members:

Our clients are requesting the approval of a Rezoning Petition for the property located at Southwest corner of Notre Dame Avenue and Almond Court, South Bend, Indiana.

This requested Rezoning would allow for the approval of a proposed new single-family residential development. The development will consist of 6 single-family attached homes to be built on individual lots.

Our clients believe the proposed single-family development as proposed would be a compatible use in the surrounding mixed-use neighborhood.

If you have any questions concerning this matter, please feel free to give me a call at 234-4003.

Sincerely,

Michael J. Danch

Michael J. Danch
President
Danch, Harner & Associates, Inc.

File No. 180136 "C" Md

Filed in Clerk's Office

FEB 06 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

BILL NO. 06-19

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 629, 705, AND 713 NORTH NOTRE DAME AVENUE, COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

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:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEING LOT#5, LOT#6, LOT#7 OF THE PLAT OF "W.A. BUGBEE'S 1ST ADDITION" AS RECORDED AS SHOWN IN BOOK#9 ON PAGE 1114311 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; AND A PORTION OF LOT #33 AS SHOWN IN THE PLAT OF "SORIN'S FIRST ADDITION TO THE TOWN OF LOWELL" IN PLAT BOOK #1 ON PAGE "53 " IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT #5, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ALMOND COURT WITH THE WEST RIGHT-OF-WAY LINE OF NOTRE DAME AVENUE; THENCE SOUTH 00°01'08" EAST ALONG THE EAST LINE OF SAID "W.A. BUGBEE'S 1ST ADDITION" SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF NOTRE DAME AVENUE, 159.11 FEET MORE OR LESS; THENCE NORTH 88°27'51" WEST, 143.44 FEET (REC. 147.28 FEET) MORE OR LESS; THENCE NORTH 00°55'24" EAST, 40.51 FEET MORE OR LESS TO THE SOUTH LINE OF SAID "W.A. BUGBEE'S 1ST ADDITION" SUBDIVISION; THENCE SOUTH 88°27'55" EAST, 29.19 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT#7 AND THE EAST RIGHT-OF-WAY LINE OF A 12.00 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01°16'26" EAST ALONG SAID EAST ALLEY RIGHT-OF-WAY LINE, 118.53 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF ALMOND COURT; THENCE SOUTH 88°28'08" EAST

ALONG SAID SOUTH RIGHT-OF-WAY LINE, 111.91 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.44 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

be and the same is hereby established as MF1 Urban Corridor Multifamily District.

SECTION II.

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

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

1) The property sought to be rezoned is located at:

*713 N. Notre Dame Ave., 705 N. Notre Dame Ave., 629 N. Notre Dame Ave., & Vacant Property South of 629 N. Notre Dame Ave.
South Bend, IN 46617*

2) The property Tax Key Number(s) is/are: *018-5031-1121; 018-5031-1122; 018-5031-1123; 018-5031-1125*

3) Legal Descriptions:

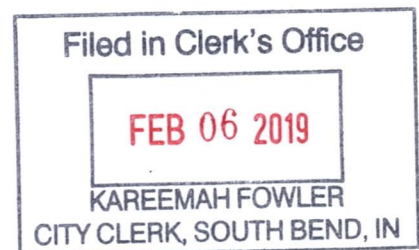
*THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEING LOT #5, LOT #6, LOT #7 OF THE PLAT OF "W.A. BUGBEE'S 1ST ADDITION" AS RECORDED AS SHOWN IN BOOK #9 ON PAGE "143" IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, AND A PORTION OF LOT #33 AS SHOWN IN THE PLAT OF "SORIN'S FIRST ADDITION TO THE TOWN OF LOWELL" IN PLAT BOOK #1 ON PAGE "53" IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT #5, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ALMOND COURT WITH THE WEST RIGHT-OF-WAY LINE OF NOTRE DAME AVENUE; THENCE SOUTH 00°01'08" EAST ALONG THE EAST LINE OF SAID "W.A. BUGBEE'S 1ST ADDITION" SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF NOTRE DAME AVENUE, 159.11 FEET MORE OR LESS; THENCE NORTH 88°27'51" WEST, 143.44 FEET (REC. 147.28 FEET) MORE OR LESS; THENCE NORTH 00°55'24" EAST, 40.51 FEET MORE OR LESS TO THE SOUTH LINE OF SAID "W.A. BUGBEE'S 1ST ADDITION" SUBDIVISION; THENCE SOUTH 88°27'55" EAST, 29.19 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT #7 AND THE EAST RIGHT-OF-WAY LINE OF A 12.00 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01°16'26" EAST ALONG SAID EAST ALLEY RIGHT-OF-WAY LINE, 118.53 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF ALMOND COURT; THENCE SOUTH 88°28'08" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 111.91 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 0.44 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD..*

4) Total Site Area: *0.44+/- Acres*

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

*University of Notre Dame Du Lac
724 Grace Hall
Notre Dame, IN 46556
Phone number with Area Code
E-Mail Address*

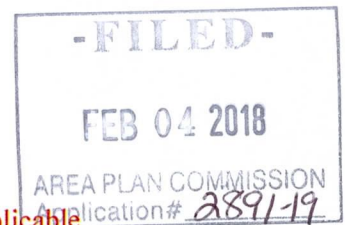
Name and address of additional property owners, if applicable:
Shamrock Realty, LLC, Attn: Mr. Matthew DeSalvo
52 Dawn Harbor Lane, Ph. No. 1-917-453-5569
Riverside, CT 06878



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

*Matthew S. DeSalvo
52 Dawn Harbor Lane
Riverside, CT, 06878
917-453-5569
E-Mail Address*





Name and address of additional property owners, if applicable:

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

From: **SF2 Single Family Two Family District Additional zoning district, if applicable**

To: **MF1 Urban Corridor Multifamily District**

8) This rezoning is requested to allow the following use(s): *Six (6) attached single-family residential homes*

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

1)

1). Lot frontage: From the required minimum of 40-feet to a minimum project frontage of 24-feet

2). From required minimum lot square footage of 4,000 sf to a minimum of 2,700 sf

3). Minimum side yard setback: From required 6-feet to 0-feet (interior lot lines)

4). From required 24-feet wide parking area drive aisle to a minimum of 21-feet aisle width

5). From required tree plantings along the rear property lines to no landscaping

6). From NNZO District maximum building setback for of 10-feet from the right-of-way of the street on which the parcel's address is platted to a maximum building setback of 11-feet

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 approval will not be injurious to the public health, safety, morals, and general of the community because the demolition of the existing buildings, and any proposed site improvements will comply with all State and local codes.*
- (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: *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. The property to be rezoned lies within an established residential neighborhood with a mix of detached single-family homes and attached residential units. Adjacent to the south of the property to be rezoned is an attached multi-family residential development which consist of five (5) separate buildings. Across Notre Dame Avenue to the south of the property to be rezoned is an existing residential development that consists of eight (8) attached residential units. With the presence of these two developments, the proposed six (6) unit single-family attached development and improvements will be compatible with the surrounding neighborhood.*
- (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: *The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property. The proposed project consist of six (6) attached single-family residential units. The desire is to create a separate lot for each home, which would result in a zero foot (0') interior lot setback between each house and narrow lot widths and small lot square footages. The Ordinance does not include an appropriate zoning classification for the neighborhood that would allow the proposed zero foot (0') building setbacks and the narrower lot widths and lot areas. The only means by which to allow the development, which is consistent with similar developments to the south and east, is through the variance process.*

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

1) The Special Exception Use(s) being requested: *Insert text*

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: *Please explain how your Special Exception Use petition addresses this criteria*
- (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein: *Please explain how your Special Exception Use petition addresses this criteria*
- (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: *Please explain how your Special Exception Use petition addresses this criteria*
- (d) The proposed use is compatible with the recommendations of the Comprehensive Plan. *Please explain how your Special Exception Use petition addresses this criteria*

* 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:

<i>Danch, Harner & Associates</i>	<i>Anthony M. Zappia (Attorney)</i>
<i>1643 Commerce Drive</i>	<i>52582 State Road 933 North</i>
<i>South Bend, IN 46628</i>	<i>South Bend, IN 46637</i>
<i>574-234-4003</i>	<i>574-277-8720</i>
<i>mdanch@danchharner.com</i>	

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):

Anthony M. Zappia

Filed in Clerk's Office

FEB 06 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

-FILED-

FEB 04 2018

AREA PLAN COMMISSION
Application# *2891-19*

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

1) The Special Exception Use(s) being requested: *Insert text*

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: *Please explain how your Special Exception Use petition addresses this criteria*
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- (d) The proposed use is compatible with the recommendations of the Comprehensive Plan. *Please explain how your Special Exception Use petition addresses this criteria*

* 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.

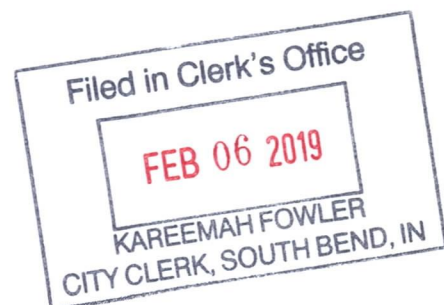
CONTACT PERSON:

<i>Danch, Harner & Associates</i>	<i>John Lloyd</i>
<i>1643 Commerce Drive</i>	<i>203 Main Building</i>
<i>South Bend, IN 46628</i>	<i>Notre Dame, IN 46556</i>
<i>574-234-4003</i>	<i>574-631-6411</i>
<i>mdanch@danchharner.com</i>	

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.

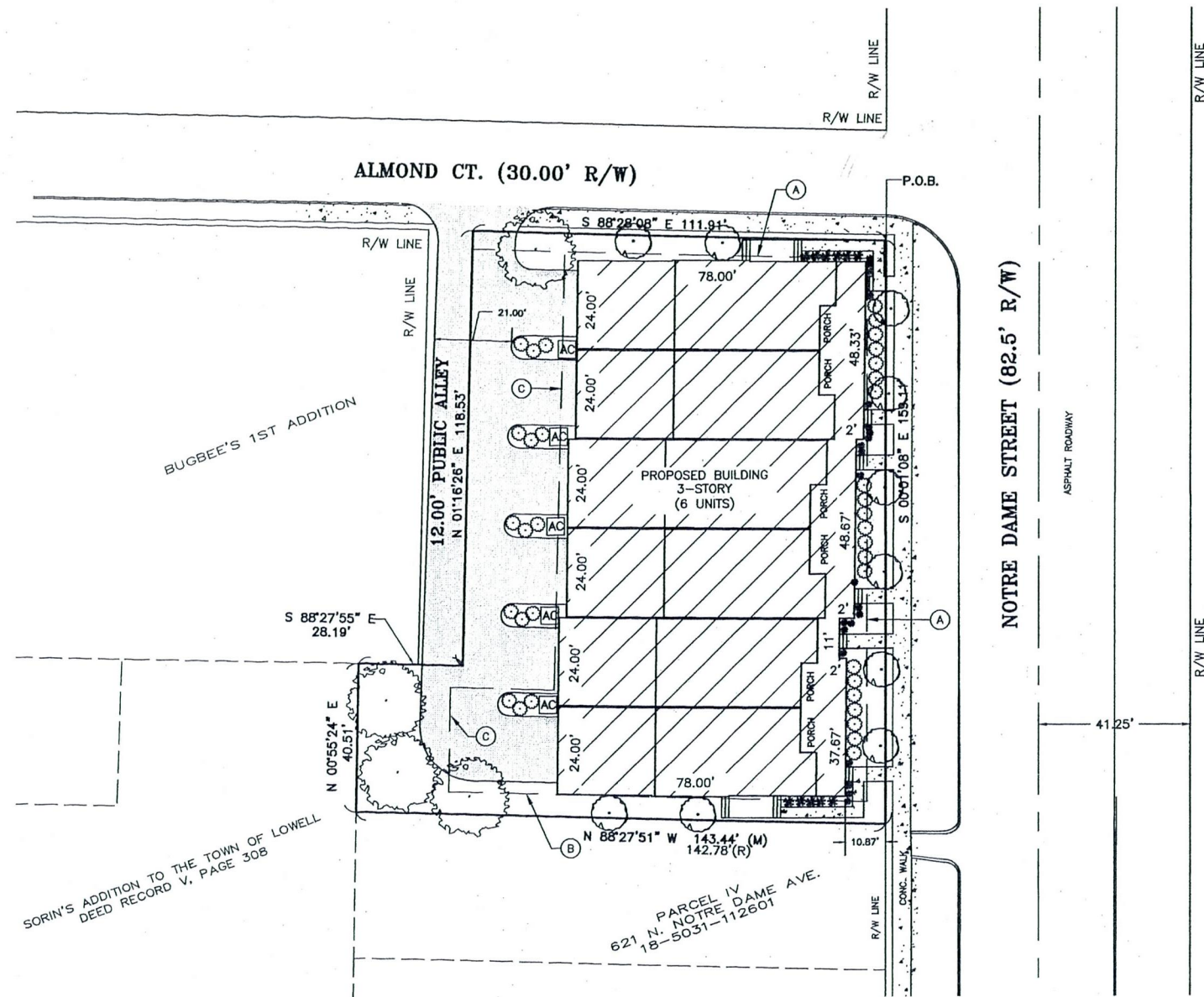
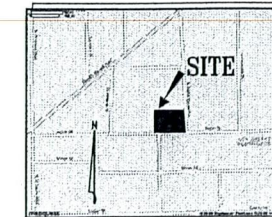
Signature(s) of all property owner(s), or signature of Attorney for all property owner(s):

Shawn Collins *SHAWN COLLINS*
VICE PRESIDENT FOR FINANCE
UNIVERSITY OF NOTRE DAME



PRELIMINARY SITE PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.



LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEING LOT #5, LOT #6, LOT #7 OF THE PLAT OF "W.A. BUGBEE'S 1ST ADDITION" AS RECORDED AS SHOWN IN BOOK #9 ON PAGE "143" IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, AND A PORTION OF LOT #33 AS SHOWN IN THE PLAT OF "SORIN'S FIRST ADDITION TO THE TOWN OF LOWELL" IN PLAT BOOK #1 ON PAGE "53" IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT #5, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ALMOND COURT WITH THE WEST RIGHT-OF-WAY LINE OF NOTRE DAME AVENUE; THENCE SOUTH 00°01'08" EAST ALONG THE EAST LINE OF SAID "W.A. BUGBEE'S 1ST ADDITION" SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF NOTRE DAME AVENUE, 159.11 FEET MORE OR LESS; THENCE NORTH 88°27'51" WEST, 143.44 FEET (REC. 147.28 FEET) MORE OR LESS; THENCE NORTH 00°55'24" EAST, 40.51 FEET MORE OR LESS TO THE SOUTH LINE OF SAID "W.A. BUGBEE'S 1ST ADDITION" SUBDIVISION; THENCE SOUTH 88°27'55" EAST, 29.19 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT #7 AND THE EAST RIGHT-OF-WAY LINE OF A 12.00 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01°16'26" EAST ALONG SAID EAST ALLEY RIGHT-OF-WAY LINE, 118.53 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF ALMOND COURT; THENCE SOUTH 88°28'08" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 111.91 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.44 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

TABULATED SITE DATA:

- 1). SITE ACREAGE..... 0.44± ACRES
- 2). PROPOSED LAND USE: SINGLE-FAMILY ATTACHED TOWNHOMES (6 HOMES).
CURRENT USE: SINGLE FAMILY HOMES
- 3). EXISTING LAND COVERAGE:

	SQ.FT.	% OF SITE
A). BUILDINGS.....	11,345	59.02
B). ASPHALT PAVEMENT.....	5,287	27.50
C). CONCRETE WALKS.....	420	2.19
D). OPEN SPACE.....	2,170	11.29
TOTAL	19,222	100.00
- 4). PARKING RATIO REQUIRED BY ORDINANCE:
 - A). (1) SPACE PER RESIDENTIAL HOME
NUMBER OF HOMES = 6
NUMBER OF SPACES REQUIRED FOR (6) HOMES.....6 SPACES
NUMBER OF SPACES PROVIDED AT (2) SPACES PER GARAGE.....12 SPACES
- 5). ALL SURFACE DRAINAGE IS TO BE HANDLED BY ON-SITE DRAINAGE SYSTEM SIZED PER CITY OF SOUTH BEND, INDIANA, ENGINEERING STANDARDS.
- 6). THE PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEM.

REQUESTED REZONING:

- 1). TO REZONE FROM SF2 SINGLE-FAMILY RESIDENTIAL TO MF1 URBAN CORRIDOR MULTIFAMILY RESIDENTIAL

REQUIRED VARIANCES FROM THE MF1 RESIDENTIAL DISTRICT:

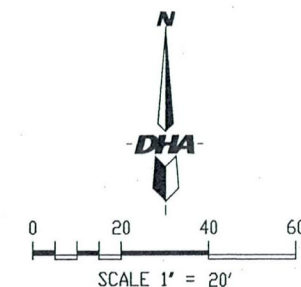
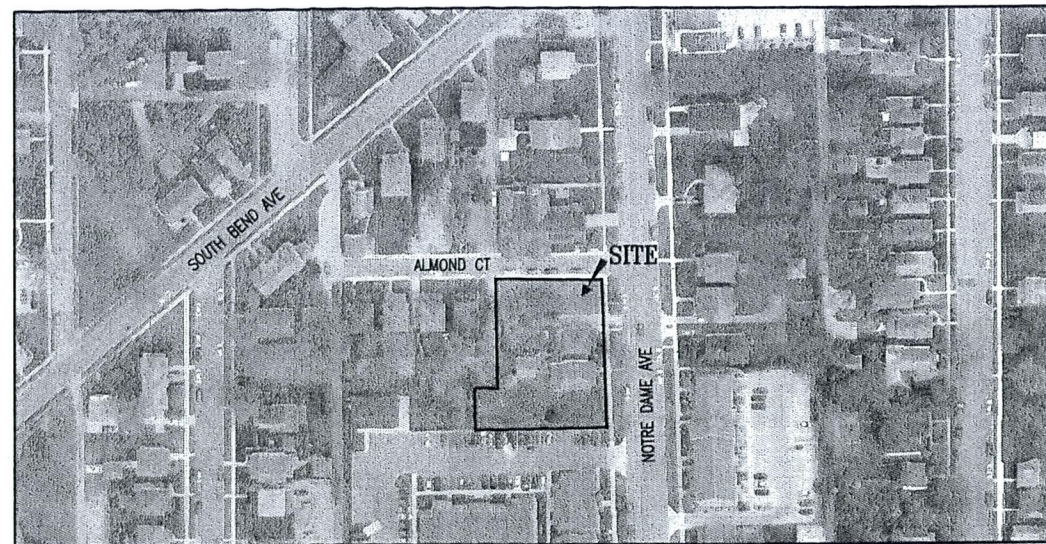
- 1). LOT FRONTAGE: FROM THE REQUIRED MINIMUM OF 40- FEET TO A MINIMUM PROJECT FRONTAGE OF 24- FEET
- 2). FROM REQUIRED MINIMUM LOT SQUARE FOOTAGE OF 4,000 SF TO A MINIMUM OF 2,700 SF
- 3). MINIMUM SIDE YARD SETBACK: FROM REQUIRED 6- FEET TO 0- FEET (INTERIOR LOT LINES)
- 4). FROM REQUIRED 24- FEET WIDE PARKING AREA DRIVE AISLE TO A MINIMUM OF 21- FEET AISLE WIDTH
- 5). FROM REQUIRED TREE PLANTINGS ALONG THE REAR PROPERTY LINES TO NO LANDSCAPING

REQUIRED VARIANCES FROM NORTHEAST NEIGHBORHOOD OVERLAY ZONING DISTRICT:

- 1). FROM MAXIMUM BUILDING SETBACK OF 10- FEET FROM THE RIGHT-OF-WAY OF THE STREET ON WHICH THE PARCEL'S ADDRESS IS PLATTED TO A MAXIMUM BUILDING SETBACK OF 11- FEET

SETBACK KEY LEGEND

- (A) 5' FRONT-YARD SETBACK
- (B) 6' SIDE-YARD SETBACK
- (C) 25' REAR-YARD SETBACK



SURVEYORS & ENGINEERS:
DANCH, HARMER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

DATE		REVISIONS	
5/01/18		DATE	BY
1" = 20'			
FILE #			
180136			

Danch, Harmer & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 Office: (574) 234-4003 • Fax: (574) 234-4119
 1643 Commerce Drive • South Bend, IN 46628

DHA

SHEET 1 OF 1

