



OFFICE OF THE CITY CLERK
KAREEMAH FOWLER, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: KAREEMAH FOWLER, CITY CLERK
DATE: APRIL 18, 2019
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, April 22, 2019:**

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

6:00 P.M. **HEALTH & PUBLIC SAFETY** **CHAIRPERSON, BRODEN**
1. [Bill No. 19-33](#)- Climate Action Plan Resolution

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

INFORMAL MEETING OF THE COMMON COUNCIL **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

INTEGRITY | SERVICE | ACCESSIBILITY

JENNIFER M. COFFMAN
CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BIANCA L. TIRADO
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR
ORDINANCE VIOLATION CLERK

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



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, April 22, 2019
7:00 P.M.

1. **INVOCATION**
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**
4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**
6. **REPORTS FROM CITY OFFICES**
7. **COMMITTEE OF THE WHOLE** **TIME:_____**
8. **BILLS ON THIRD READING** **TIME:_____**
9. **RESOLUTIONS**
BILL NO.

19-23 A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 4373 AMERITECH DRIVE, SOUTH BEND, IN 46628 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SEVEN (7) YEAR REAL PROPERTY TAX ABATEMENT FOR HOPKINS PROPERTIES OF SOUTH BEND, LLC

19-27 A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS IGNITION PARK, SOUTH BEND, IN 46601 AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN EIGHT (8) YEAR REAL PROPERTY TAX ABATEMENT FOR CATALYST THREE, LLC

[19-33](#) A RESOLUTION OF THE COMMON COUNCIL CONCERNING CLIMATE RECOVERY AND OUR COMMITMENT TO DEVELOP A CLIMATE ACTION PLAN AIMED AT GREENHOUSE GAS REDUCTIONS FOR THE CITY OF SOUTH BEND AND TO SUPPORT OTHER CLIMATE RELATED INITIATIVES.

10. **BILLS ON FIRST READING**

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

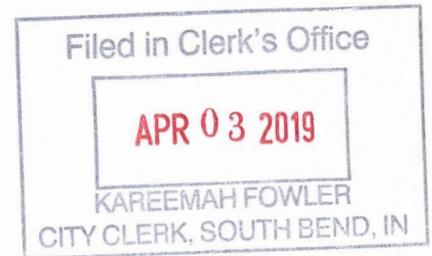
Chairperson, Committee of the Whole

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 COMMUNITY INVESTMENT

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

April 3, 2019

RE: Real Property Tax Abatement Petition for:
Hopkins Properties of South Bend, LLC (an affiliate of Truck Centers, Inc.)

Dear Council Member Ferlic:

Please find attached the Department of Community Investment's report on a real property tax abatement petition for the above-referenced petitioner. Also attached is a copy of the petition, Statement of Benefits form, and supporting information. Hopkins Properties of South Bend is proposing to invest in excess \$16,000,000 in the acquisition and construction of a new dealership facility to support Truck Centers' strategic growth plan and the enhance its ability to serve customers. The proposed project address is 4373 Ameritech Drive, South Bend, IN.

The report contains the Department's findings relative to the above petition. The project meets the qualifications for a (7) seven-year real property tax abatement and a representative from Hopkins Properties and Truck Centers will be available to meet with the Committee on Monday, April 8, 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 Economic Resources & 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: Angelina Billo

SUBJECT: Real Property Tax Abatement Petition For:
Hopkins Properties of South Bend, LLC (an affiliate of Truck Centers, Inc.)

DATE: April 1, 2019

On March 27, 2019, a petition for real property tax abatement consideration for property located at 4373 Ameritech Drive, South Bend, IN was filed with the City Clerk by Hopkins Properties of South Bend, LLC. 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, investigated the area, and makes the following report.

PROJECT SUMMARY

- Hopkins Properties of South Bend, LLC (an affiliate of Truck Centers, Inc. ("TCI")) is proposing to invest more than \$16,000,000 in the acquisition and construction of approximately 100,000 sq. ft. dealership facility to support Truck Centers' strategic growth plan and to enhance its ability to serve customers.
- The new facility would allow Truck Centers to offer a premier service center in Northern Indiana and increase its support for the on-highway and vocational truck markets as well as providing additional support for the RV manufacturing industry.
- Total project cost including new machinery and equipment is approximately \$18,000,000.
- Petitioner is qualified for a seven-year real property tax abatement.
- The estimated amount of taxes phased-in for the seven-year abatement is \$1,945,291. Estimated paid taxes paid for the seven-year term are \$788,279. Current annual taxes for vacant land are under \$7,000.

Truck Centers, Inc., based in Troy, IL and established in 1970, is a family-owned dealer group providing a full array of products and service to the heavy truck industry including truck sales, parts, service, body shop and training. Its network now consists of ten full-service dealerships and two satellite locations in the St. Louis metro area, Illinois and Indiana representing Freightliner, Western Star, Ottawa, Fuso, Sprinter

and Detroit performance products. The company has already invested in South Bend economy by acquiring Hill Truck Sales on Sample Street in January 2016. South Bend facility provides a full-service on-site Collision Center, in addition to sales, parts and service.

EMPLOYMENT IMPACT

Per this petition, the company will retain forty-two (42) full-time jobs with an annual payroll of \$2,150,000 and create thirty (30) full-time jobs with an annual payroll of \$1,500,000 within the first three years. Truck Centers invests in their employees and provides access to training seminars at their nationally recognized Training Center in Troy, IL.

ABATEMENT QUALIFICATION

1. A review of the tax abatements previously granted finds that the Petitioner, Hopkins Properties of South Bend, LLC has not been granted or associated with any previous tax abatement.
2. The Area Plan Commission has reviewed the petition and finds the property to be properly zoned for the proposed project.
3. The Building Commission has reviewed the petition and finds no building permit was issued.
4. The property is located in the River West Development area.
5. A review of the Tax Abatement Ordinance No. 9394-03 finds that the petitioner meets the qualifications for a (7) seven-year real property tax abatement under section 2-75 Real Property Tax Abatement General Standards.

Hopkins Properties (Truck Centers)

South Bend German Township
South Bend Portage Township Real Property Tax Abatement Schedule*

Tax Key Number	Current	Without Abatement	100% Year 1	95% Year 2	90% Year 3	85% Year 4	80% Year 5	75% Year 6	70% Year 7
Current Assessed Value:	217,000	217,000	217,000	217,000	217,000	217,000	217,000	217,000	217,000
Estimated Project Cost:	16,000,000								
Assessed Value:									
Current Assessed Value	217,000	217,000	217,000	217,000	217,000	217,000	217,000	217,000	217,000
Base Assessed Value	12,800,000	12,800,000	12,800,000	12,800,000	12,800,000	12,800,000	12,800,000	12,800,000	12,800,000
Less Abatement Deduction	0	(12,800,000)	(12,800,000)	(12,160,000)	(11,520,000)	(10,880,000)	(10,240,000)	(9,600,000)	(8,960,000)
Net Assessed Value	217,000	13,017,000	217,000	857,000	1,497,000	2,137,000	2,777,000	3,417,000	4,057,000
Property Taxes:									
Assume constant tax rate of	5.2696%	5.2696%	5.2696%	5.2696%	5.2696%	5.2696%	5.2696%	5.2696%	5.2696%
Gross Tax (tax rate x net assessed value)	11,435	685,943	11,435	45,160	78,886	112,611	146,337	180,062	213,788
Less Circuit Breaker Credit	(4,925)	(295,433)	0	0	0	0	0	0	0
Net Tax	6,510	390,510	11,435	45,160	78,886	112,611	146,337	180,062	213,788
Circuit Breaker Cap									
Circuit Breaker	6,510	390,510	390,510	390,510	390,510	390,510	390,510	390,510	390,510
Debt Service	0	0	0	0	0	0	0	0	0
Circuit Breaker Cap	6,510	390,510	390,510	390,510	390,510	390,510	390,510	390,510	390,510

Year	Existing Taxes	New Project Taxes	Combined Existing & New Taxes	Tax Abated	Net Tax Paid
1	6,510	384,000	390,510	379,075	11,435
2	6,510	384,000	390,510	345,350	45,160
3	6,510	384,000	390,510	311,624	78,886
4	6,510	384,000	390,510	277,899	112,611
5	6,510	384,000	390,510	244,173	146,337
6	6,510	384,000	390,510	210,448	180,062
7	6,510	384,000	390,510	176,722	213,788
Totals	45,570	2,688,000	2,733,570	1,945,291	788,279

Filed in Clerk's Office
APR 03 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.

APR 03 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

BILL NO. 19-23

RESOLUTION NO. _____

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

4373 Ameritech Drive, South Bend, IN 46628

AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SEVEN (7) YEAR REAL PROPERTY TAX ABATEMENT FOR

Hopkins Properties of South Bend, 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 4373 Ameritech Drive, South Bend, Indiana, and which is more particularly described as follows:

PARCEL I: Lot Numbered Four (4) in "Park One Northwest", as per plat thereof, filed in the Office of the Recorder of St. Joseph County, Indiana, on August 1, 1985, as Instrument No. 8515748.

PARCEL II: Lot Numbered One (1) as shown on the recorded Plat of U.S. 31 Business Centre Phase I, recorded January 9, 2004 as Document No. 0401210 in the Office of the Recorder of Saint Joseph County, Indiana.

PARCEL III: Lot Numbered Three A (3A) as shown on the recorded Plat of Park One Northwest First Replat, recorded April 4, 2003 as Document No. 0320042 in the Office of the Recorder of Saint Joseph County, Indiana, excepting therefrom any portion lying within the recorded Plat of U.S. 31 Business Centre Phase I recorded January 9, 2004 as Document No. 0401210.

PARCEL IV: A tract of land in the West Half of the Northeast Quarter of Section 19, Township 38 North, Range 2 East, German Township, St. Joseph County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said West Half of the Northeast Quarter of Section 19, Township 38 North, Range 2 East; thence South 00°48'00" East along the East line thereof 959.78 feet, said point being the true place of beginning; thence continuing South 00°48'00" East along said East line 1307.86 feet to the North line of the Indiana East-West Toll

Road; thence South 89°42'57" West along said North line 324.04 feet to the East line of the South Bend Bypass; thence North 02°49'50" West along said East line 329.96 feet to an angle point in said East line; thence North 00°17'00" West along said East line 978.17 feet; thence North 89°42'57" East 326.91 feet to the place of beginning.

and which has Key Numbers 025-1017-060806, 025-1017-060807, 025-1017-060809, and 025-1017-060816 to 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 up to a period of seven (7) 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 - 95%
Year 3 - 90%
Year 4 - 85%
Year 5 - 80%
Year 6 - 75%
Year 7 - 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://southbendin.gov/government/content/tax-abatement-before-processing-can-be-completed>

Filed in  Office

MAR 27 2019

General Information	Project Name	Project Number
Legal name as registered with Secretary of State	Truck Centers, Inc.	KAREEMAH FOWLER
Business structure	Truck Centers, Inc. (Illinois corporation)	
Company website	www.truckcentersinc.com	

CITY CLERK, SOUTH BEND, IN

Proposed Project Information			
Proposed project address	4373 Ameritech Drive	Parent company name	
City, State, Zip	South Bend, IN 46628	Legal owner	Hopkins Properties of South Bend, LLC
Site acreage or acreage required	19.8	Is the real estate owned or leased	Owned by Affiliate/Applicant
Square feet of facility	100,000 (approximate)	If leased by whom	

Primary Contact Information			
Primary company contact name	Justin Hopkins	Title	Executive Vice President
Address of company contact	2280 Formosa Rd.	Phone	(618) 667-3454
City, State, Zip	Troy, IL 62294	Email	justinhopkins@truckcentersinc.com

Senior Official Information			
Company senior official name	Katie Hopkins	Title	President/COO
Address of company contact (if different from above)	2280 Formosa Road	Phone	(618) 667-3454
City, State, Zip	Troy, IL 62294	Email	khopkins@truckcentersinc.com

Consultant Information/Agent			
Hired business consultant/agent name	Richard Deahl, Barnes & Thornburg LLP	Consultant release (Y/N)	Yes
Address	100 North Michigan St., Suite 700	Local economic development partners approval (Y/N)	
City, State, Zip	South Bend, IN 46601	Email	Richard.Deahl@btlaw.com

Project Overview	
<p>Brief description of your company, project, and why the property is necessary for economic growth</p>	<p>Hopkins Properties of South Bend, LLC (an affiliate of Truck Centers, Inc. ("TCI")) is proposing to invest in excess of \$16MM in the acquisition and construction of a 100,000 (approximate) square foot dealership facility to support TCI's strategic growth plan and to enhance its ability to serve customers.</p> <p>Truck Centers, Inc., based in Troy, IL, is a family-owned dealer group providing a full array of products and service to the heavy truck industry including truck sales, parts, service, body shop and training. Strong relationships with our customers, manufacturers and suppliers form the foundation upon which we've built the premier organization and become the recognized industry leader that we are today.</p> <p>Founded in 1970, Truck Centers, Inc. was one of the first heavy truck dealers to receive a Freightliner franchise in 1977. We've come a long way since then. Our network now consists of ten full-service dealerships and two satellite locations in the St. Louis metro area, Illinois and Indiana proudly representing Freightliner, Western Star, Ottawa, Fuso, Sprinter and Detroit performance products. The TCI team has grown from 15 employees to a team that is 720+ strong and dedicated to our core values of premier customer care and quality service.</p> <p>The new site would allow us to offer a premier service center in Northern Indiana and increase our support for the on-highway and vocational truck markets as well as providing additional support for the RV manufacturing industry. The move from our current location in South Bend to the proposed site would maintain our current 42 South Bend jobs and add 30 jobs to the market to get started.</p>

Certified Technology Park appropriate	N/A
Is the project in a Tax Incremental Financing (TIF) area? If so, which?	N/A
Certify that the Building Permit has not been issued (Y/N)	Number of residential units created by project
	N/A
If this is a petition for personal property tax abatement, has the equipment been installed	N/A

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	N/A	1,000,000 (Estimate)	Unknown

New Project Investments								
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026
Land Acquisition								
Building Lease Payments								
Building Purchase Costs								
New Building Construction	Start --	\$16,000,000						
Existing Building Improvements								
New Machinery & Equipment	\$700,000	\$ 100,000						
Special Tooling/Retrofitting		\$ 500,000						
New Furniture/Fixtures		\$ 200,000						
New Computer/IT Hardware		\$ 230,000						
New Software								
On-site Rail Infrastructure								
On-site Fiber Infrastructure								
TOTAL	\$700k+	\$17,030,000	\$ NaN					

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
2019	42 (15 for training)	\$2.15MM	20 (7 for tech training)	\$1,000,000		22
2020			30 (10 more -- 6 for tech training)	\$ 500,000		6
2021						
2022						
2023			Training is continual at TCI Corporate			
2024			center. The total training will continue			
2025			to grow.			
2026						
2027						
2028						
2029						
2030						

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

	Full time	Part time
Laborers	\$15.00	\$13.00+
Technical	\$25.00	
Managerial	\$40,000 - \$80,000 Salary	
Administrative	\$15.00	

Who will be the individual responsible for coordinating with WorkOne on recruiting? Jennifer Price

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	2016		2017		2018		
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time	
Black	1		1		1		
Hispanic							
Asian							
Indian							
Female	7	1	7	1	8	1	
Other							

**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	Construction Related (Contractors):				
	A.	Employ Local Companies (75%)	Y	20	20
	B.	Purchase Materials from Local Companies (75%)	Y	20	20
	C.	Require Employees vs. Independent Contractors	Y	19	19
	D.	Require Prevailing Wage (Davis Bacon)	N		22
	E.	Require Health Benefits	Y	22	22
	F.	Require Pension Benefits	N		18
	G.	Maintain Affirmative Action Plan	Y	20	20
			Sub-total Construction Related:	101	NaN
2	Wage & Benefit Related (Owner):				
	A.	Pay Target Wage Levels	Y	33	33
	B.	Provide Health Benefits	Y	34	34
	C.	Provide Pension Benefits	Y	29	29
	D.	Provide Training	Y	28	28
	E.	Provide Child Care	N		15
	F.	Provide Transportation Assistance	N		14
	G.	Provide Employer Assisted Housing program	N		9
		Sub-total Wage & Benefit Related:	124	NaN	162
3	Workforce Related:				
	A.	Create New Jobs	Y	42	42
	B.	Retain Existing Jobs	Y	41	41
	C.	Maintain Affirmative Action Plan	Y	35	35
	D.	Provide Targeted Hiring Preference			34
		Sub-total Workforce Related:	118	NaN	152
4	Support a Municipal Facility:				
	A.	Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.)	Y	84	84
		Name of Facility <u>Beacon Childrens Hosp</u>			
		Sub-total Municipal Facility:	84	NaN	84
Sub-total from Above:			427	0	539

The undersigned owner(s) of real property, located within the City of South Bend, herby 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:	March 27, 2019
----------------------	---	--------------	----------------

Truck Centers, Inc.
By: M. John Hopkins, IV
Chairman/CEO

For Staff Use Only Below This Line

Vacant Land

What is the current assessed value?	Real Property:	217,000	Personal Property:	
What is the projected assessed value?	Real Property:		Personal Property:	
What is the tax key number for this project?	025-1017-060806; 025-1017-060807;			
What is the six digit NAICS code?	025-1017-060809; 025-1017-060816.			

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:	
	Year One		
	Year Two		
	Year Three		
	Year Four		
	Year Five		

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

		[Y or N]	Points	Points
Public Benefit Item:				
<u>Project Related:</u>				
5	A. Redevelop a Site that has Special Needs		<i>2</i>	49
	B. Develop Based on Local University Research			35
	C. Achieve a Physical Element of a Plan			36
	Sub-total Project Related:			120
	<u>Super Size Projects (point values are cumulative):</u>			
6	A. 100% to 199%	Y	<i>25</i>	25
	B. 200% to 299%	Y	<i>68</i>	68
	C. 300% to 399%	Y	<i>65</i>	65
	D. 400% and Over	Y	<i>52</i>	52
	Sub-total Super Size Projects:		<i>210</i>	210
7	<u>Pay for Municipal Infrastructure:</u>			
	A. Pay for Oversizing or Upgrading		<i>7</i>	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>427</i>	539
Total from Staff Section:			<i>210</i>	461
Total Public Benefit Points:			<i>637</i>	1000



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

Filed in Clerk's Office

MAR 27 2019

2019 PAY 20

FORM SB-1 / Real Property

PRIVACY NOTICE

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

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4.1)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

CITY CLERK, SOUTH BEND, IN

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 Hopkins Properties of South Bend, LLC (and/or Truck Centers, Inc.)		
Address of taxpayer (number and street, city, state, and ZIP code) 2280 Formosa Road, Troy, IL 62294		
Name of contact person Justin Hopkins	Telephone number (618) 667-3454	E-mail address justinhopkins@truckcentrsinc.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Common Council of City of South Bend		Resolution number
Location of property 4373 Ameritech Drive, South Bend, Indiana 46628	County St. Joseph	DLGF taxing district number 71-003
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Proposed investment of \$16,000,000 in site acquisition and construction of 100,000+/- square foot building facility.		Estimated start date (month, day, year) April, 2019
		Estimated completion date (month, day, year) January, 2021

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
42	\$2,150,000	42	\$2,150,000	30	\$1,500,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$ 875,000	\$270,300
Plus estimated values of proposed project	\$16,000,000	Reg. 17
Less values of any property being replaced	N/A	N/A
Net estimated values upon completion of project	\$16,875,000	Reg. 17

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) March 27, 2019
Printed name of authorized representative M. John Hopkins, IV	Title Chairman/CEO Truck Centers, Inc.

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.

St. Joseph County

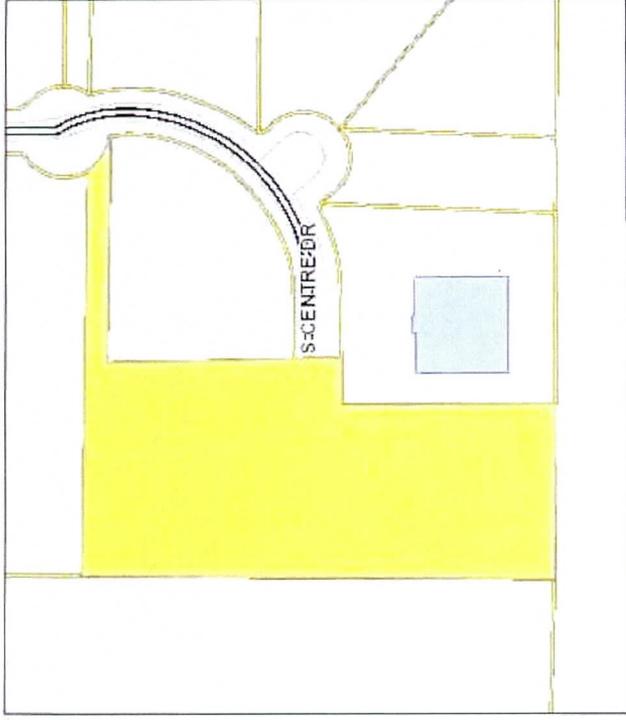
Property Information

Subject Property: .
Parcel ID: 025-1017-060806
State ID: 71-03-19-200-018.000-009
Current Owner(s): HOPKINS PROPERTIES OF SOUTH BEND LLC
Mailing Address: 2280 Formosa Rd , Troy IL 62294
Assessed Usage: INDUSTRIAL VACANT LAND
Township: SB German
Municipality:
Tax District: SB German

Property Assessment Information as of Last Assessment Date

Land Value: \$40,000.00
Improved Value: \$0.00
Assessed Year: 2021
Acres: 3.74

Legal Description: Lot 3A Park One Northwest Minor #1 First Replat NP #1645 3/19/09
04/05 New Replat Trans 13754 1/09/04



Not to Scale

**NO IMAGES AVAILABLE
FOR THIS PROPERTY**

Filed in Clerk's Office

APR 03 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

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Date Printed: March 27, 2019



St. Joseph County

Property Information

Subject Property: .
Parcel ID: 025-1017-060816
State ID: 71-03-19-276-001.000-009
Current Owner(s): HOPKINS PROPERTIES OF SOUTH BEND LLC
Mailing Address: 2280 Formosa Rd , Troy IL 62294
Assessed Usage: INDUSTRIAL VACANT LAND
Township: SB German
Municipality:
Tax District: SB German

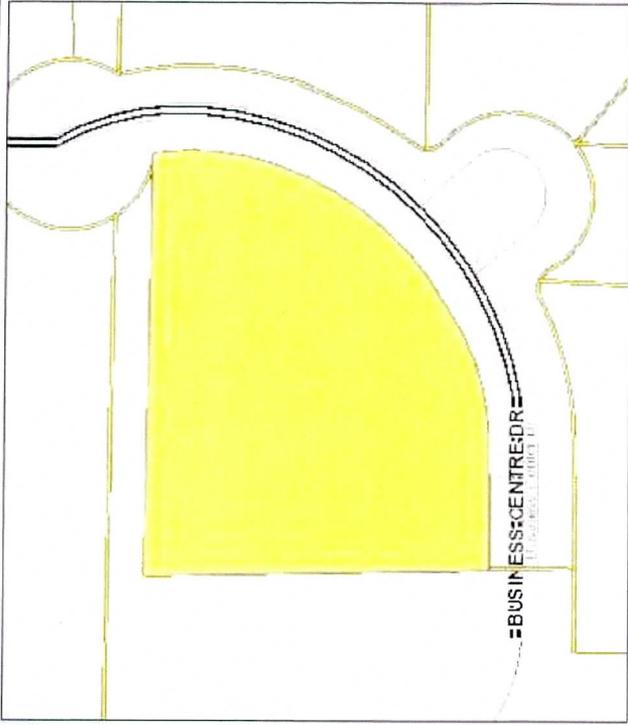
Property Assessment Information as of Last Assessment Date

Land Value: \$15,200.00
Improved Value: \$0.00
Assessed Year: 2021
Acres: 1.42

Legal Description: Lot 1 Us 31 Business Centre Phase 1 04/05 New Replat Trans 13754
1/09/04

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Date Printed: March 27, 2019



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St. Joseph County

Property Information

Subject Property: 025-1017-060807
Parcel ID: 71-03-19-200-017.000-009
State ID: HOPKINS PROPERTIES OF SOUTH BEND LLC
Current Owner(s): 2280 Formosa Rd , Troy IL 62294
Mailing Address: INDUSTRIAL VACANT LAND
Assessed Usage: SB German
Township: SB German
Municipality: SB German
Tax District: SB German

Property Assessment Information as of Last Assessment Date

Land Value: \$51,800.00
Improved Value: \$0.00
Assessed Year: 2021
Acres: 4.84

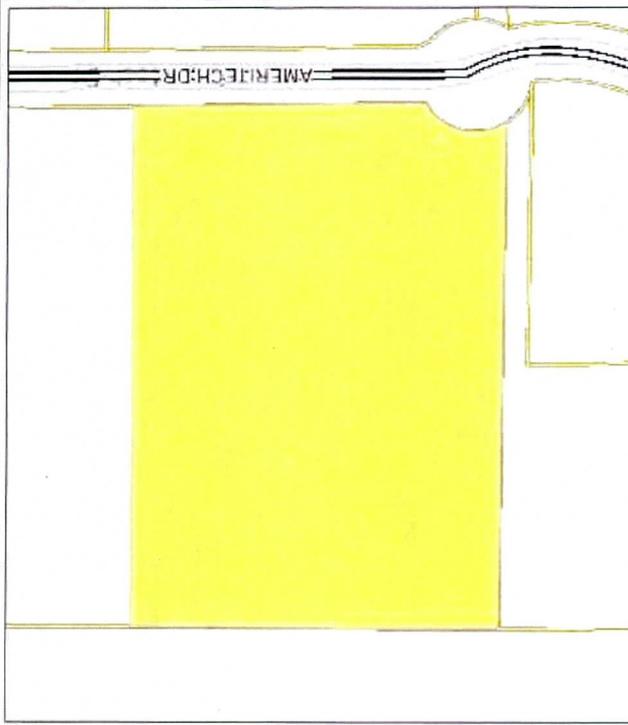
Legal Description:

Lot 4 Park One Northwest W1/2 E1/2 Ne Sec 19-38-26

Filed in Clerk's Office

APR 03 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



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Date Printed: March 28, 2019

St. Joseph County

Property Information

Subject Property: ,
Parcel ID: 025-1017-060809
State ID: 71-03-19-200-013.000-009
Current Owner(s): HOPKINS PROPERTIES OF SOUTH BEND LLC
Mailing Address: 2280 Formosa Rd , Troy IL 62294
Assessed Usage: INDUSTRIAL VACANT LAND
Township: SB German
Municipality:
Tax District: SB German

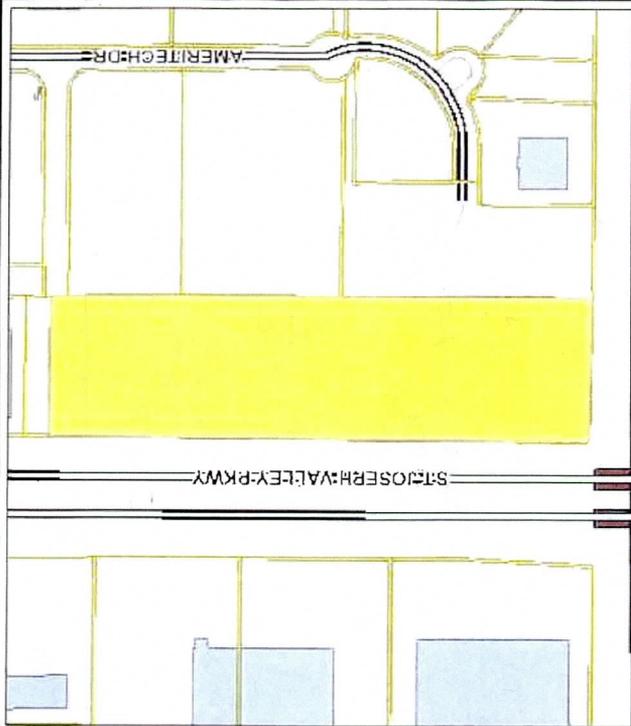
Property Assessment Information as of Last Assessment Date

Land Value: \$110,000.00
Improved Value: \$0.00
Assessed Year: 2021
Acres: 10.28

Legal Description: Pt W 1/2 Ne Sec 19-38-2e Beg. 959.78' S Ne Cor S 1307.86' W 324.04' Nw 329.96' N 978.17' E 326.91' To Pcb 9.50 Acs

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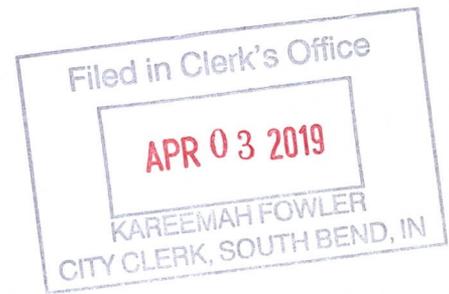
Date Printed: March 28, 2019



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FOR THIS PROPERTY**





CITY OF SOUTH BEND COMMUNITY INVESTMENT

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

April 3, 2019

RE: Real Property Tax Abatement Petition for:
Catalyst Three, LLC

Dear Council Member Ferlic:

Please find attached the Department of Community Investment's report on a real property tax abatement petition for the above-referenced petitioner. Also attached is a copy of the petition, Statement of Benefits form, and supporting information. Catalyst Three, LLC is proposing to invest more than \$16,000,000 in the construction of a new office building located in the Ignition Park, South Bend.

The report contains the Department's findings relative to the above petition. The project meets the qualifications for a (8) eight-year real property tax abatement and a representative from Catalyst Three will be available to meet with the Committee on Monday, April 8, 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 Economic Resources & 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: Angelina Billo

SUBJECT: Real Property Tax Abatement Petition For:
Catalyst Three, LLC

DATE: April 1, 2019

On March 29, 2019, a petition for real property tax abatement consideration for property located in the Ignition Park, South Bend was filed with the City Clerk by Catalyst Three, LLC. 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, investigated the area, and makes the following report.

PROJECT SUMMARY

- Catalyst Three, LLC is proposing to invest more than \$16,000,000 in the construction of approximately 83,000 sq. ft. new office space in the Ignition Park, South Bend.
- The new office building is intended to serve as an instrumental factor in retaining a highly valued employer within the City of South Bend.
- Total project cost is approximately \$16,000,000.
- Petitioner is qualified for an eight-year real property tax abatement.
- The estimated amount of taxes phased-in for the eight-year abatement is \$2,373,722. Estimated paid taxes paid for the eight-year term are \$418,898. Current annual taxes are under \$1,500.

EMPLOYMENT IMPACT

As the developer, Catalyst Three, LLC will not have direct employees. However, this site/building is being built-to-suite a very important South Bend corporation that DCI has been working with for the last five years to retain and grow in South Bend. The benefits of this tax incentive will directly impact the retention of, at least, 500 full-time jobs in the City of South Bend.

ABATEMENT QUALIFICATION

1. A review of the tax abatements previously granted finds that the Petitioner, Catalyst Three, LLC has not been granted or associated with any previous tax abatement.
2. The Area Plan Commission has reviewed the petition and finds the property to be properly zoned for the proposed project.
3. The Building Commission has reviewed the petition and finds no building permit was issued.
4. The property is located in the River West Development area.
5. A review of the Tax Abatement Ordinance No. 9394-03 finds that the petitioner meets the qualifications for a (8) eight-year real property tax abatement under section 2-75 Real Property Tax Abatement General Standards.

8 YEAR

1-Apr-19

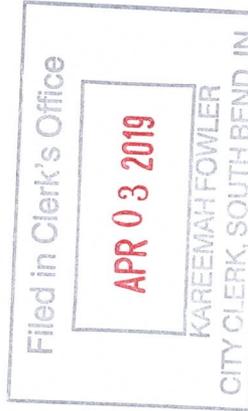
Catalyst Three

South Bend Portage Township
Real Property Tax Abatement Schedule*

Assessed Value:	Current AV & Tax	Without Abatement	100% Year 1	100% Year 2	100% Year 3	100% Year 4	95% Year 5	90% Year 6	80% Year 7	70% Year 8
Current Assessed Value	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Base Assessed Value	11,590,319	11,590,319	11,590,319	11,590,319	11,590,319	11,590,319	11,590,319	11,590,319	11,590,319	11,590,319
Less Abatement Deduction	0	0	(11,590,319)	(11,590,319)	(11,590,319)	(11,590,319)	(11,010,803)	(10,431,287)	(9,272,255)	(8,113,223)
Net Assessed Value	11,635,919	11,635,919	45,600	45,600	45,600	45,600	625,116	1,204,632	2,363,664	3,522,696
Property Taxes:										
Assume constant tax rate of	5.3035%	5.3035%	5.3035%	5.3035%	5.3035%	5.3035%	5.3035%	5.3035%	5.3035%	5.3035%
Gross Tax (tax rate x net assessed value)	2,418	617,113	2,418	2,418	2,418	2,418	33,153	63,888	125,357	186,827
Less Circuit Breaker Credit	(1,050)	(268,035)	0	0	0	0	0	0	0	0
Net Tax	1,368	349,078	2,418	2,418	2,418	2,418	33,153	63,888	125,357	186,827
Circuit Breaker Cap	1,368	349,078	349,078	349,078	349,078	349,078	349,078	349,078	349,078	349,078
Debt Service	0	0	0	0	0	0	0	0	0	0
Circuit Breaker Cap	1,368	349,078	349,078	349,078	349,078	349,078	349,078	349,078	349,078	349,078

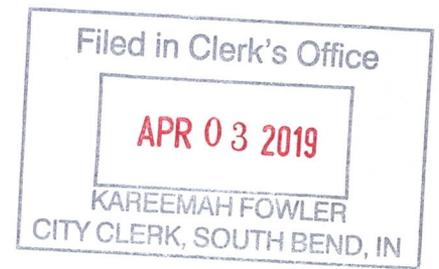
Year	Existing Taxes	New Project Taxes	Combined Existing & New Taxes	Tax Abated	Net Tax Paid
1	1,368	347,710	349,078	346,659	2,418
2	1,368	347,710	349,078	346,659	2,418
3	1,368	347,710	349,078	346,659	2,418
4	1,368	347,710	349,078	346,659	2,418
5	1,368	347,710	349,078	315,924	33,153
6	1,368	347,710	349,078	285,190	63,888
7	1,368	347,710	349,078	223,720	125,357
8	1,368	347,710	349,078	162,251	186,827
Totals	10,944	2,781,677	2,792,621	2,373,722	418,898

*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.



BILL NO. 19-27

RESOLUTION NO. _____



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

Ignition Park, South Bend, IN 46601

AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN EIGHT (8) YEAR REAL PROPERTY TAX ABATEMENT FOR

Catalyst Three, 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 the Ignition Park, South Bend, Indiana, and which is more particularly described as follows:

Lot 3 Ignitions Park Minor Sub #1 15/16NP#11010 10-28-2014

and which has Key Number 018-8021-084916 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 up to a period of eight (8) 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 - 100%
Year 4 - 100%
Year 5 - 95%
Year 6 - 90%
Year 7 - 80%
Year 8 - 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://southbendin.gov/government/content/tax-abatement> before processing can be complete

General Information		Project Name	Press Ganey	Project Number
Legal name as registered with Secretary of State		CATALYST THREE, LLC		
Business structure		Indiana limited liability company		
Company website		www.greatlakescapital.com		
Proposed Project Information				
Proposed project address		Ignition Drive (Ignition Park)	Parent company name	
City, State, Zip	South Bend, Indiana 46601	Legal owner	Catalyst Three, LLC	
Site acreage or acreage required	6.91 Acres	Is the real estate owned or leased	Owned	
Square feet of facility	Proposed ~83,000	IF leased by whom		
Primary Contact Information				
Primary company contact name		Jeff Smoke	Title	Director of Development
Address of company contact		112 West Jefferson Blvd., Ste 200	Phone	574 855-5700
City, State, Zip	South Bend, Indiana 46601	Email	jsmoke@greatlakescapital.com	
Senior Official Information				
Company senior official name		Jeff Smoke	Title	Same
Address of company contact (if different from above)			Phone	
City, State, Zip		Email		
Consultant Information/Agent				
Hired business consultant/agent name		Richard Deahl, Barnes & Thornburg LLP	Consultant release (Y/N)	Y
Address		100 N Michigan Street, Suite 700	Local economic development partners approval (Y/N)	
City, State, Zip	South Bend, Indiana 46601	Email	rdeahl@btlaw.com	
Project Overview				
Brief description of your company, project, and why the property is necessary for economic growth		Construction of proposed 83,000 square foot new office, as an enhancement for the Ignition Park development in South Bend. This project is intended to serve as an instrumental factor in retaining a highly valued employer within the City.		
Certified Technology Park appropriate		Y		
Is the project in a Tax Incremental Financing (TIF) area? If so, which?		Y		
Certify that the Building Permit has not been issued (Y/N)		No permit issue	Number of residential units created by project	N/A
If this is a petition for personal property tax abatement, has the equipment been installed		N/A		

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MAR 29 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

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?
	No	N/A	N/A

New Project Investments								
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026
Land Acquisition								
Building Lease Payments								
Building Purchase Costs								
New Building Construction	\$ 6,000,000.00	\$ 10,000,000.00						
Existing Building Improvements								
New Machinery & Equipment								
Special Tooling/Retooling								
New Furniture/Fixtures								
New Computer/IT Hardware								
New Software								
On-site Rail Infrastructure								
On-site Fiber Infrastructure								
TOTAL	\$ NaN	\$ NaN	\$ NaN	\$ NaN	\$ NaN	\$ NaN	\$ NaN	\$ NaN

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
2019	Pls See Exhibit					
2020						
2021						
2022						
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030						

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

	Full time	Part time
Laborers		
Technical		
Managerial		
Administrative		

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

Does your company have an EEO hiring policy?

Are you an EEO employer?

Please list the number of full time and part time minority and/or female employees for each of the last three years:

Year	2019		2020		2021	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Black						
Hispanic						
Asian						
Indian						
Female						
Other						

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.

**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%)	Y	20	20
	B.	Purchase Materials from Local Companies (75%)	Y	20	20
	C.	Require Employees vs. Independent Contractors	Y	19	19
	D.	Require Prevailing Wage (Davis Bacon)	N		22
	E.	Require Health Benefits	Y	22	22
	F.	Require Pension Benefits	Y	18	18
	G.	Maintain Affirmative Action Plan	Y	20	20
		Sub-total Construction Related:		NaN 119	141
2	<u>Wage & Benefit Related (Owner):</u>				
	A.	Pay Target Wage Levels	Y	33	33
	B.	Provide Health Benefits	Y	34	34
	C.	Provide Pension Benefits	Y	29	29
	D.	Provide Training	Y	28	28
	E.	Provide Child Care	N		15
	F.	Provide Transportation Assistance	N		14
	G.	Provide Employer Assisted Housing program	N		9
		Sub-total Wage & Benefit Related:		NaN 124	162
3	<u>Workforce Related:</u>				
	A.	Create New Jobs	Y	42	42
	B.	Retain Existing Jobs	Y	41	41
	C.	Maintain Affirmative Action Plan	Y	35	35
	D.	Provide Targeted Hiring Preference	Y	34	34
	Sub-total Workforce Related:		152	152	
4	<u>Support a Municipal Facility:</u>				
	A.	Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.)	y	84	84
		Name of Facility	MLK Statue + Potawatomi Zoo.		
	Sub-total Municipal Facility:		84	84	
Sub-total from Above:			479	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:	3/29/19
----------------------	---	--------------	---------

For Staff Use Only Below This Line

What is the current assessed value?	Real Property:	45,600	Personal Property:	
What is the projected assessed value?	Real Property:	16,000,000	Personal Property:	
What is the tax key number for this project?	018-8021-084916			
What is the six digit NAICS code?				

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:
	Year One	
	Year Two	
	Year Three	
	Year Four	
	Year Five	

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		Z	49
	B. Develop Based on Local University Research		Z	35
	C. Achieve a Physical Element of a Plan		Z	36
	Sub-total Project Related:			120
6	Super Size Projects (point values are cumulative):			
	A. 100% to 199%		25	25
	B. 200% to 299%		68	68
	C. 300% to 399%		65	65
	D. 400% and Over		52	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:			479	539
Total from Staff Section:			210	461
Total Public Benefit Points:			689	1000



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

Filed in Clerk's Office
MAR 29 2019
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

20 20 PAY 20 21
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)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

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 redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. 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.
3. 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.
4. 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)
5. 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 6-1.1-12.1-7

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer CATALYST THREE LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 112 WEST JEFFERSON BLVD., SUITE 200		
Name of contact person Jeff Smoke, Director	Telephone number (574) 251-4400	E-mail address JSMOKE@greatlakescapital.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Common Council of City of South Bend	Resolution number
Location of property Ignition Park	County
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Proposed investment of over \$16,000,000 for new construction of office building in Ignition Park	Estimated start date (month, day, year) November 2019
	Estimated completion date (month, day, year) Feb. 20121

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	16,000,000	
Less values of any property being replaced		
Net estimated values upon completion of project	\$16,000,000	

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 <i>Jeff Smoke</i>	Date signed (month, day, year) 3/29/19
Printed name of authorized representative Jeff Smoke	Title Director

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.

St. Joseph County

Property Information

Subject Property: 018-8021-084916
Parcel ID: 018-8021-084916
State ID: 71-08-14-226-005.000-026
Current Owner(s): CATALYST THREE LLC
Mailing Address: 112 W Jefferson Blvd Ste 200 , South Bend IN 46601
Assessed Usage: COMMERCIAL VACANT LAND
Township: SB Portage
Municipality:
Tax District: SB Portage

Property Assessment Information as of Last Assessment Date

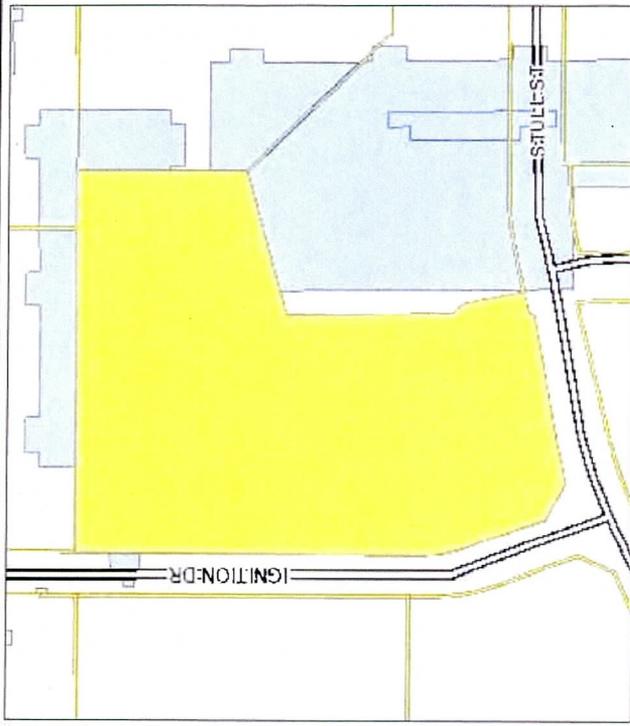
Land Value: \$45,600.00
Improved Value: \$0.00
Assessed Year: 2021
Acres: 6.89

Legal Description: Lot 3 Ignitions Park Minor Sub #1 15/16NP#11010 10-28-2014

Filed in Clerk's Office

APR 03 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: April 1, 2019





City of South Bend Common Council

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Tim Scott
President

Karen 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

April 17, 2019

Dear Members of the South Bend Common Council:

For your consideration at our next Council Meeting on Monday, April 22, 2019 which coincides with the celebration of Earth Day globally, I am kindly asking your support for this resolution on climate change and climate action.

Please note that the resolution is extraordinary in its length and, befitting its importance for our community, it also will be the only item requiring our consideration and vote on our agenda for our upcoming meeting. Regarding the length of the document, it is, indeed intentional for these three reasons:

- (1) to be educational as to the science of climate change, the impacts, and the global call to action to reduce carbon emissions;
- (2) to recognize the City of South Bend for its various efforts relative to these issues;
- (3) to provide insight into the process that brought us to this point, and to thereby, model pathways that might be instructive and undertaken by other Indiana cities, communities in the Midwest, or across the nation.

As the resolution sets us collectively as a City and community on a robust forward path of creating a climate action plan with aggressive, but achievable greenhouse gas reduction goals, our actions will support the development of a livable, sustainable City with a high quality of life, and improve our resilience in face of climate change.

Finally, this resolution has been a truly collaborative effort. Several individuals, organizations and academic institutions have been dedicated partners, including (but not limited to): Dr. Phil Sakimoto, Dr. Laura Dassow Walls, students from the University of Notre Dame's *Sustainability Principles and Practices* class of 2017, Tai Verbrugge, Jackie Brebeck, Julia McKenna, Velshonna Luckey, The Robinson Community Learning Center Climate Change Club, Josh Crudup, Tyler Newsome, Jim Poyser, Dr. Alan Hamlet, Grace Coman, Matthew Peterson, Dr. Rachel Novik, Maddie McGuire, Todd Johnson, Climate Champions, former South Bend Council Member Randy Kelly, Graham Sparks, Kareemah Fowler, Ellie Navarro, Jennifer Coffman, Bianca Tirado, Good Shepard Montessori (with special thanks to Dan Driscoll and in memory of Felicia Driscoll), the University of Notre Dame, the Green

Filed in Clerk's Office

APR 17 2019

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN



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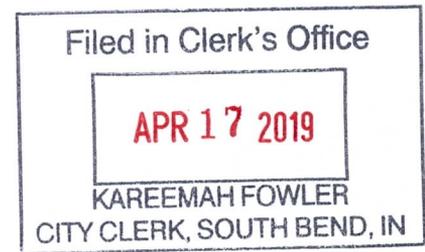
Ribbon Commission, Mayor Pete Buttigieg, Director of Public Works Eric Horvath and the Office of Sustainability Director Therese Dorau. We are indebted as a community for your leadership.

Sincerely,

Jo M. Broden
South Bend Common Council
District 4
Chair, Public Health & Safety

Jake Teshka
South Bend Common Council
District 5
Chair, Utilities

Karen L. White, Vice President
South Bend Common Council
At-Large Member
Chair, Personnel & Finance



BILL NO. 19-33
RESOLUTION NO. _____

A RESOLUTION OF THE SOUTH BEND COMMON COUNCIL CONCERNING CLIMATE RECOVERY AND OUR COMMITMENT TO DEVELOP A CLIMATE ACTION PLAN AIMED AT GREENHOUSE GAS REDUCTIONS FOR THE CITY OF SOUTH BEND AND TO SUPPORT OTHER CLIMATE RELATED INITIATIVES.

WHEREAS, scientific consensus concludes that it is extremely likely that the dominant cause of ongoing climate change is the emission of heat-trapping gases by human actions, primarily from the combustion of fossil fuels; and the more carbon dioxide in our atmosphere, the warmer our planet gets. Per the National Oceanic and Atmospheric Administration (NOAA), carbon has not been this highly concentrated in the atmosphere in the past 800,000 years; in fact, according to NOAA, the last five years, 2014-2018, are the warmest years ever recorded¹; and

WHEREAS, in 1988, NASA's Dr. James Hansen testified before Congress on the impending perils of climate change, and the Intergovernmental Panel on Climate Change (IPCC) was established by the United Nations and the World Meteorological Association, and has since released five climate assessments with each affirming: the planet is getting warmer and humans are causing it through our carbon emissions, and unless we reduce emissions, there are serious environmental consequences in our future. Both the 1997 Kyoto Protocol² and the 2015 Paris³ Agreement challenged nations to reduce greenhouse emissions and thereby, limit climate change, and the 2019 IPCC report just released in January advocates for policies aimed at temperature targets under one point five (1.5) degrees Celsius, and further acknowledged that the impact of even a one point five (1.5) degrees Celsius rise will pose drastic impact on the Earth's ecosystems and inhabitants⁴; and

WHEREAS, climate change already poses risks at the global, state, and local level, impacts evidenced around the world are: changes in precipitation (intensification of both drought and storm effects), ocean acidification, coral reef degradation, loss of species, threats to marine life and biodiversity, rising sea levels threatening food supplies and livelihoods, and forced emigration of coastal populations. In addition, extreme weather events, temperatures, and air pollutants can acutely impact human health. The elderly, young, homeless, and people with chronic diseases, or respiratory illnesses (such as asthma) are particularly sensitive to extreme temperatures contributing to increase hospital visits, health care costs, and mortality. Another

¹ <https://www.nationalgeographic.com/environment/2019/02/2018-fourth-warmest-year-ever-noaa-nasa-reports/>

² UNFCCC (1997) Kyoto Protocol to the United Nations Framework Convention on Climate Change adopted at COP3 in Kyoto, Japan on 11 December 1997

³ <https://unfccc.int/resource/bigpicture/#content-the-paris-agreement>

⁴ <https://www.ipcc.ch/>

health effect of climate change is the spread of disease such as Lyme and the Zika Virus which are transmitted by ticks and mosquitoes that thrive in hot, humid environments⁵; and

WHEREAS, Indiana and South Bend will certainly share in some of these impacts, already documented or projected effects include, but are not limited to: record breaking heat waves and high humidity (with accompanying increased demand for cooling), reduced water and air quality, decreased agricultural productivity (e.g., of corn and soybean crops); increased heavy rainfall leading to more flooding, shorter winters and delayed fall freeze (e.g., extending the ragweed allergy season), increased invasive species; loss of plant, fish and wildlife habitats⁶; and

WHEREAS, these and other impacts will not be equally distributed; communities that already face socioeconomic and health inequities, whether around the world or here in our community, will be most severely impacted, including youth, senior, people of color, and low-income populations; and

WHEREAS, City services, infrastructure, our local economy, the natural environment, public health, and our homes and businesses are endangered by climate change; and Cities have a primary duty and responsibility to ensure the public health, safety, and welfare of its residents – both now and in future generations; and

WHEREAS, Cities are uniquely empowered to take proactive, resolute, and prompt measures to directly influence activities that have climate impacts, such as energy use in homes and buildings, transportation, and by promoting sustainable development; and

WHEREAS, this Council, in February of this year at two joint committee hearings of our Health and Public Safety and our Utilities Committees, were presented with clear and compelling science, public testimony, letters, and petitions by local youth of all ages and other community members, to take immediate, real, and lasting legislative actions to reduce emissions of greenhouse gases and thus reduce global warming and contribute to the recovery of our planet; and

WHEREAS, Climate action provides opportunities for South Bend to improve our air quality, mobility, public health, social equity, energy independence and energy security, and the quality of our natural environment; it also can serve to attract jobs and economic development opportunity and increase long-term competitiveness. Action on climate change supports the development of a livable, sustainable City with a strong economy and high quality of life. Action can also improve resilience in face of climate change and other challenges; and

WHEREAS, South Bend has pursued various climate action with Mayor Stephen Luecke having signed the U.S. Mayors Climate Protection Agreement in 2008, convened the Green Ribbon Commission in 2009, and founded the Municipal Energy Office in 2010. In 2014, Mayor Pete Buttigieg created the Office of Sustainability and reconvened the Green Ribbon Commission, an advisory-body of local climate and sustainability experts. The South Bend Common Council, in

⁵ <http://docs.southbendin.gov/WebLink/Browse.aspx?dbid=0&startid=279856&row=1&cr=1>

⁶ Purdue Climate Change Research Center's 2019 Indiana Climate Change Impacts Assessment; <https://ag.purdue.edu/indianaclimate/>

2016, unanimously passed the Cleaner Energy Resolution, and then, in 2018 signed on with Mayor Buttigieg to a “Repower Indiana” letter calling for 100% clean energy use by our utility supplier. In 2017, Mayor Pete Buttigieg signed the “We’re Still In” letter, joining Climate Mayors world-wide affirming a commitment to the Paris Agreement on Climate, despite the United States’ formal withdrawal from the talks; and

WHEREAS, this and previous Councils have also supported other energy efficiency and renewable energy initiatives in the municipal budget, including but not limited to energy and water-efficient facilities, alternative fuel vehicles, reducing waste and paper use, and robust community education and engagement endeavors. The City of South Bend actively influences sustainable behaviors in our community, encouraging biking and walking, supporting mass transit, yard waste and recycling opportunities, and advocating for clean and affordable energy; and

WHEREAS, by way of executive authority in April of 2018, Mayor Pete Buttigieg committed to the Global Covenant of Mayors for Climate and Energy, and effectively joined South Bend to 9,296 cities representing 814 million people in a pledge to implement policies and to undertake measures to (i) reduce/limit greenhouse emissions, (ii) prepare for the impacts of climate change, (iii) increase access to sustainable energy, and (iv) track progress of these policies and measures in meeting or exceeding the Paris Agreement objectives⁷; and

WHEREAS, in keeping with our pledge, our City has already measured and reported both our community and government operation levels of greenhouse gases, we are next poised under this global framework on climate action to set a greenhouse gas reduction goal and create a climate action plan encompassing not only the City of South Bend’s operations, but our community as a whole as defined by the geographic limits of our City; and

THEREFORE, BE IT RESOLVED the South Bend Common Council hereby supports the City Administration’s current Q2/Q3 2019 initiative to develop a climate action plan that: specifies climate actions most impactful in South Bend, identifies ambitious but achievable greenhouse gas reduction goals customized to South Bend, includes both immediate internal actions and longer-term programs and policies, and outlines appropriate timelines for implementing the specific climate actions and achieving the greenhouse gas reductions; and

THEREFORE, BE IT RESOLVED, the South Bend Common Council requests this plan be completed by the Fall of 2019, and the administration’s planning process include appropriate stakeholder feedback, consider Council and administration priorities, including but not limited to opportunities for climate action to increase social equity, maximizing benefits and minimizing impacts on individuals and businesses; and consideration of any action through the lens of the “triple bottom line.” This approach posits we can slow the pace of climate change in ways that save money, build a better quality of life for our residents, and drive economic growth.

THEREFORE, BE IT RESOLVED, and to this end of triple net returns, the South Bend Common Council will look to support the administration’s current and future internal policies,

⁷ <https://www.globalcovenantofmayors.org>

and community-focused measures to reduce greenhouse emissions. Accordingly, Council will respond to administration proposals; act to adopt proposed plans, goals, targets and measures as appropriate, including the consideration of a local ordinance or ordinances by the end of 2019; and to ensure adequate funding and staffing for adopted operational climate and community priorities.

THEREFORE, BE IT RESOLVED, the South Bend Common Council also sets, henceforth, that the administration create an iterative process of setting goals, tracking progress, and reporting. Specifically, Council and the community will be provided annual progress reports on the climate action plan well in advance of the budget planning process. Both the municipal greenhouse gas inventory and the community greenhouse inventory will be updated every 3 years, and the climate action plan updated on a 3-year cycle.

THEREFORE, BE IT RESOLVED, Council will seek opportunities to demonstrate climate leadership in Indiana, throughout the Midwest, and in our own community. It will also support the work of the Office of Sustainability and the Administration in doing the same, including collaboration with other governmental entities and agencies, assisting in engaging community stakeholders, and through public-private partnerships. These relationships and activities will be essential to the design, funding, implementation and attainment of our community's climate action plan goals.

THEREFORE, BE IT RESOLVED, that this Council commits itself today, and strongly urges future members of the South Bend Common Council, our Mayor's office, and our citizenry to remain engaged in and committed to climate action. Working together, we can confront what has been considered one of the greatest challenges of our time in proactive and strategic ways that benefit our community, our county, and our world.

Approved this 22nd day of April 2019

Tim Scott, 1st District Council Member

Oliver J. Davis, 6th District Council Member

Regina Williams- Preston, 2nd District Council Member

John Voorde, At Large Council Member

Sharon L. McBride, 3rd District Council Member

Gavin Ferlic, At Large Council Member

Jo M. Broden, 4th District Council Member

Karen L. White, At Large Council Member

Jake Teshka, 5th District Council Member

Robert J. Palmer, Council Attorney

Thus:

Approved this 22nd Day of April 2019

Kareemah N. Fowler, City Clerk

Pete Buttigieg, Mayor of South Bend, Indiana