



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: DAWN M. JONES, CITY CLERK
DATE: THURSDAY, FEBRUARY 23, 2023
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, February 27, 2023:**

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

The Council Chambers will be Open to the Public or Members of the Public May Attend this Meeting Virtually via Microsoft Teams Meeting app here: <https://tinyurl.com/02272023CC>.

<u>3:30 P.M.</u>	<u>COMMUNITY INVESTMENT</u> Organizational Meeting	CHAIRPERSON, TOMAS MORGAN
<u>3:35 P.M.</u>	<u>COMMUNITY RELATIONS</u> Organizational Meeting	CHAIRPERSON, TROY WARNER
<u>3:40 P.M.</u>	<u>INFORMATION AND TECHNOLOGY</u> Organizational Meeting	CHAIRPERSON, TOMAS MORGAN
<u>3:45 P.M.</u>	<u>RESIDENTIAL NEIGHBORHOODS</u> Organizational Meeting	CHAIRPERSON, WHITE

3:50 P.M. UTILITIES COMMITTEE **CHAIRPERSON, DAVIS**
Organizational Meeting

3:55 P.M. ZONING & ANNEXATION **CHAIRPERSON, HAMANN**
Organizational Meeting

4:00 P.M. RESIDENTIAL NEIGHBORHOODS **CHAIRPERSON, WHITE**
[Bill No. 23-05](#) – A Resolution Denouncing and Condemning Antisemitism and Hate in Every Form

4:20 P.M. ZONING & ANNEXATION **CHAIRPERSON, HAMANN**
[Bill No. 02-23](#) – A Zoning Ordinance Amending Property Located at 407, 409, and 411 MARION ST. Councilmanic District No. 1 in the City of South Bend, Indiana

4:40 P.M. COMMUNITY INVESTMENT **CHAIRPERSON, TOMAS MORGAN**
[Bill No. 23-06](#) – A Tax Abatement for Property Located at 536 S. Main St.
[Bill No. 23-08](#) – A Resolution Confirming the Grant of Certain Real Property Tax Abatement Deductions and Waiving Noncompliance for Property Commonly Known as 5245 Dylan DR., South Bend, IN 46628 for CBK Land Development, LLC

Council President Sharon L. McBride has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Zoning and Annexation Committee Meeting.

INFORMAL MEETING OF THE COMMON COUNCIL **PRESIDENT, MCBRIDE**

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

cc: Mayor James Mueller
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 27, 2023

7:00 PM

The South Bend Common Council meeting will be open to the public at the Council Chambers on the 4th floor of the County-City Building, 227 W. Jefferson Blvd., South Bend, IN 46601

or available by way of a virtual meeting using the Microsoft Teams Meeting App. Public access to the meeting can be granted by this Microsoft Teams

Link: <https://tinyurl.com/02272023SBCC>.

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **REPORT FROM SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**

HONORING TOY VILLA FOR MORE THAN 36 YEARS OF EXCEPTIONAL AND IMPACTFUL WORK AS A CONSTRUCTION MANAGER AND LAND SURVEYOR IN OUR COMMUNITY, AND FOR HIS QUINTESSENTIAL LEADERSHIP AND TEAMWORK AS AN EMPLOYEE OF THE CITY OF SOUTH BEND.

6. **REPORTS FROM CITY OFFICES**
7. **COMMITTEE OF THE WHOLE**
BILL NO.

[02-23](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 407, 409 AND 411 MARION ST. COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

8. **RISE AND REPORT**

9. **REGULAR MEETING RECONVENED**

10. **BILLS ON THIRD READING**

BILL NO.

[02-23](#) THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 407, 409 AND 411 MARION ST. COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

11. **RESOLUTIONS**

BILL NO.

[23-05](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, DENOUNCING AND CONDEMNING ANTISEMITISM AND HATE IN EVERY FORM

[23-06](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, A TAX ABATEMENT FOR PROPERTY LOCATED AT 536 S. MAIN ST.

[23-08](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, CONFIRMING THE GRANT OF CERTAIN REAL PROPERTY TAX ABATEMENT DEDUCTIONS AND WAIVING NONCOMPLIANCE FOR PROPERTY COMMONLY KNOWN AS 5245 DYLAN DRIVE, SOUTH BEND, IN 46628 FOR CBK LAND DEVELOPMENT, LLC

12. **BILLS OF FIRST READING**

BILL NO.

[07-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1007 AND 1011

HOWARD ST. COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

[08-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 10894-22, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2023, TO ESTABLISH ONE NEW FULL-TIME POSITION AND AMEND THE MAXIMUM SALARIES OF TWO EXISTING FULL-TIME POSITIONS

[09-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2023

[10-23](#) FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF THE SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2023 OF \$729,545 FROM THE GENERAL FUND (#101), \$255,785 FROM THE PARKS AND RECREATION FUND (#201), \$15,000 FROM THE GIFT, DONATION, AND BEQUEST FUND (#217), \$449,000 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$80,000 FROM THE CENTRAL SERVICES FUND (#222), \$41,000 FROM THE CODE ENFORCEMENT FUND (#230), \$40,000 FROM THE POLICE FEDERAL DRUG ENFORCEMENT FUND (#299), \$34,895 FROM THE PROFESSIONAL SPORTS CONVENTION DEVELOPMENT AREA FUND (#413), \$800,000 FROM THE MORRIS PERFORMING ARTS CENTER CAPITAL FUND (#416), \$30,000 FROM THE 2017 PARKS BOND CAPITAL FUND (#471), \$551,957 FROM THE CONSOLIDATED BUILDING FUND (#600), \$5,000 FROM THE PARKING GARAGES FUND (#601), \$75,000 FROM THE SOLID WASTE CAPITAL FUND (#611), AND \$150,000 FROM THE SEWAGE WORKS CAPITAL FUND (#642)

13. UNFINISHED BUSINESS

14. NEW BUSINESS

15. PRIVILEGE OF THE FLOOR

16. **ADJOURNMENT**

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

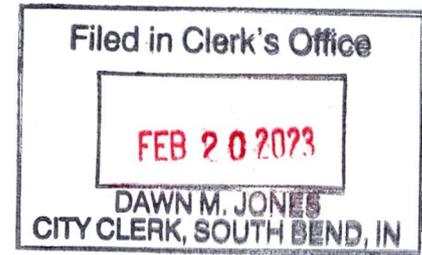


City of South Bend Common Council

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>

February 20, 2023



Sharon L. McBride
President

Sheila Niezgodski
Vice-President

Canneth Lee
Chairperson, Committee
of the Whole

Canneth Lee
First District

Henry Davis, Jr.
Second District

Sharon L. McBride
Third District

Troy Warner
Fourth District

Eli Wax
Fifth District

Sheila Niezgodski
Sixth District

Karen L. White
At Large

Rachel Tomas Morgan
At Large

Lori K. Hamann
At Large

Chairwoman Karen L. White
Residential Neighborhoods Committee
South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

**RE: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, DENOUNCING AND CONDEMNING
ANTISEMITISM AND HATE IN EVERY FORM**

Dear Chairwoman White:

Incidents of antisemitic conduct are rising across the United States at an alarming rate. This Resolution provides for South Bend's adoption of the International Holocaust Remembrance Alliance's Working definition of Antisemitism for antisemitic behavior, including eleven contemporary examples, not as a legal definition of antisemitism, but as a working definition as a framework and useful educational tool, among other resources for identification of discrimination rooted in antisemitism and for discussions to address such discrimination.

This Common Council has consistently condemned antisemitism and has fought all forms of hate and extremism. At the same time, the Common Council is committed to cultivating an inclusive community and ending the spread of hate and bigotry. This Resolution is yet another step in the process.

Please add this proposed resolution to your Committee's agenda for discussion on February 27, 2023 and consideration by the entire Council at its meeting later that night.

Thank you for your consideration.

Sincerely yours,



Lori K. Hamann, At Large Member
South Bend Common Council



Karen L. White, At Large Member
South Bend Common Council



Henry Davis, Jr., 2nd District Council Member
South Bend Common Council

BILL NO. 23-05

RESOLUTION NO. 5002-23

Filed in Clerk's Office

FFR 16 2023

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA,
DENOUNCING AND CONDEMNING ANTISEMITISM AND HATE IN EVERY FORM**

Whereas, antisemitism, including harassment on the basis of actual or perceived Jewish origin, ancestry, ethnicity, identity, affiliation, or faith, remains a persistent, pervasive, and disturbing problem in contemporary American society; and

Whereas, antisemitism is a challenge to the basic principles of tolerance, pluralism, and democracy, and the shared values that bind Americans and many allies together; and

Whereas, The Anti-Defamation League's (ADL's) 2021 Audit of Antisemitic Incidents in the United States recorded 2,717 acts of assault, vandalism, and harassment in 2021 alone, an average of more than seven incidents per day; a thirty-four percent increase from 2020 and the highest year of incidents on record since ADL began tracking antisemitic incidents in 1979; and

Whereas, according to the American Jewish Committee's 2021 State of Antisemitism in America report, one in four American Jews has been the target of antisemitism over the past 12 months including verbal or physical attacks, harassment online or on social media; and

Whereas, discrimination on the basis of religion, race, and ethnicity is unlawful in some circumstances under the South Bend's human rights law, as well as under state and federal law; and

Whereas, The International Holocaust Remembrance Alliance's Working Definition of Antisemitism, including the eleven contemporary examples, adopted by 35 countries, and embraced by the United States under both Republican and Democratic administrations, provides a road map to defining and rooting out antisemitism; and

Whereas, antisemitism frequently charges Jews with conspiring to harm humanity and blames Jews for "why things go wrong." It is expressed in speech, writing, visual forms and action: and employs sinister stereotypes and negative character traits; and

Whereas, defining antisemitism increases awareness in the community, leading to better monitoring and reporting, more informed analyses and investigation of incidents in order to enhance public safety and policymaking; and

Whereas, the South Bend Council has consistently condemned antisemitism and committed to combatting all forms of hate and extremism in previous resolutions and statements, and along with the Jewish Federation of St. Joseph Valley and other community partners, works with law enforcement, interfaith and community leaders, and in schools to denounce hatred and bigotry of all kinds; and

Whereas, the South Bend Common Council is committed to cultivating an inclusive community and ending the spread of hate, bigotry, and harassment based on race, color, religion, national origin, ethnicity,

sex, gender, gender identity and expression, sexual orientation, disability, or any other protected characteristic as defined by law; and

Whereas, the International Holocaust Remembrance Alliance's Working Definition is intended to be a non-legally binding statement of guidance and an educational tool to help combat antisemitism in South Bend Indiana and nothing in this resolution should be construed to limit any person's right to free speech or political debate which are protected under the First Amendment; and

Whereas, modern forms of antisemitism can manifest through ant-Zionism when denying the Jewish right to existence and self-determination or employing an antisemitic trope, but does not extend to criticism of Israeli government policies or actions; and

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

Section I. The South Bend Common Council adopts the International Holocaust Remembrance Alliance's Working Definition of Antisemitism, including the eleven contemporary examples, and endorses the

use of the working definition as a framework and useful educational tool, among other resources concerning the identification of discrimination rooted in antisemitism and for discussions to address such discrimination:

Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.

Section II. The South Bend Common Council denounces and condemns antisemitism in all its manifestations.

Section III. The South Bend Common Council affirms the Council's ongoing commitment to cultivate an inclusive, safe, and just society and culture that values the diversity of our community, works to ensure equitable opportunities in all major facets of society, and celebrates both our individuality and commonality.

Section IV. The South Bend Common Council encourages the local schools to facilitate Holocaust education to discourage antisemitic attitudes.

Section V. The South Bend Common Council urges residents to join us by adopting these values in their own lives, calling attention to these harms, and denouncing antisemitism, hate and extremism to help keep us all safe.

Approved this 27th day of February 2023



Lori K. Hamann, At Large Council Member
South Bend Common Council

Karen L. White

Karen L. White, At Large Council Member
South Bend Common Council

Henry Davis, Jr.

Henry Davis, Jr., 2nd District Council Member
South Bend Common Council

Filed in Clerk's Office

FEB 16 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627

www.southbend.in.gov/zoning
Filed in Clerk's Office

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

Tuesday, February 21, 2023

South Bend Common Council
227 W. Jefferson Blvd., 4th Floor
South Bend, IN 46601

Re: Bill#02-23 - A proposed ordinance of DAVID A NUFER LLC to zone from U3 Urban Neighborhood 3 and NC Neighborhood Center to NC Neighborhood Center and U3 Urban Neighborhood 3, property located at 407, 409 and 411 MARION ST, City of South Bend - PC# 0137-23

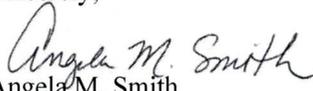
Dear Council Members:

I hereby Certify that the above referenced ordinance of DAVID A NUFER LLC was legally advertised on February 10, 2023 and that the South Bend Plan Commission at its public hearing on February 20, 2023 took the following action:

Upon a motion by Sheila Niezgodski, being seconded by John Martinez and unanimously carried, a proposed ordinance of DAVID A NUFER LLC to zone from U3 Urban Neighborhood 3 and NC Neighborhood Center to NC Neighborhood Center and U3 Urban Neighborhood 3, property located at 407, 409 and 411 MARION ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to subdividing the lots to match the established zoning districts.

The staff report is attached. The deliberations of the Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing, Minutes of the public hearing are available in our office and will be posted on our website once approved.

Sincerely,


Angela M. Smith
Zoning Administrator

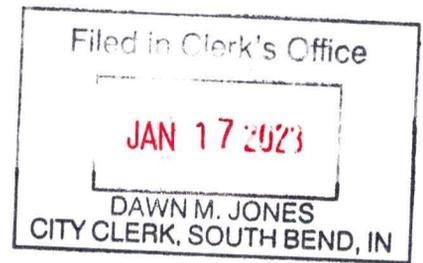
Attachment

CC: DAVID A NUFER LLC
Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President



BILL NO. 02-23

ORDINANCE NO. 10914-23

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 407, 409 AND 411 MARION ST. COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Rezone a portion of the property to allow for retail development along Portage Ave and residential dwellings along Marion St.

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

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby 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 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF A PARCEL OF GROUND SHOWN AS TAX KEY NUMBER 018-1020-084601 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA ASSESSOR'S OFFICE; THENCE NORTHEASTERLY (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF A PARCEL SHOWN AS TAX KEY NUMBER 018-1020-0846 IN THE RECORDS OF SAID ASSESSOR, A DISTANCE OF 81.50 FT. MORE OR LESS; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL WITH TAX KEY NUMBER 018-1020-0846, A DISTANCE OF 56 FEET MORE OR LESS; THENCE WEST, A DISTANCE OF 78 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL WITH TAX KEY NUMBER 018-1020-084601; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 50 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD

be and the same is hereby established as NC Neighborhood Center

SECTION II. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby 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 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL OF GROUND SHOWN AS TAX KEY NUMBER 018-1020-0847 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA ASSESSOR'S OFFICE; THENCE WESTERLY (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF MARION STREET, A DISTANCE OF 73 FT. MORE OR LESS; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 86.50 FEET MORE OR LESS; THENCE EAST, A DISTANCE OF 71.50 FEET MORE OR LESS TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 87.39 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

be and the same is hereby established as U3 Urban Neighborhood 3

SECTION III. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

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

Sharon L. McBride, Council President
South Bend Common Council

Attest:

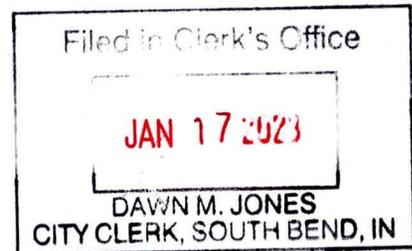
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



Property Information

Location: 407, 409 and 411 MARION ST
Owner: DAVID A NUFER LLC

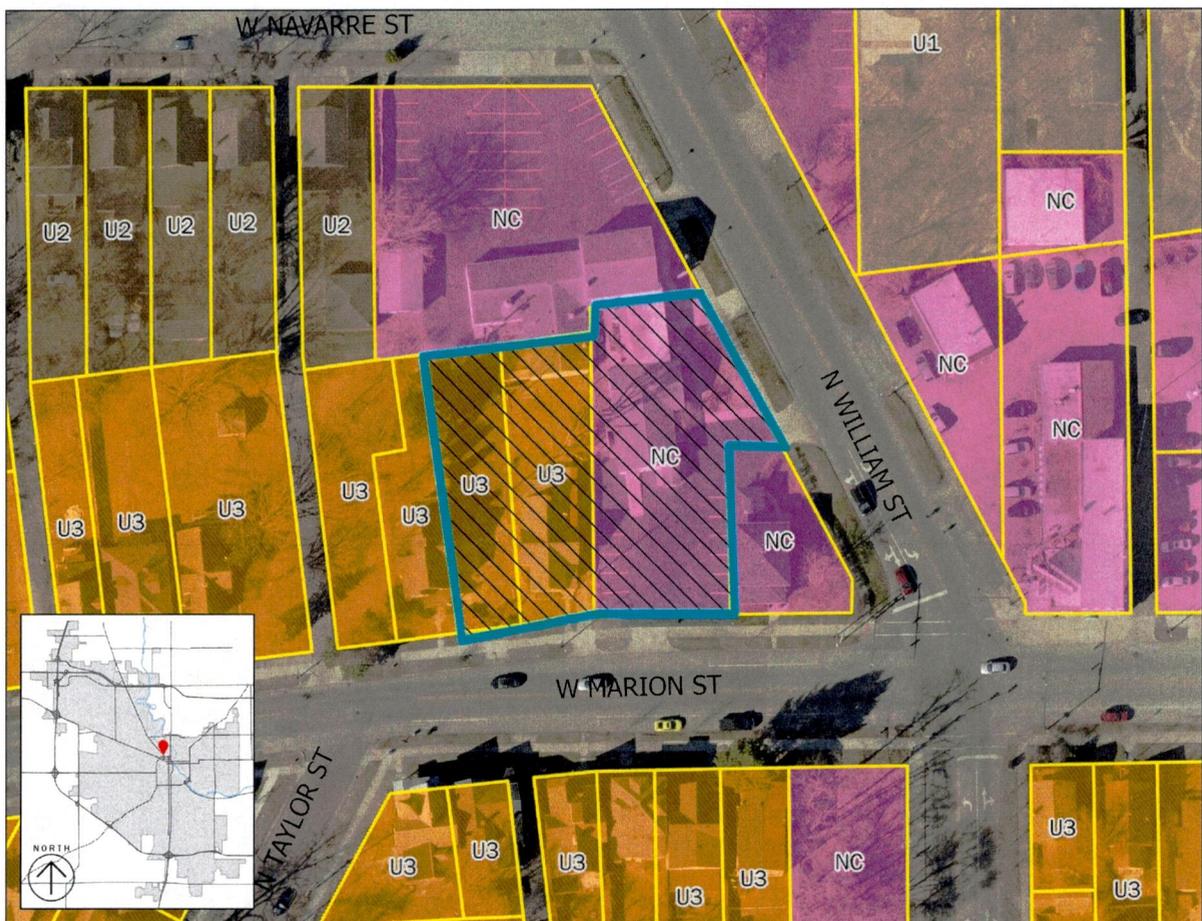
Requested Action

Rezone from U3 Urban Neighborhood 3 and NC Neighborhood Center to NC Neighborhood Center and U3 Urban Neighborhood 3

Project Summary

Rezone properties to allow for retail development along Portage Ave and residential homes along Marion St.

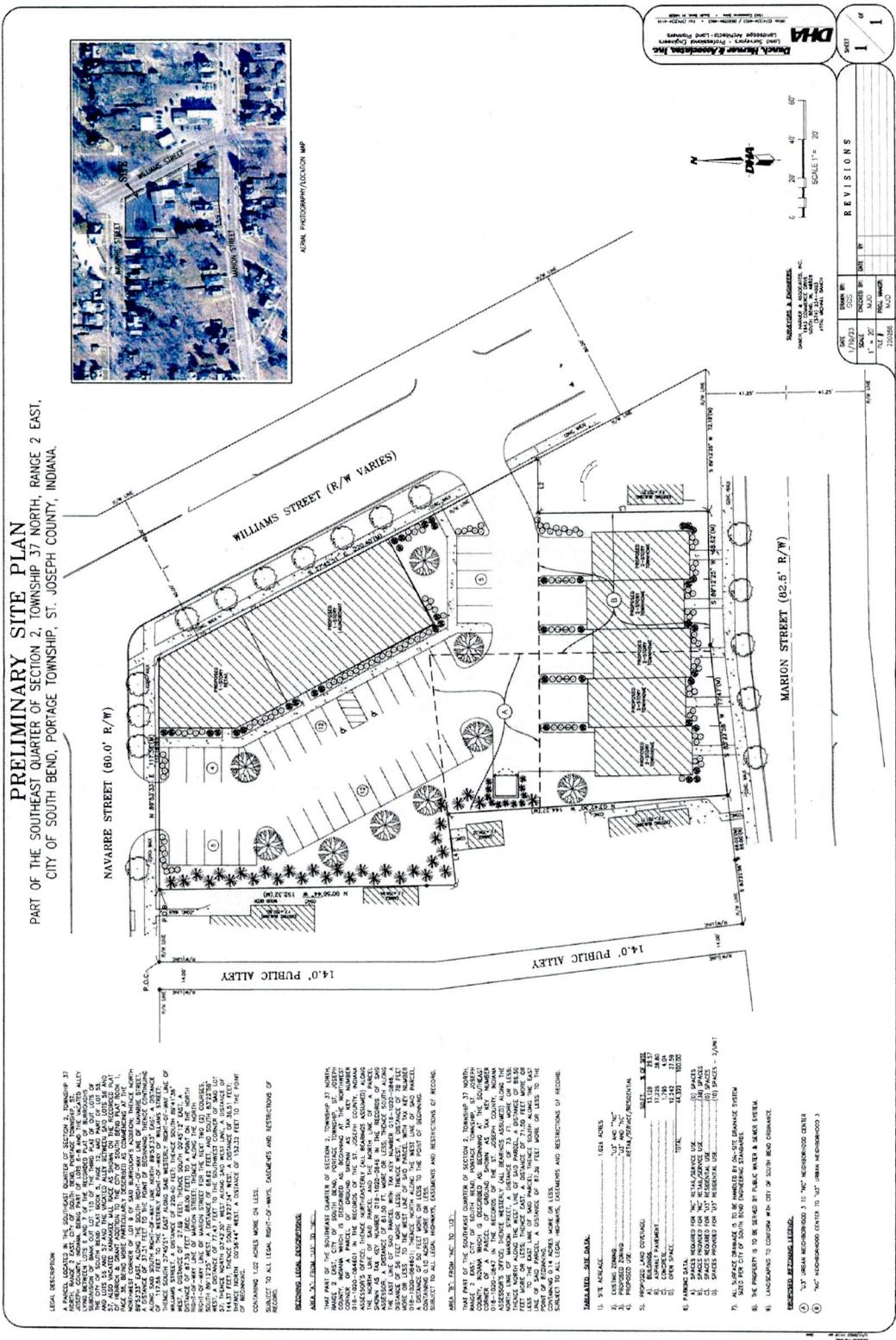
Location Map



Recommendation

Staff Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the Rezoning to the Common Council with a favorable recommendation, subject to subdividing the lots to match the established zoning districts.

Proposed Site Plan



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

LEGAL DESCRIPTION:
 A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING PART OF THE 14.0' PUBLIC ALLEY...
 CONTAINING 1.02 ACRES MORE OR LESS,
 SUBJECT TO ALL LEAS, RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

RECORDING LEGAL DESCRIPTIONS:
 AREA 14.0' PUBLIC ALLEY...
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING PART OF THE 14.0' PUBLIC ALLEY...
 SUBJECT TO ALL LEAS, RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

REMARKS:
 1. SEE ATTACHED...
 2. SEE ZONING...
 3. SEE...
 4. PROPOSED USE...
 5. PROPOSED LAND COVERAGE...
 6. FINANCIAL DATA...
 7. THIS SITE IS TO BE USED FOR...
 8. THE PROPERTIES IS TO BE SEPARATED BY PUBLIC WATER & SEWER SYSTEM...
 9. UNDEVELOPED AREAS...
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NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	PROPOSED LAND COVERAGE	12,278	0.28
2	EXISTING LAND COVERAGE	12,278	0.28
3	TOTAL	24,556	0.56
4	PROPOSED LAND COVERAGE	12,278	0.28
5	EXISTING LAND COVERAGE	12,278	0.28
6	TOTAL	24,556	0.56

REVISIONS

NO.	DATE	DESCRIPTION
1	1/17/2023	ISSUED FOR PERMIT
2	1/24/2023	REVISED PER CITY COMMENTS
3	2/10/2023	REVISED PER CITY COMMENTS

DMA
 DESIGN & ARCHITECTURE
 1100 SOUTH BEND AVENUE, SUITE 100
 SOUTH BEND, INDIANA 46708
 PH: 765.291.1234
 WWW.DMADESIGN.COM

DATE: 2/10/23
 SCALE: 1" = 20'
 SHEET: 1 OF 1

Site & Context

Land Uses and Zoning:

On site: Are vacant lots

North: Across W Navarre St., is an office/neighborhood assembly zoned UF Urban Neighborhood Flex

East: Across N Williams St., are mixed use buildings zoned NC Neighborhood Center

South: Across W Marion St., are multiunit dwellings and a vacant lot zoned U3 Urban Neighborhood 3 and NC Neighborhood Center

West: Are multiunit dwellings zoned U2 Urban Neighborhood 2 and U3 Urban Neighborhood 3

District Intent:

The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description:

The proposed rezoning is to allow the adjustment of the current zoning districts in order to facilitate a more cohesive development. The site plan shows a single story two-unit retail building on the NC Neighborhood Center lot along William Street. The proposed U3 Urban Neighborhood 3 lot shows two-story townhouses along Marion Street. Both areas work together to share drives and parking on the interior of the lot.

Zoning and Land Use History and Trends:

The area developed in the early 1900s with primarily single family homes with the occasional duplex or triplex. Commercial uses were primarily focused on Lincoln Way or Portage with small scale commercial buildings dotted throughout the neighborhood. The neighborhood has seen growth and revitalization in the last decade, demanding more housing types and neighborhood amenities.

Traffic and Transportation Considerations:

William St. is a two lane street with no on-street parking. William becomes Portage Avenue just north of the site. Marion St. is a two lane street with some on-street parking. Navarre St. is a narrow two lane street with on-street parking.

Agency Comments

Agency Comments:

There are no agency comments at this time.

Full engineering review will be done with the Plan Review submittal.

Staff Comments:

A minor subdivision is required to avoid a split zoned lot.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with City Plan (2006) Policy ED 1.2 Encourage the reuse of abandoned and underutilized land and structures.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential.

Plan Implementation/Other Plans:

There are no other plans for this area.

2. Current Conditions and Character:

The current character of the area is primarily a mix of low to medium density residential uses with some mixed use and service related uses along William Street and Portage Avenue.

3. Most Desirable Use:

The most desirable use is low to medium density residential along Marion and medium density housing or small-scale retail/service on William.

4. Conservation of Property Values:

Developing a new residential and commercial project on currently vacant land will help continue the growth and value of the surrounding neighborhood.

5. Responsible Development and Growth:

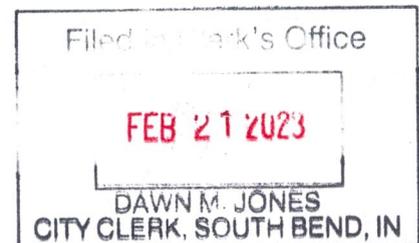
It is responsible development and growth to allow for small-scale commercial uses while adding more housing types to the surrounding area.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the parcels to NC Neighborhood Center and U3 Urban Neighborhood 3 will allow for the zoning districts to be better aligned with the proposed small-scale commercial building along the thoroughfare and the residential development focused on a residential street. This will add a additional services and housing types to a growing neighborhood.

Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the Rezoning to the Common Council with a favorable recommendation, subject to subdividing the lots to match the established zoning districts.



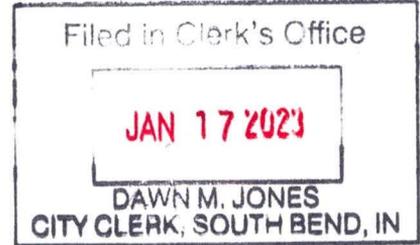


City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

January 17th, 2023

Honorable Committee Chair Hamann
4th Floor, County-City Building
South Bend, IN 46601



RE: 407, 409, and 411 Marion St. – PC#0137-23

Dear Committee Chair Hamann:

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 January 23rd, 2023, Council meeting, and set it for public hearing at your February 27th, 2023, Council meeting. The petition is tentatively scheduled for public hearing at the February 20th, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

Rezone a portion of the property to allow for retail development along Portage Ave and residential dwellings along Marion St.

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

Sincerely,

Rachel Boyles
Zoning Specialist

CC: Bob Palmer

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-1020-0847, 018-1020-0846, ~~018-1020-0846~~ 018-1020-084601
Address: 407, 409 & 411 W. Marion Street, South Bend, IN 46601
Owner: Dave A. Nufer LLC
Legal Description:

Parcel 1: From "U3" to "NC":
That part of the Southeast Quarter of Section 2, Township 37 North, Range 2 East, City of South Bend, Portage Township, St. Joseph County, Indiana which is described as: Beginning at the Northwest corner of a Parcel of ground shown as Tax Key Number 018-1020-084601 in the records of the St. Joseph County, Indiana Assessor's Office; thence Northeasterly (all bearings assumed) along the North line of said Parcel and the North line of a Parcel shown as Tax Key Number 018-1020-0846 in the records of said Assessor, a distance of 81.50 ft. more or \pm

Project Summary

The rezoning request is to zone a portion of of the properties to "U3" from "NC" and from "NC" to "U3" to allow for a retail development along Portage Ave. and Residential homes along Marion Street.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U3 Urban Neighborhood 3 NC Neighborhood Center

Proposed District NC Neighborhood Center ~~NC Neighborhood Center~~ U3 Urban Neighborhood 3

The Plan Commission and Council will consider the following in the review of a rezoning petition.

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

PAID

JAN 12 2023

Per KB
\$675.00

Contact information

Property owner(s) of the petition site:

Name: Dave A. Nufer LLC

Address: 2409 Mishawaka Avenue, South Bend IN. 46615

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Michael Danch - Danch, Harner & Associates, Inc.

Address: 1643 Commerce Drive, South Bend, IN 46628

Phone Number: 574-234-4003.

E-mail: mdanch@danchharner.com, gshearon@danchharner.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

Dave A. Nufer Member

Susan M. Nufer, member

Rezoning Legal Descriptions:

Parcel 1: From "U3" to "NC":

That part of the Southeast Quarter of Section 2, Township 37 North, Range 2 East, City of South Bend, Portage Township, St. Joseph County, Indiana which is described as: Beginning at the Northwest corner of a Parcel of ground shown as Tax Key Number 018-1020-084601 in the records of the St. Joseph County, Indiana Assessor's Office; thence Northeasterly (all bearings assumed) along the North line of said Parcel and the North line of a Parcel shown as Tax Key Number 018-1020-0846 in the records of said Assessor, a distance of 81.50 ft. more or less; thence South along the East line of said Parcel with Tax Key Number 018-1020-0846, a distance of 56 feet more or less; thence West, a distance of 78 feet more or less to the West line of said Parcel with Tax Key Number 018-1020-084601; thence North along the West line of said Parcel, a distance of 50 feet more or less to the point of beginning.

Containing 0.10 acres more or less.

Subject to all legal highways, easements and restrictions of record

Parcel 2: From "NC" to "U3":

That part of the Southeast Quarter of Section 2, Township 37 North, Range 2 East, City of South Bend, Portage Township, St. Joseph County, Indiana which is described as: Beginning at the Southeast corner of a Parcel of ground shown as Tax Key Number 018-1020-0847 in the records of the St. Joseph County, Indiana Assessor's Office; thence Westerly (all bearings assumed) along the North line of Marion Street, a distance of 73 ft. more or less; thence North along the West line of said Parcel, a distance of 86.50 feet more or less; thence East, a distance of 71.50 feet more or less to the East line of said Parcel; thence South along the East line of said Parcel, a distance of 87.39 feet more or less to the point of beginning.

Containing 0.14 acres more or less.

Subject to all legal highways, easements and restrictions of record.

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

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING PART OF LOTS 6-8 AND THE VACATED ALLEY LYING BETWEEN LOTS 6 AND 7 OF THE RECORDED PLAT OF BURROUGHS SUBDIVISION OF BANK OUT LOT 115 OF THE THIRD PLAT OF OUT LOTS OF THE CITY OF SOUTH BEND PLAT BOOK 8, PAGE 12, AND PART OF LOT 55 AND LOTS 56 AND 57 AND THE VACATED ALLEY BETWEEN SAID LOTS 56 AND 57 ALSO KNOWN AS KANAWAKE HILL RACE AS SHOWN ON THE RECORDED PLAT OF HENRICK & GRANT ADDITION TO THE CITY OF SOUTH BEND PLAT BOOK 1, PAGE 36, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF SAID BURROUGHS ADDITION, THENCE NORTH 89°53'33" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NAVARRE STREET, A DISTANCE OF 37.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°53'33" EAST, A DISTANCE OF 117.58 FEET TO THE WESTERLY RIGHT-OF-WAY OF WILLIAMS STREET, THENCE SOUTH 27°45'51" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET, A DISTANCE OF 220.40 FEET; THENCE SOUTH 89°41'56" WEST, A DISTANCE OF 27.69 FEET; THENCE SOUTH 00°45'12" EAST, A DISTANCE OF 87.33 FEET (REC. 88.00 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARION STREET, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MARION STREET FOR THE NEXT TWO (2) COURSES, SOUTH 89°12'25" WEST, A DISTANCE OF 88.82 FEET AND SOUTH 83°22'58" WEST, A DISTANCE OF 77.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 57; THENCE NORTH 03°42'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 14.32 FEET; THENCE SOUTH 83°22'58" WEST, A DISTANCE OF 36.51 FEET; THENCE NORTH 00°58'44" WEST, A DISTANCE OF 152.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

RELEVANT LEGAL DESCRIPTIONS:

AREA "A", FROM "G11" TO "NC"

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF A PARCEL OF GROUND SHOWN AS TAX KEY NUMBER 018-1020-0848 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA ASSESSOR'S OFFICE, THENCE NORTHEASTERLY (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF A PARCEL SHOWN AS TAX KEY NUMBER 018-1020-0848 IN THE RECORDS OF SAID ASSESSOR, A DISTANCE OF 81.50 FT. MORE OR LESS, THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL WITH TAX KEY NUMBER 018-1020-0848, A DISTANCE OF 56 FEET MORE OR LESS, THENCE WEST, A DISTANCE OF 78 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL WITH TAX KEY NUMBER 018-1020-0848; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 50 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AREA "B", FROM "NC" TO "U1"

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL OF GROUND SHOWN AS TAX KEY NUMBER 018-1020-0847 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA ASSESSOR'S OFFICE, THENCE WESTERLY (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF MARION STREET, A DISTANCE OF 73 FT. MORE OR LESS; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 86.50 FEET MORE OR LESS, THENCE EAST, A DISTANCE OF 71.50 FEET MORE OR LESS TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 87.36 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

TABULATED SITE DATA:

- 1) SITE ACREAGE: 1.022 ACRES
- 2) EXISTING ZONING: "U1" AND "NC"
- 3) PROPOSED ZONING: "U1" AND "NC"
- 4) PROPOSED USE: RETAIL/SERVICE/RESIDENTIAL
- 5) PROPOSED LAND COVERAGE:

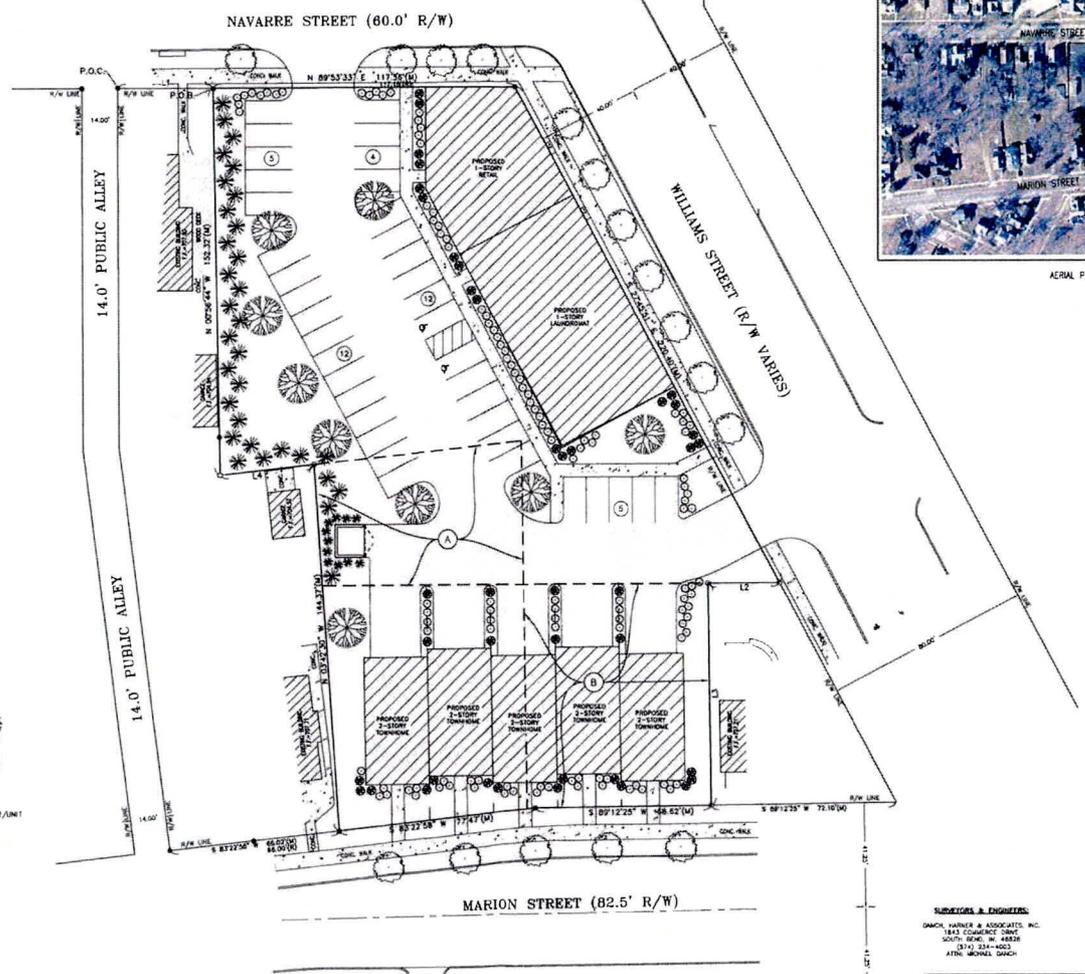
	SOFT	% OF SITE
A) BUILDINGS	13,129	28.57
B) ASPHALT PAVEMENT	17,228	38.80
C) CONCRETE	1,793	4.04
D) OPEN SPACE	12,242	27.59
TOTAL	44,392	100.00
- 6) PARKING DATA:

A) SPACES REQUIRED FOR "NC" RETAIL/SERVICE USE	(0) SPACES
B) SPACES PROVIDED FOR "NC" RETAIL/SERVICE USE	(38) SPACES
C) SPACES REQUIRED FOR "U1" RESIDENTIAL USE	(0) SPACES
D) SPACES PROVIDED FOR "U1" RESIDENTIAL USE	(10) SPACES - 2/UNIT

- 7) ALL SURFACE DRAINAGE IS TO BE HANDLED BY ON-SITE DRAINAGE SYSTEM SIZES PER CITY OF SOUTH BEND ENGINEERING STANDARDS.
- 8) THE PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEM.
- 9) LANDSCAPING TO CONFORM WITH CITY OF SOUTH BEND ORDINANCE.

PROPOSED ZONING LEGEND:

- ① "U1" URBAN NEIGHBORHOOD 1 TO "NC" NEIGHBORHOOD CENTER
- ② "NC" NEIGHBORHOOD CENTER TO "U1" URBAN NEIGHBORHOOD 1

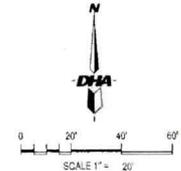


AERIAL PHOTOGRAPH/LOCATION MAP

Filed in Clerk's Office
JAN 17 2023
 DAWN M. JONES
 CITY CLERK, SOUTH BEND, IN

DHA
 Dawn Harmon & Associates, Inc.
 Land Surveyors & Professional Engineers
 1100 W. Main Street, Suite 200
 South Bend, IN 46601
 (317) 333-1111

SUBMITTERS & ENGINEERS:
 DAWN HARMON & ASSOCIATES, INC.
 1100 W. MAIN STREET
 SOUTH BEND, IN 46601
 (317) 333-1111
 ATTN: MONIKA DAWCH



DATE	DRAWN BY	DATE	BY
1/10/23	OGS		
SCALE	CHECKED BY	DATE	BY
1" = 20'	MAJD		
FILE #	PROJECT NUMBER		
220286	MAJD		

REVISIONS

SHEET
1
OF
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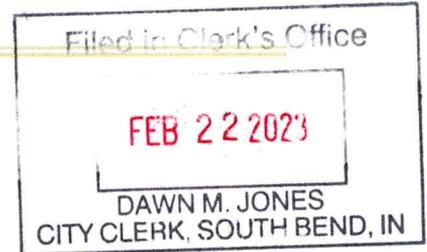


CITY OF SOUTH BEND

COMMUNITY INVESTMENT

February 22, 2022

Council Member Rachel Tomas Morgan
Chairperson, Community Investment Committee
South Bend Common Council
4th Floor, County City Building
South Bend, IN 46601



RE: Multi-Family Residential Real Property Tax Abatement Petition for **SoMa Capital LLC**

Dear Council Member Tomas Morgan,

Please find the enclosed information pertaining to a multi-family real property tax abatement petition submitted by SoMa Capital LLC, an Indiana Limited Liability Company, to rehabilitate a building at **536 S. Main Street**. The property is located at the northeast corner of South Main Street and West South Street.

This petition package includes:

- Department of Community Investment's summary report
- Petition
- Statement of Benefits form (SB-1 / Real Property)
- Supporting information

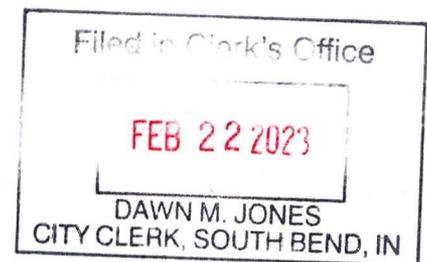
The report contains the Department's findings relative to the above petition. The petitioner plans to remodel the property into a 12-unit apartment building. The building is vacant and had fallen into neglect due to serious deferred maintenance following two fires (the most recent in 2021). The total private investment to rehabilitate and modernize the existing real property is \$2.065 million. The project meets the qualifications for an eight-year (8) multi-family residential real property tax abatement, and a representative from SoMA Capital LLC will be available to meet with the Committee on Monday, February 27, 2023.

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 (574) 235-5838.

Sincerely,

Erik Glavich
Director, Growth and Opportunity

BILL NO. 23-06
RESOLUTION NO. 5005-23



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

536 South Main Street, South Bend, IN 46601

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

SoMa Capital LLC

WHEREAS, a petition for real property tax abatement have been filed with the City Clerk for consideration by the Common Council of the City of South Bend, Indiana, requesting that the areas described as:

Key Number: 71-08-12-306-006.000-026
Commonly Known As: 536 South Main Street, South Bend, Indiana 46601
Legal Description: Lot 36 Ex 82 1/2 Ft E End Samuel Martins Add

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION VI. The Common Council hereby determines that the property owner is qualified for and is granted property tax deduction for a period of six (8) years as shown by the schedule outlined below as well as the attachment pursuant to Indiana Code § 6-1.1-12.1-17.

Year 1 – 100%

Year 2 – 100%

Year 3 – 95%
Year 4 – 95%
Year 5 – 90%
Year 6 – 90%
Year 7 – 85%
Year 8 – 85%

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

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

Sharon McBride, Council President
South Bend Common Council

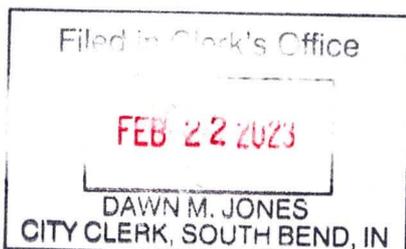
Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ .m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.



James Mueller, Mayor
City of South Bend

TAX ABATEMENT REPORT

TO: South Bend Common Council

FROM: Erik Glavich, Director, Growth and Opportunity

SUBJECT: Multi-Family Residential Real Property Tax Abatement Petition
for **SoMa Capital LLC (536 S. Main Street)**

DATE: February 22, 2023

Filed in Clerk's Office

FEB 22 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

On February 21, 2023, a petition for tax abatement from SoMa Capital LLC was filed with the Office of the City Clerk. The petition seeks consideration for a multi-family residential real property tax abatement for property at 536 S. Main Street in South Bend, Indiana.

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 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

- The developer, SoMa Capital LLC, plans to rehabilitate the abandoned apartment building located at the northeast corner of S. Main Street and W. South Street. Built in 1915, the building has been vacant since a summer 2021 fire (a previous fire had also occurred) and had fallen into neglect due to serious deferred maintenance.
- SoMa Capital LLC will re-develop the building into 12 newly rehabbed apartments (originally there were 8 apartments), totaling over 11,000 square feet and consisting of four (4) studios, five (5) one-bedroom and three (3) two-bedroom units. The building will receive all new mechanical, plumbing, fire, and electrical infrastructure. Each unit will have new HVAC systems and appliances. The building will have new windows, and the exterior brick facade will be restored.
- The building will include at least three (3) affordable units for low- to moderate-income households at 80% of AMI.

Tax Estimates

The petitioner qualifies for an eight-year (8) multi-family residential real property tax abatement.

- Taxes paid in 2022 for the existing property: \$5,235
- Total estimated taxes during the eight-year (8) abatement period: \$342,850
- Estimated taxes being abated during the abatement period: \$213,157
- Estimated total taxes to be paid during the abatement period: \$129,693

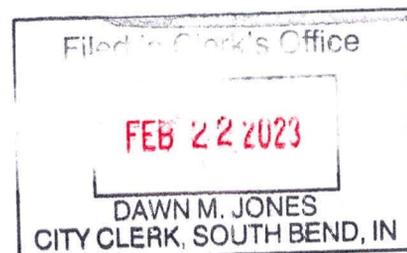
Employment Impact

SoMA Capital LLC is an entity created with the intent of rehabilitating the property for which this abatement applies and adjacent properties. The organization does not have any current employees.

- Upon completion of the apartment building's rehabilitation, management of the building will be handled by the owners directly given their broad experience in building management (or indirectly with a third-party organization experienced in apartment management). This apartment building will require maintenance professionals, a property manager, and landscape services.
- The larger project, which incorporates land adjacent to the apartment building, will have an estimated 25 full-time employees upon its completion. The larger project will include the creation of an entrepreneur hub/co-working space along with a commissary kitchen and multiple small retail/entertainment spaces.

Abatement Qualification

1. A review of the tax abatements previously granted, finds that the petitioner has certain partners who have been granted previous abatements on other properties and all have been satisfactorily maintained, administered and in compliance.
 - a. Five-year (5) real property tax abatement; Resolution No. 4622-17; March 2017
2. The property is properly zoned for the proposed project.
3. Taxes on the property have been paid in full.
4. A review of the South Bend Redevelopment designation areas finds that the property is 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 multi-family residential real property tax abatement under Division 2 (Residential Development Real Property Tax Abatement), Section 2-77 (Multi-Family Residential Developments).



SoMa Capital LLC

South Bend Portage Township
Residential Real Property Tax Abatement Schedule *

Type of Dwelling: Multi-Family Residence - 12 units -
 Estimated Project Cost: \$ 1,965,000 Rehabilitation
 Property Address: 536 S Main Street, South Bend, IN 46601
 Tax Key Number: 71-08-12-306-006.000-026

	Current	Without Abatement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Assessed Value (AV)										
Land	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,600
Structure (Current AV + 80% Project Cost)	207,300	1,779,300	1,779,300	1,779,300	1,779,300	1,779,300	1,779,300	1,779,300	1,779,300	1,779,300
Gross Assessed Value	213,900	1,785,900	1,785,900	1,785,900	1,785,900	1,785,900	1,785,900	1,785,900	1,785,900	1,785,900
Abatement										
Abatement Deduction			100%	100%	95%	95%	90%	90%	85%	85%
		-	(1,572,000)	(1,572,000)	(1,493,400)	(1,493,400)	(1,414,800)	(1,414,800)	(1,336,200)	(1,336,200)
Net Assessed Value	213,900	1,785,900	213,900	213,900	292,500	292,500	371,100	371,100	449,700	449,700
Property Taxes										
Assume constant tax rate of 5.2897%										
Gross Tax (Tax Rate x Net AV)	11,315	94,469	11,315	11,315	15,472	15,472	19,630	19,630	23,788	23,788
Local Tax Credit (8.2562% of GT-DS)	(864)	(7,210)	(864)	(864)	(1,181)	(1,181)	(1,498)	(1,498)	(1,816)	(1,816)
Circuit Breaker Credit	(5,318)	(44,402)	-	-	-	-	-	-	-	-
Taxes Due	\$ 5,133	\$ 42,856	\$ 10,451	\$ 10,451	\$ 14,291	\$ 14,291	\$ 18,132	\$ 18,132	\$ 21,972	\$ 21,972
Circuit Breaker Cap										
	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
	4,278	35,718	35,718	35,718	35,718	35,718	35,718	35,718	35,718	35,718
Debt Service (0.3997% of Net AV)										
	855	7,138	855	855	1,169	1,169	1,483	1,483	1,797	1,797
Max Tax Under the Cap										
	5,133	42,856	36,573	36,573	36,887	36,887	37,201	37,201	37,515	37,515

Year	Abatement	Current Taxes Due	New Projected Tax	Combined Current & New Taxes	Taxes Abated	Net Taxes Paid
1	100%	\$ 5,133	\$ 37,723	\$ 42,856	\$ (32,405)	\$ 10,451
2	100%	5,133	37,723	42,856	(32,405)	10,451
3	95%	5,133	37,723	42,856	(28,565)	14,291
4	95%	5,133	37,723	42,856	(28,565)	14,291
5	90%	5,133	37,723	42,856	(24,724)	18,132
6	90%	5,133	37,723	42,856	(24,724)	18,132
7	85%	5,133	37,723	42,856	(20,884)	21,972
8	85%	5,133	37,723	42,856	(20,884)	21,972
Total:		41,064	301,786	342,850	(213,157)	129,693

* This schedule is for estimation purposes only and assumes constant tax rates equal to those for 2022 Payable 2023.
 The true tax values will ultimately be determined by the actual assessed valuation and the then-current tax rates.



City of South Bend Petition for Incentives

*Petition must include a \$250 filing fee payable to the City Clerk's Office
before processing can be complete*



City Clerk's Office

General Information	Project Name	Project Number	
Legal name as registered with Secretary of State	SoMa Capital LLC		
Business structure	limited liability		
Company website	n/a		

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

Proposed Project Information			
Proposed project address	536 S. Main Street	Parent company name	none
City, State, Zip	South Bend, IN 46601	Legal owner	SoMa Capital LLC
Site acreage or acreage required	0.25 acres	Is the real estate owned or leased	Owned
Square feet of facility	11,212	If leased by whom	

Primary Contact Information			
Primary company contact name	Mark Neal	Title	Co-Manager
Address of company contact	321 S. Main St., #306	Phone	574-339-9406
City, State, Zip	South Bend, IN 46601	Email	mneal@bradleyco.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	n/a	Consultant release (Y/N)	
Address		Local economic development partners approval (Y/N)	
City, State, Zip		Email	

Project Overview			
Brief description of your company, project, and why the property is necessary for economic growth	<p>Redevelopment of a 1915 downtown apartment building which fell into neglect due to seriously deferred maintenance and two fires in the last 5 years. Building would be expanded to 12 units (originally 8) with restored brick facade and completely new infrastructure of plumbing, electric, HVAC systems and new appliances. Leasing would target entrepreneurs or other innovation focused individuals (emerging small business owners) and include 20% affordable units at 80% AMI. This smaller residential development proximate to city resources (jobs, entertainment, leisure activity) will provide an enhanced community experience with greater population density to improve livability, safety and downtown dynamism.</p>		

Certified Technology Park appropriate	n/a		
Is the project in a Tax Incremental Financing (TIF) area? If so, which?	Yes, River West		
Have Building Permits been issued? (Y/N) <small>[Note-Not eligible for abatement if Yes]</small>	No	Number of residential units created by project	12
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	No	n/a	\$0

New Project Investments								
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029
Land Acquisition								
Building Lease Payments								
Building Purchase Costs	\$ 237,000.00							
New Building Construction								
Existing Building Improvements		\$ 1,950,000.00						
New Machinery & Equipment								
Special Tooling/Retrofitting								
New Furniture/Fixtures		\$ 75,000.00						
New Computer/IT Hardware		\$ 25,000.00						
New Software								
On-site Rail Infrastructure								
On-site Fiber Infrastructure		\$ 15,000.00						
TOTAL	\$ 237,000.00	\$ 2,065,000.00	\$ 0.00					

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

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
2022	n/a					
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030						
2031						
2032						
2033						

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

	Full time	Part time
Laborers	n/a	
Technical	n/a	
Managerial	n/a	
Administrative	n/a	

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

Does your company have an EEO hiring policy? n/a Are you an EEO employer? n/a

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

Year	2022		2021		2020		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.
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time	
Black							N/A
Hispanic							
Asian							
Indian							
Female							
Other							

City Clerk's Office
 FEB 21
 DAWN M. JONES
 CITY CLERK, SOUTH BEND, IN

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
	B.	Purchase Materials from Local Companies (75%)	Y	20
	C.	Require Employees vs. Independent Contractors	Y	19
	D.	Require Prevailing Wage (Davis Bacon)	N	22
	E.	Require Health Benefits	Y	22
	F.	Require Retirement Benefits	Y	18
	G.	Maintain Affirmative Action Plan	Y	20
		Sub-total Construction Related:		119
2	Wage & Benefit Related (Owner):			
	A.	Pay Target Wage Levels	n/a	33
	B.	Provide Health Benefits	n/a	34
	C.	Provide Retirement Benefits	n/a	29
	D.	Provide Training	n/a	28
	E.	Provide Child Care	n/a	15
	F.	Provide Transportation Assistance	n/a	14
	G.	Provide Employer Assisted Housing program	n/a	9
	Sub-total Wage & Benefit Related:		0	162
3	Workforce Related:			
	A.	Create New Jobs	n/a	42
	B.	Retain Existing Jobs	n/a	41
	C.	Maintain Affirmative Action Plan	Y	35
	D.	Provide Targeted Hiring Preference	n/a	34
	Sub-total Workforce Related:		35	152
4	Support a Municipal Facility:			
	A.	Support a SB Municipal Facility (donations to the zoo, conservatory, museum, etc.)	Y	84
		Name of Facility		
	Sub-total Municipal Facility:		84	84
Sub-total from Above:			238	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:	Mark W. Neal	Date:	2/16/23
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FEB 21

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

For Staff Use Only Below This Line					
What is the current assessed value?	Real Property:	213,900	Personal Property:		
What is the projected assessed value?	Real Property:	1,785,900	Personal Property:		
What is the tax key number for this project?		71-08-12-306-006.000-026			
What is the six digit NAICS code?		N/A			
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	2022	5235.06			
Year Two	2021	5233.74			
Year Three	2020	4362.00			
Year Four	2019	5207.36			
Year Five	2018	6563.51			
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	Y	49	49
	B.	Develop Based on Local University Research	1	1	35
	C.	Achieve a Physical Element of a Plan			36
	Sub-total Project Related:			49	120
6	Super Size Projects (point values are cumulative):				
	A.	100% to 199%	Y	25	25
	B.	200% to 299%	Y	68	68
	C.	300% to 399%	Y	65	65
	D.	400% and Over	Y	52	52
Sub-total Super Size Projects:			210	210	
7	Pay for Municipal Infrastructure:				
	A.	Pay for Oversizing or Upgrading			14
	B.	Pay for 26-50% of Extension Cost			26
	C.	Pay for 51-75% of Extension Cost			39
	D.	Pay for 76-100% of Extension Cost			52
Sub-total Infrastructure Related:			0	131	
Total from Applicant Section:			238	539	
Total from Staff Section:			259	461	
Total Public Benefit Points:			497	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

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

20__ 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)
- 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
SoMa Capital LLC

Address of taxpayer (number and street, city, state, and ZIP code)
615 W. Colfax Avenue, South Bend, IN 46601

Name of contact person Brad Emberton	Telephone number () 574-286-7119	E-mail address b.emberton@outlook.com
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SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
Common Council of South Bend

Resolution number

Location of property 536 S. Main St, South Bend, IN 46601	County St. Joseph	DLGF taxing district number 026
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Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)
Redevelopment of a building into 12 new apartments with new electric, gas, water, HVAC a

Estimated start date (month, day, year) 04/01/2023
Estimated completion date (month, day, year) 03/31/2024

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	237000	213900
Plus estimated values of proposed project	2065000	
Less values of any property being replaced	0	
Net estimated values upon completion of project	2302000	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) N/A

Estimated hazardous waste converted (pounds) N/A

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) 02/21/23
Printed name of authorized representative Mark W. Neal	Title Co-Manager

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.

Filed in the City Clerk's Office
 FEB 21 2023
 DAWN M. JONES
 CITY CLERK, SOUTH BEND, IN

536 South Main Street (Tax Key Number: 71-08-12-306-006.000-026)



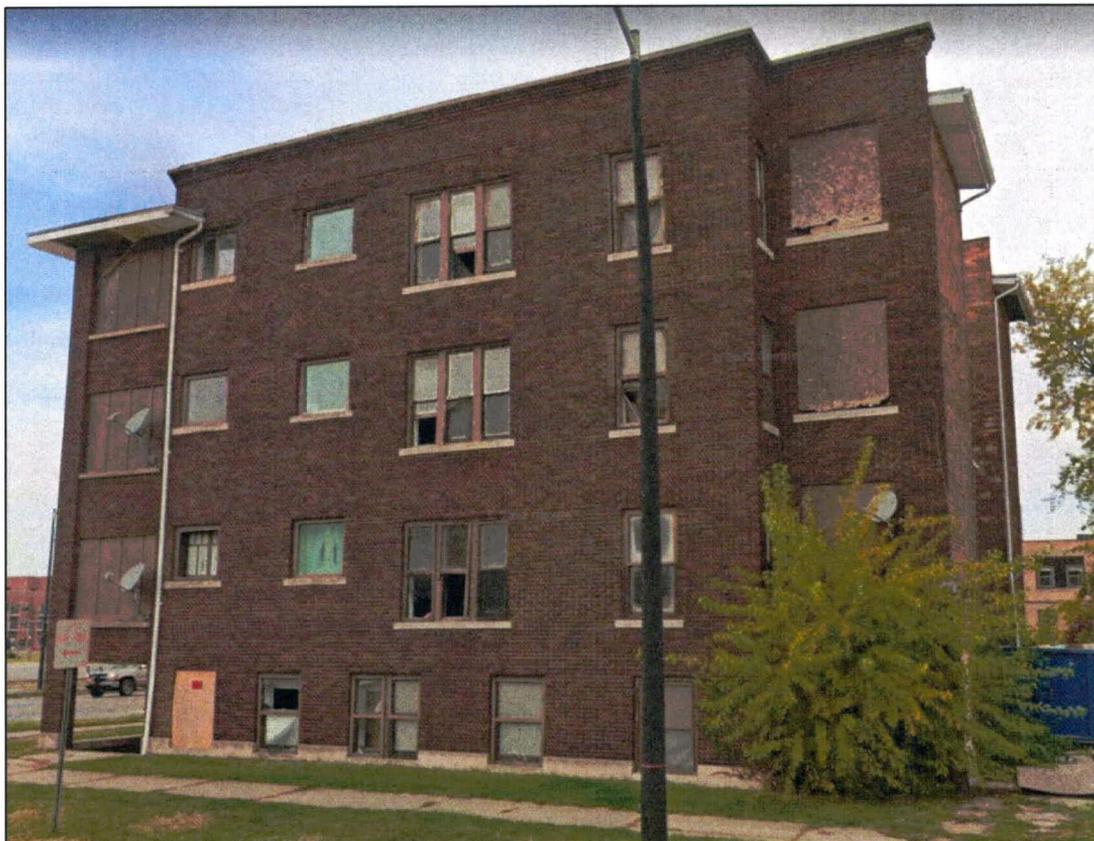
View from Main Street looking east



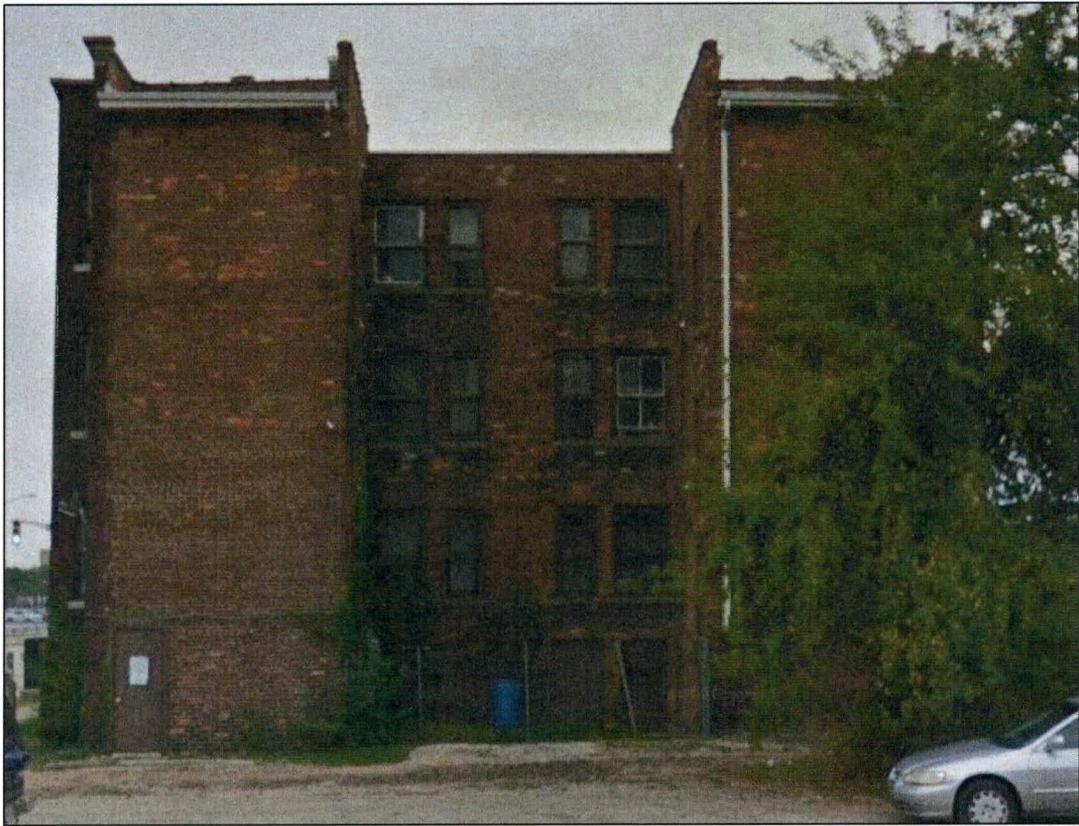
View from Main Street looking southeast



View from South Street looking north



View from the alley looking west



Project Renderings (Exterior)



...s Office
FEB 22 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

City of South Bend Petition for Incentives

*Petition must include a \$250 filing fee payable to the City Clerk's Office
before processing can be complete*



Filed in Clerk's Office

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

General Information		Project Name	Project Number
Legal name as registered with Secretary of State	SoMa Capital LLC		
Business structure	limited liability		
Company website	n/a		
Proposed Project Information			
Proposed project address	536 S. Main Street	Parent company name	none
City, State, Zip	South Bend, IN 46601	Legal owner	SoMa Capital LLC
Site acreage or acreage required	0.25 acres	Is the real estate owned or leased	Owned
Square feet of facility	11,212	If leased by whom	
Primary Contact Information			
Primary company contact name	Mark Neal	Title	Co-Manager
Address of company contact	321 S. Main St., #306	Phone	574-339-9406
City, State, Zip	South Bend, IN 46601	Email	mneal@bradleyco.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	n/a	Consultant release (Y/N)	
Address		Local economic development partners approval (Y/N)	
City, State, Zip		Email	
Project Overview			
Brief description of your company, project, and why the property is necessary for economic growth	<p>Redevelopment of a 1915 downtown apartment building which fell into neglect due to seriously deferred maintenance and two fires in the last 5 years. Building would be expanded to 12 units (originally 8) with restored brick facade and completely new infrastructure of plumbing, electric, HVAC systems and new appliances. Leasing would target entrepreneurs or other innovation focused individuals (emerging small business owners) and include 20% affordable units at 80% AMI. This smaller residential development proximate to city resources (jobs, entertainment, leisure activity) will provide an enhanced community experience with greater population density to improve livability, safety and downtown dynamism.</p>		
Certified Technology Park appropriate	n/a		
Is the project in a Tax Incremental Financing (TIF) area? If so, which?	Yes, River West		
Have Building Permits been issued? (Y/N) [Note-Not eligible for abatement if Yes]	No	Number of residential units created by project	12
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	No	n/a	\$0

New Project Investments								
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029
Land Acquisition								
Building Lease Payments								
Building Purchase Costs	\$ 237,000.00							
New Building Construction								
Existing Building Improvements		\$ 1,950,000.00						
New Machinery & Equipment								
Special Tooling/Retooling								
New Furniture/Fixtures		\$ 75,000.00						
New Computer/IT Hardware		\$ 25,000.00						
New Software								
On-site Rail Infrastructure								
On-site Fiber Infrastructure		\$ 15,000.00						
TOTAL	\$ 237,000.00	\$ 2,065,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

FILED IN THE CLERK'S OFFICE
 FEB 21 2023
 DAWN M. JONES
 CITY CLERK, SOUTH BEND, IN

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
2022	n/a					
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030						
2031						
2032						
2033						

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

	Full time	Part time
Laborers	n/a	
Technical	n/a	
Managerial	n/a	
Administrative	n/a	

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

Does your company have an EEO hiring policy? n/a Are you an EEO employer? n/a

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

Year	2022		2021		2020		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.
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time	
Black							N/A
Hispanic							
Asian							
Indian							
Female							
Other							

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

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 Retirement Benefits	Y	18	18
	G.	Maintain Affirmative Action Plan	Y	20	20
		Sub-total Construction Related:		119	141
2	Wage & Benefit Related (Owner):				
	A.	Pay Target Wage Levels	n/a		33
	B.	Provide Health Benefits	n/a		34
	C.	Provide Retirement Benefits	n/a		29
	D.	Provide Training	n/a		28
	E.	Provide Child Care	n/a		15
	F.	Provide Transportation Assistance	n/a		14
	G.	Provide Employer Assisted Housing program	n/a		9
	Sub-total Wage & Benefit Related:		0	162	
3	Workforce Related:				
	A.	Create New Jobs	n/a		42
	B.	Retain Existing Jobs	n/a		41
	C.	Maintain Affirmative Action Plan	Y	35	35
	D.	Provide Targeted Hiring Preference	n/a		34
	Sub-total Workforce Related:		35	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			
	Sub-total Municipal Facility:		84	84	
Sub-total from Above:			238	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: Mark W. Neal **Date:** 2/16/23

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

For Staff Use Only Below This Line				
What is the current assessed value?	Real Property:	Personal Property:		
What is the projected assessed value?	Real Property:	Personal Property:		
What is the tax key number for this project?				
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		49
	B.	Develop Based on Local University Research		35
	C.	Achieve a Physical Element of a Plan		36
	Sub-total Project Related:			120
6	Super Size Projects (point values are cumulative):			
	A.	100% to 199%		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:			539	
Total from Staff Section:			461	
Total Public Benefit Points:			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
FEB 21 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

20__ 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)
 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 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer SoMa Capital LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 615 W. Colfax Avenue, South Bend, IN 46601					
Name of contact person Brad Emberton			Telephone number () 574-286-7119	E-mail address b.emberton@outlook.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of South Bend				Resolution number	
Location of property 536 S. Main St, South Bend, IN 46601			County St. Joseph	DLGF taxing district number 026	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Redevelopment of a building into 12 new apartments with new electric, gas, water, HVAC a				Estimated start date (month, day, year) 04/01/2023	
				Estimated completion date (month, day, year) 03/31/2024	
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			237000	213900	
Plus estimated values of proposed project			2065000		
Less values of any property being replaced			0		
Net estimated values upon completion of project			2302000		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <u>N/A</u>			Estimated hazardous waste converted (pounds) <u>N/A</u>		
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) 02/21/23	
Printed name of authorized representative Mark W. Neal			Title Co-Manager		

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:

<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 (* see below)
<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
- 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.

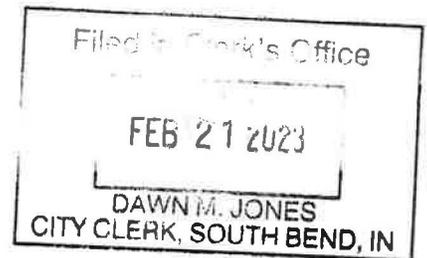
- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating 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.





CITY OF SOUTH BEND

COMMUNITY INVESTMENT

Filed in Clerk's Office

FEB 22 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

February 22, 2023

Council Member Rachel Tomas Morgan
Chairperson, Community Investment Committee
South Bend Common Council
County City Building, 4th Floor
South Bend, IN 46601

Dear Council Member Tomas Morgan,

Attached please find a proposed form of resolution approving a waiver of noncompliance, pursuant to Indiana Code 6-1.1-12.1-11.3, for CBK Land Development LLC, who is the owner of real property at 5245 Dylan Drive in South Bend (Parcel number 71-03-18-330-011.000-009).

CBK Land Development LLC is a wholly owned subsidiary of Chase Plastics, which occupies the building. Chase Plastics is requesting that the Common Council waive noncompliance with the filing deadline for tax deduction forms. In 2020 and 2021, the company filed Forms CF-1/RE and 322/RE with the City of South Bend and the County Assessor's office but inadvertently did not file the forms with the Auditor's office.

As a result of this filing error, the company did not receive a tax abatement pursuant to Resolution No. 4779-19 for these years. The waiver of noncompliance to be presented to the Common Council for consideration is for two years of non-filing.

The Department of Community Investment endorses and supports this waiver as the company has exceeded requirements associated with the abatement. The estimated project cost in 2019 was \$3.50 million, and the company reported that the actual costs were \$3.63 million. Despite challenges, including the pandemic, Chase Plastics has added one additional full-time position at the South Bend facility since completion of their project and is committed to supporting and expanding their South Bend-based workforce.

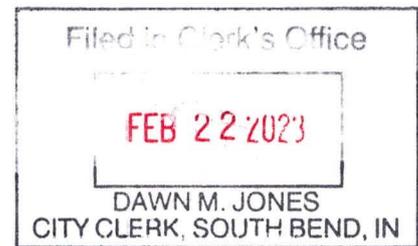
We ask that the attached resolution be referred to the Community Investment Committee for an advisory recommendation and then heard at the Common Council meeting to be held on February 27, 2023.

A representative from Chase Plastics will be present at the meetings. Should you require additional information, please contact me at (574) 235-5838.

Sincerely,

Erik Glavich
Director, Growth and Opportunity

BILL NO. 23-08
RESOLUTION NO. 5004-23



A RESOLUTION CONFIRMING THE GRANT OF CERTAIN REAL
PROPERTY TAX ABATEMENT DEDUCTIONS AND WAIVING
NONCOMPLIANCE FOR PROPERTY COMMONLY KNOWN AS

5245 Dylan Drive, South Bend, IN 46628

FOR

CBK Land Development LLC

WHEREAS, on May 13, 2019, the Common Council of the City of South Bend (the "Common Council") adopted Resolution No. 4779-19 (the "2019 Resolution"), approving a seven-year (7) real property tax deduction for the extension of a distribution center located at 5245 Dylan Drive, South Bend, IN 46628 (the "Building") by CBK Land Development LLC. (the "Taxpayer") within an area located in the City of South Bend that had been designated an economic revitalization area in accordance with Indiana Code § 6-1.1-12.1 et seq.;

WHEREAS, as part of the Taxpayer's deduction application, the Taxpayer described for the Common Council that Chase Plastic Services, Inc. by the end of the three-year (3) designation period would (a) invest \$3,500,000 to expand its current 126,000 square foot distribution center by an additional estimated 80,000 square feet and (b) create 5 new jobs and retain 18 jobs;

WHEREAS, the Taxpayer completed construction of the 80,000 square foot extension and has met all objectives in its deduction application;

WHEREAS, while the Taxpayer submitted its CF-1/RE and 322/RE forms to the City of South Bend Department of Community Investment in May 2020 and May 2021, the company may have inadvertently failed to timely and properly file the forms with the St. Joseph County Auditor;

WHEREAS, the Common Council recognizes that the Taxpayer (a) has fulfilled its pledge to expand its distribution center; (b) has requested a waiver of its inadvertent oversight in failing to file the CF-1/RE and 322/RE forms for taxes due and payable in 2021 and 2022 with the St. Joseph County Auditor and instead filed forms with the wrong office to claim benefits of the tax deduction for the first two years of the tax deduction, which the Common Council has the power and authority to approve under Indiana law, and (c) would have been entitled to receive the tax deduction for the first two years of the deduction period had no noncompliance event occurred;

WHEREAS, the Indiana General Assembly has expressed the policy of this State by enacting laws that expressly permit tax abatement noncompliance events such as the untimely or erroneous filing of an application form to be waived; and

WHEREAS, the noncompliance event has been corrected, and a public hearing of the Common Council has been held on the subject of this Resolution.

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

SECTION 1. The Taxpayer has presented testimonial and documentary evidence supporting the Taxpayer's (a) progress towards satisfying its obligations detailed in its original Statement of Benefits and its application for tax deduction related to the extension of a distribution center located at 5245 Dylan Drive, South Bend, IN 46628 (the "Property"), and (b) inadvertent oversight leading to a belated filing or filing in the incorrect office of the CF-1/RE and 322/RE forms to claim the benefits of a tax deduction for the January 1, 2020, and January 1, 2021, assessment dates of the Property.

SECTION 2. The foregoing facts, taken together, lead the Common Council to conclude that the Taxpayer has substantially fulfilled its projected plans to improve and conduct operations at the Property contemplated as part of the 2019 Resolution (the "Deduction") and that its belated/errant filing of applications required to claim the benefits of the Deduction as of for taxes due and payable in 2021 and 2022 was inadvertent.

SECTION 3. The Common Council hereby waives all matters of noncompliance that may be waived under State and local law regarding the late filing of applicable deduction applications in order for the Taxpayer to claim and receive the benefit of the Deduction on its investment contemplated as part of the 2019 Resolution as of the January 1, 2020, and January 1, 2021, assessment dates, all as is permitted under Indiana Code § 6-1.1-12.1-11.3 (including specific waiver of any and all nonconformities relating to the requirement, under Indiana Code § 6-1.1-12.1-5 that economic revitalization area deduction applications be timely filed with the county auditor to claim property tax deductions for the 2020-Pay-2021 and 2021-Pay-2022 tax years).

SECTION 4. The Common Council incorporates herein by reference, and hereby ratifies and reaffirms: (a) the 2019 Resolution; (b) the tax deduction application and statements of benefits of the Taxpayer; and (c) the recitals of this Resolution. The Common Council and the Clerk of the City of South Bend are authorized to take all such further acts and execute and deliver all such further documents for the St. Joseph County Auditor or otherwise as may be reasonably necessary to give effect to this Resolution, all without further application to or formal action by the Common Council.

SECTION 5. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor.

Sharon McBride, Council President
South Bend Common Council

Attest:

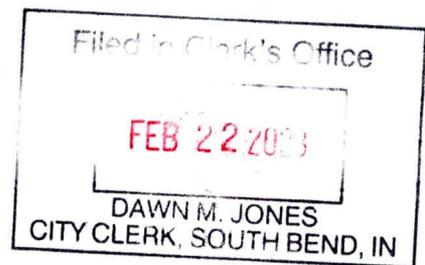
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock _____.m.

Dawn M. Jones, City Clerk
Office of the City Clerk

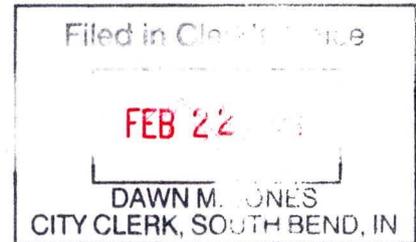
Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock _____.m.

James Mueller, Mayor
City of South Bend



February 17, 2023

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



RE: Tax Abatement Waiver of Noncompliance

Dear Common Council Members,

On May 13, 2019, CBK Land Development, LLC, a wholly owned subsidiary of Chase Plastics Services, Inc., was granted a real property tax abatement for an extension to our facility at 5245 Dylan Drive in South Bend. The Common Council approved Resolution No. 4779-19, which established a 7-year abatement.

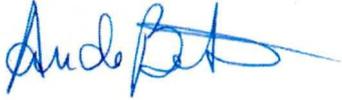
At the time the petition for abatement was filed, estimated costs for the expansion project were \$3.5 million. Construction began in June 2019 to add approximately 80,000 sq ft. to our facility. We completed the project in May 2020. As of today, Chase Plastics has committed \$3.63 million to the project. As a result of the expansion, the company experienced significant growth. In 2020, the facility's combined shipping and receiving volume increased by eleven million pounds compared to 2019. This expansion has allowed us to reinvest in our employees by increasing our starting wage rate as market competitive-plus and increase our Variable Compensation Bonus plan 6%, which has deepened our employees' sense of job security. Since the project's commencement, Chase Plastics has retained 18 full-time jobs and added 1 new full-time job. With this retainage, we have increased the annual salary by \$208,000, excluding benefits.

Our investment in local businesses has grown, as well. The additional investment not only includes the initial movement and installation of equipment and racking but has also provided for the purchase of new equipment, along with creating a greater need for continuous support of maintenance for both the property and systems within the building.

Today, we are requesting a waiver of noncompliance for failure to file Forms CF-1/RE and 322/RE for tax years 2020 and 2021. The forms were incorrectly filed with the personal property tax return with the assessor's office when they should have been filed with the auditor's office separately. This was a regrettable oversight that has been corrected for tax year 2022.

We are requesting the Common Council approve a two-year waiver of noncompliance of filing tax deduction for tax years 2020 and 2021.

Thank you for your attention on this matter.



Amanda Bertelsen
Controller
Chase Plastic Services, Inc.

Filed Clerk's Office
FEB 22 2023
DAWN M. JONES
CITY CLERK, SOUTH BEND, IN



City of South Bend Common Council

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

(574) 235-9321
Fax (574) 235-9173
TDD (574) 235-5567

<http://www.southbend.in.gov>

Filed in Clerk's Office

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

February 21, 2023

Sharon L. McBride
President

Sheila Niezgodski
Vice-President

Canneth Lee
Chairperson, Committee
of the Whole

Canneth Lee
First District

Henry Davis, Jr.
Second District

Sharon L. McBride
Third District

Troy Warner
Fourth District

Eli Wax
Fifth District

Sheila Niezgodski
Sixth District

Karen L. White
At Large

Rachel Tomas Morgan
At Large

Lori K. Hamann
At Large

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

RE: A SPECIAL RESOLUTION ON BEHALF OF THE SOUTH BEND COMMON COUNCIL AND THE CITIZENS OF SOUTH BEND, HONORING TOY VILLA FOR MORE THAN 36 YEARS OF EXCEPTIONAL AND IMPACTFUL WORK AS A CONSTRUCTION MANAGER AND LAND SURVEYOR IN OUR COMMUNITY, AND FOR HIS QUINTESSENTIAL LEADERSHIP AND TEAMWORK AS AN EMPLOYEE OF THE CITY OF SOUTH BEND.

Dear Council Members:

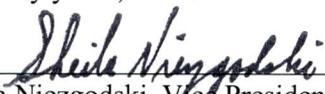
It is never easy to say goodbye to a valued member of the City of South Bend team. However, even the most valued members are entitled to move on and enjoy their life when the appropriate time comes. Unfortunately, for the City, that time has come for Toy Villa.

Toy has been involved in engineering and surveying projects in South Bend for over 36 years. Toy's work can be seen in virtually every part of the city. He has also been instrumental in the redevelopment of underutilized areas leading to economic growth and job opportunities. Many of Toy's accomplishments are included in the proposed Special Resolution.

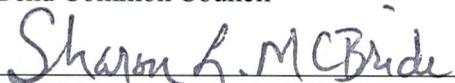
We ask that this proposed Special Resolution be included in the Common Council agenda under "Special Business" for its meeting on February 27, 2023. As a Special Resolution, it need not be assigned to a Committee.

Thank you for your consideration.

Sincerely yours,



Sheila Niezgodski, Vice President, 6th District
South Bend Common Council



Sharon McBride, President, 3rd District
South Bend Common Council



City of South Bend Common Council

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

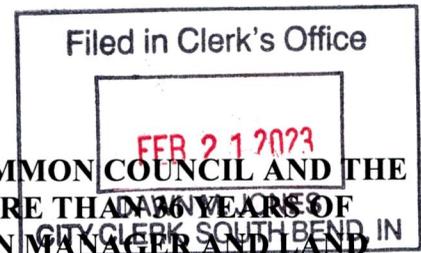
(574) 235-9321
Fax (574) 235-9173
TDD (574) 235-5567
<http://www.southbendin.gov>

A handwritten signature in cursive script that reads "Lori K. Hamann".

Lori K. Hamann, At Large Member
South Bend Common Council

A handwritten signature in cursive script that reads "Karen L. White".

Karen L. White, At Large Member
South Bend Common Council



A SPECIAL RESOLUTION ON BEHALF OF THE SOUTH BEND COMMON COUNCIL AND THE CITIZENS OF SOUTH BEND, HONORING TOY VILLA FOR MORE THAN 36 YEARS OF EXCEPTIONAL AND IMPACTFUL WORK AS A CONSTRUCTION MANAGER AND LAND SURVEYOR IN OUR COMMUNITY, AND FOR HIS QUINTESSENTIAL LEADERSHIP AND TEAMWORK AS AN EMPLOYEE OF THE CITY OF SOUTH BEND.

Whereas, Toy Villa has been a fair but firm presence in the City of South Bend through his involvement in engineering and surveying projects for more than thirty-six years; and

Whereas, Toy's professional associations recognizing participation include the American Society of Civil Engineers, the American Public Works Association, and several certifications with the Indiana Department of Transportation; and

Whereas, Toy's career has included positions not only in the public sector with the City of South Bend, but also in the private sector with Clyde Williams & Associates where he provided the survey for the Generations Drive development; and

Whereas, the list of completed projects, accomplished tasks, and overall public service Toy has passionately fulfilled might bleed into every square foot of the City, the most observable are the Two-Way Conversion Projects, Studebaker Demo, City Fire Stations, Kennedy Park Green Infrastructure, Coveleski Stadium, now Four Winds Field, Fiber Optic Signal Connect with MetroNet, and the Remodel and Rehabilitation of the Morris Performing Arts Center; and

Whereas, Toy was also instrumental in the redevelopment of several underutilized areas leading to economic growth and job opportunities that draw the growing population and tourism of South Bend. These developments include but are not limited to the Howard Park Reconstruction, Football Hall of Fame, Downtown Transportation Facility to 1st Source & Double Tree, Nimitz Parkway, Ignition Park, Catalyst One and Two, Frederickson Park, Multi-Purpose Trails along the river, Café Navarre, Ireland & S. Michigan Street Shopping Centers, Memorial Hospital Campus; and

Whereas, Toy facilitated key steps for environmental remediation making the redevelopments possible including leachate and methane control systems, cleanup of industrial debris, Brownfield mitigation, and providing the transparency necessary for protecting public health.

Whereas, while Toy was not spending time with family or working on his golf game, he sat on the South Bend Heritage Board and the Special Events Committee in addition to volunteering countless Saturdays to contribute labor and guidance to City projects, Back the Bend, and equivalent City programs; and

Whereas, the City Engineer, Kara Boyles, expressed that "it is hard to imagine our team without Toy as he has been such an integral part of our success. His dedication, dependability, and expertise have been invaluable, and he has truly been a right hand to me. Toy's presence and contributions will be deeply missed, and we wish him all the best in his future endeavors."

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

Section I. The South Bend Common Council proudly honors and thanks Toy Villa for than 36 years of exceptional and impactful work as a construction manager and a land surveyor in our community, and for his quintessential leadership and teamwork as an employee of the City of South Bend.

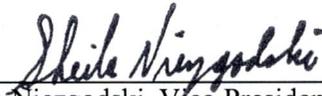
Section II. The Common Council also recognizes and thanks Toy's wife, Diane, and children, Matthew, Adam, Justin, Mandy, and Nick for sharing Toy with the community even in the times they would have preferred he be home. The Common Council wishes Toy and Diane all the best in their retirement.

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

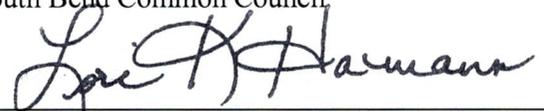
Approved this 27th day of February 2023



Sharon McBride, President, 3rd District
South Bend Common Council



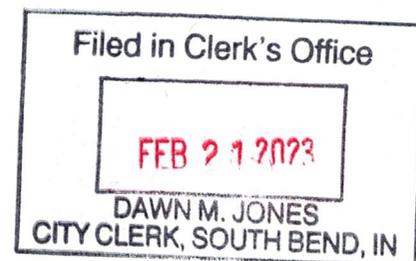
Sheila Niezgodski, Vice-President, 6th District
South Bend Common Council



Lori K. Hamann, At Large Member
South Bend Common Council



Karen L. White, At Large Member
South Bend Common Council



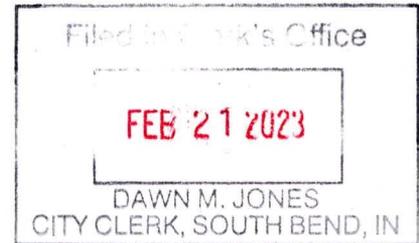


City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbend.in.gov/zoning

February 21, 2023

Honorable Committee Chair Hamann
4th Floor, County-City Building
South Bend, IN 46601



RE: 1007 and 1011 Howard St. - PC#0141-23

Dear Committee Chair Hamann:

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 27th, 2023, Council meeting, and set it for public hearing at your March 27th, 2023, Council meeting. The petition is tentatively scheduled for public hearing at the March 20th, 2023, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

Rezone to allow a mixed-use office building.

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

Sincerely,

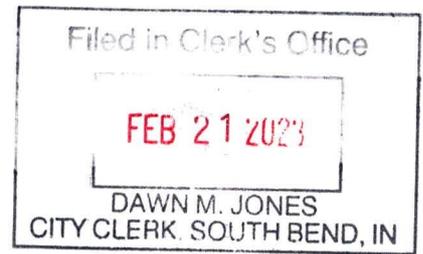
Rachel Boyles
Zoning Specialist

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President



BILL NO. 07-23

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1007 AND 1011 HOWARD ST. COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Rezone from U1 Urban Neighborhood 1 to NC Neighborhood Center District to allow for a mixed-use office building.

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

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby 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:

1007 and 1101 Howard St. South Bend, IN 46617. 018-5105-368701 and 018-5105-3687

55 ft E End Lots 105-106 Sorins 2nd Add.

W 55 ft of 110 Ft E End Lots 105-106 Sorins 2nd Add.

be and the same is hereby established as NC Neighborhood Center

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

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

Sharon McBride, Council President

South Bend Common Council

Attest:

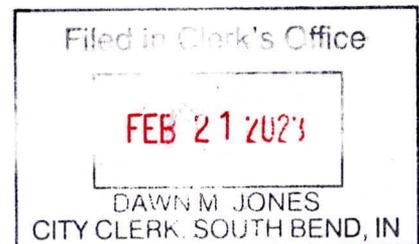
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-5105-368701 ; 018-5105-3687

Address: 1007 & 1011 Howard Street

Owner: UNIVERSITY OF NOTRE DAME DU LAC

Legal Description:

55 Ft E End Lots 105-106 Sorins 2nd Add
W 55 Ft Of 110 Ft E End Lots 105-106 Sorins 2nd Add

Project Summary

Development of a 3-story, 8,000 SF footprint building with parking accessed directly from the alley. City Water and Sanitary are available from Howard Street.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District: NC Neighborhood Center

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) *The comprehensive Plan;*
- (2) *Current conditions and the character of the current structures and uses in each district;*
- (3) *The most desirable use for which the land in each district is adapted;*
- (4) *The conservation of property values throughout the jurisdiction; and*
- (5) *Responsible development and growth.*

Subdivision – *complete and attach subdivision application*

Special Exception – *complete and attach Criteria for Decision Making*

Use requested: _____

Variance(s) - *List variances below, complete and attach Criteria for Decision Making*

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

PAID

FEB 20 2023

Per KB
\$675.00

Contact information

Property owner(s) of the petition site:

Name: UNIVERSITY OF NOTRE DAME DU LAC

Address: 724 Grace Hall
Notre Dame IN 46556

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Richard Bellis

Address: 415 Main Building
Notre Dame, IN 46556

Phone Number: 574-631-0966

E-mail: rbellis@nd.edu

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



RICHARD BELLIS, ASST. V.P. FINANCE /
TREASURY SERVICES

UNIVERSITY OF NOTRE DAME







BERTSCH-FRANK
— & ASSOCIATES —
LAND SURVEYING & CONSULTING

February 17, 2023

South Bend Plan Commission
227 W. Jefferson Boulevard
14th Floor County City Building
South Bend, Indiana 46601

Re: Rezoning for:
University of Notre Dame – Law Center
#1007 and #1011 Howard Street
South Bend, Indiana

The University of Notre Dame owns the parcels located at #1007 and #1011 Howard Street within South Bend, Indiana. The University is requesting to rezone the parcels listed above from Urban Neighborhood 1 (U1) to Neighborhood Center (NC). We believe that the Neighborhood Center Zoning would allow the University to develop a three-story office building of approximately 24,000 GSF (8,000 SF/floor). This office building will serve as a transition area from the Neighborhood Center (NC) zoning to the east and south toward the Urban Neighborhood 1 (U1) zoning to the north and west. The University of Notre Dame also owns the U1 parcels to the immediate North and West of the parcels in this request.

Neighborhood Center and Urban Flex zoning were both considered for this request. These two zoning options have similar building types, setback, height, and landscaping requirements. We determined that Neighborhood Center would most closely align the intended use with the current zoning ordinance. The driving factor in that determination was that the allowed Principal Use in NC would permit the office building to be open for walk-ins, as opposed to “appointment only” in UF. Also, UF has a 5,000 SF total non-residential or non-civic use maximum. These two constraints were the driving factor to request Neighborhood Center rezoning.

The University of Notre Dame is committed to working with the community and the zoning board to ensure that this rezoning is done in a responsible and sustainable way that is consistent with the community's values and interests. This proposed development will serve as a pleasant buffer from the existing developments to the urban neighborhood. We are happy to provide any additional information or answer any questions you may have about the proposal.

Thank you for your consideration of this request. We believe that this rezoning will have a positive impact on the community and will contribute to its growth and development for years to come.

Sincerely,

Bertsch - Frank & Associates, LLC

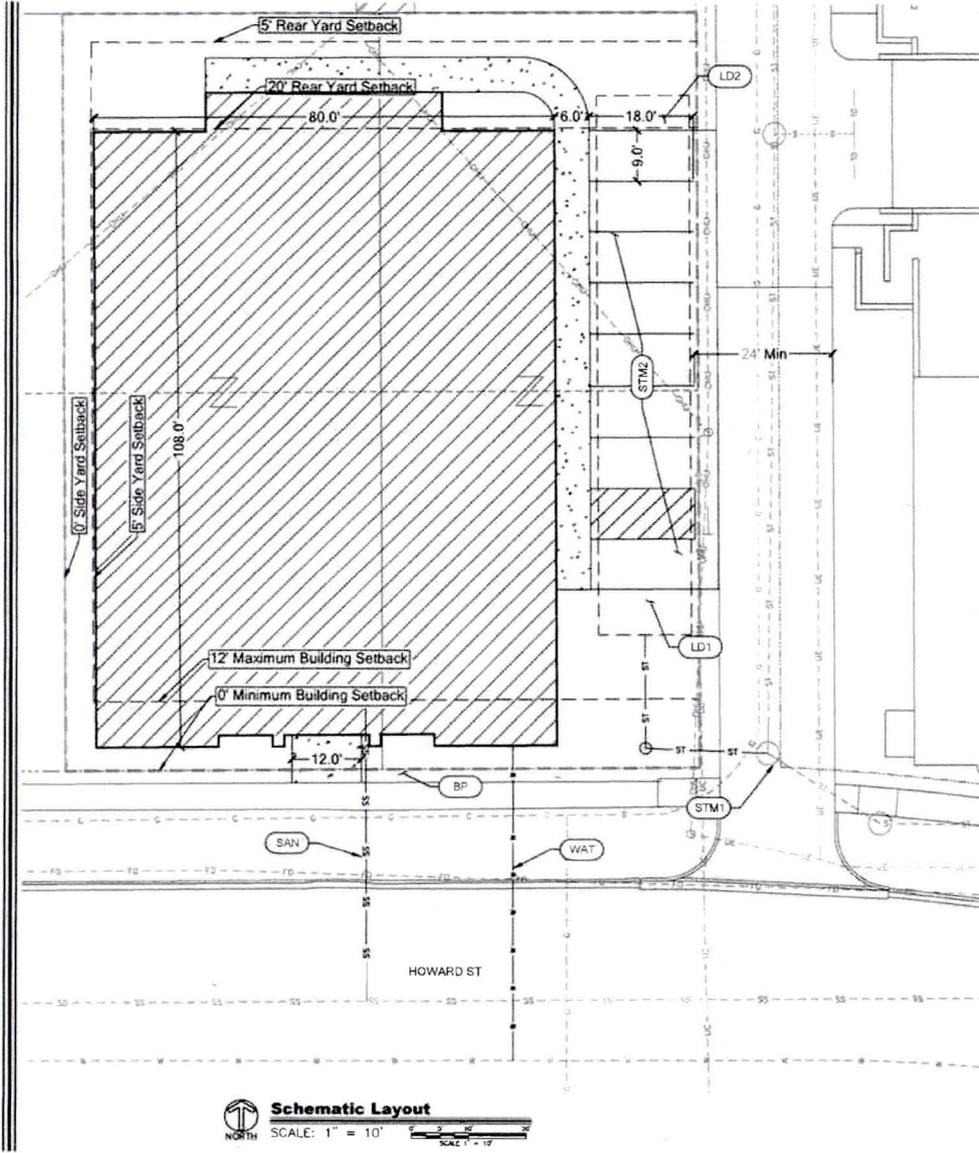
A handwritten signature in blue ink that reads "Wayne P. Richardson".

Wayne Richardson, PE, CPESC
Associate Principal, Director of Engineering

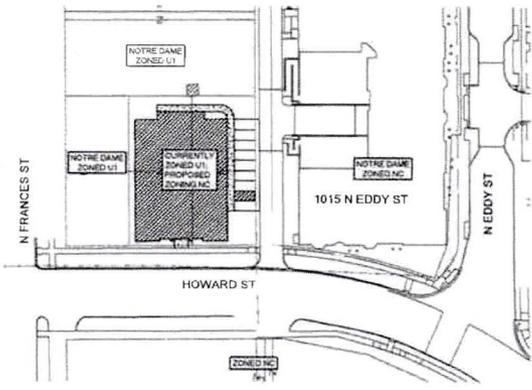
Rezoning Options Analysis Table		
	Zoning District	
	UF Urban Neighborhood Flex	NC Neighborhood Center
Building Type	Shop, Stacked Flats	Shop, Stacked Flats
Principal Use (Allowed)	Professional Offices*	Professional Offices*; General Retail & Services
Principal Use (Special Exception)	General Retail & Services; College/University	College/University
Building Design	5,000 SF total non-residential or non-civic use maximum	
Building Height	55' or 4 stories (Portions of a primary building in excess of 40' or 3 stories shall be located at least 40' from a S1, U1, or U2 District)	
Front / Corner Setback	5' Min; 15' Max	0' min; 12' max
Side Setback	5' min (not required between attached dwellings)	0' min (5' min if provided)
Rear Setback	5' min (20' min adjacent to ground floor residential)	
Side and Rear Setback	0' when abutting an alley	

Per the South Bend Zoning Ordinance:

21-06.01(i) **Professional Offices** - A facility for the processing, manipulation, or application of information or professional expertise, including by businesses, nonprofit organizations, and the government. When such facility offers services to the public, they are typically provided at set appointments or meeting times, **not on a walk-in basis**.



Schematic Layout
 SCALE: 1" = 10'
 SCALE 1" = 10'



Site Location
 SCALE: 1" = 50'
 SCALE 1" = 50'

DRAINAGE & STORM WATER MANAGEMENT

SITE IS GENERALLY FLAT, SLIGHT GRADING TO THE SOUTH.
 DETENTION REQUIRED AND REQUIRED TO BE UNDERGROUND. SIZED FOR THE 24HR STORM AND DISCHARGED THROUGH SWALE TREATMENT.
 NEED TO VERIFY INFILTRATION RATES VIA GEOTECHNICAL INVESTIGATION.
 APPROXIMATE SIZE OF DETENTION REQUIRED: 5,575 CF.
 (CHECK INTO EDDY STREET COMMONS EXCESS STORAGE CAPACITY).
 POTENTIAL AREA FOR UNDERGROUND DETENTION: NORTH OF BUILDING AND/OR UNDER PARKING AREA.
 CONSTRUCTION STORMWATER GENERAL PERMIT WILL NOT BE NECESSARY AS SITE IS UNDER 1 ACRE. (800.1 (5-4-02), EROSION CONTROL, SWAPPY PLAY WILL BE NECESSARY).

SITE UTILITY SERVICES

SANITARY SEWER (COMBINED) LOCATED IN HOWARD STREET TO SOUTH OF SITE.
 WATER MAINS LOCATED IN HOWARD STREET TO THE SOUTH OF THE SITE.
 NATURAL GAS LINE (0" SOUTH SIDE OF PROPERTY, IN ROW OF HOWARD STREET, LINE RUNS NORTH IN ALLEY ALONG EAST SIDE OF PROPERTY).
 OVERHEAD UTILITY LIEN ON EAST EDGE OF PROPERTY, ALONG WEST SIDE OF ALLEY. (WLL CONFLICT WITH PARKING).
 STORM SEWER ASSOCIATED WITH EDDY STREET COMMONS IN CENTERLINE OF ALLEY TO THE EAST OF SITE. (ROOF DRAINS EAST OF ALLEY).
 UNDERGROUND ELECTRICAL IN ALLEY TO EAST.

SCHEMATIC KEYNOTES

- BP BICYCLE PARKING FOR 4 BICYCLES NEAR FRONT ENTRANCE
- LD1 LANDSCAPE BUFFER TYPE 1
- LD2 LANDSCAPE BUFFER TYPE 1 OR 2
- SAN SANITARY SEWER CONNECTION TO SOUTH
- STM1 CONNECTION TO EDDY STREET COMMONS STORM
- STM2 POTENTIAL UNDERGROUND DETENTION LOCATION
- WAT WATER CONNECTION TO SOUTH

ZONING RECOMMENDATIONS

SITE IS CURRENTLY ZONED U1.
 RECOMMEND CONSIDERING PARCELS AND REZONING TO NC.
 MORE STRINGENT REVIEW AND REQUIREMENTS IN THE NORTHEAST NEIGHBORHOOD ZONING OVERLAY (INZ02).
BUILDING REQUIREMENTS
 40' 3 STORES ADJACENT TO U1
 6' MINIMUM 12' MAXIMUM FRONT YARD SETBACK
 5' SIDE YARD SETBACK (IF PROVIDED)
 5' REAR YARD SETBACK, 20' SETBACK ADJACENT TO RESIDENTIAL

ACCESS & PARKING

SIDEWALK CONNECTION TO HOWARD STREET SIDEWALK REQUIRED.
 1 BICYCLE SPACE PER 10,000 SF OF GROSS SQUARE FLOOR AREA, 4 SPACES REQUIRED.
 OFF-STREET VEHICLE PARKING IS NOT REQUIRED.
 8 SPACES SHOWN (1 REQUIRED TO BE ADA)
 ACCESS FROM ALLEY, NO SETBACK FROM ALLEY REQUIRED.
 3' SETBACK FROM REARSIDE YARD
 3' BEHIND FACADE IN FRONT YARD

SITE ENVIRONMENTAL CONDITIONS

SITE IS IN AREA OF MINIMAL FLOOD HAZARD PER FORM 1814 F020280 (1/6/08/1).
 SITE HAD NO WETLANDS PER NATIONAL WETLANDS INVENTORY MAPPER (1/21/2022).
 SITE LIKELY TO HAVE FILL SOIL DUE TO DEMOLITION OF PREVIOUS STRUCTURES. LANDFILLED/RED SOIL LIKELY TO BE COMPLEX SOIL HYDROLOGIC GROUP A WITH A HIGH CAPACITY TO TRANSMIT WATER.

LANDSCAPING

1 STREET TREE PER 30' STREET FRONTAGE (4 TREES REQUIRED).
BUFFERS
 TYPE 1 BUFFER (5' WIDE, HEDGE ROW OF SHRUBS PLANTED 3' ON CENTER) - HEDGE ROW CAN BE REPLACED BY 4' TALL MASONRY WALL) REQUIRED BETWEEN PARKING AND FRONT YARD.
 TYPE 1 BUFFER, OR TYPE 2 BUFFER (5' WIDE, 30 SHRUBS PER 100' CONTIGUOUS 6' TALL SOLID FENCE) BETWEEN PARKING AND U1 ZONING.
 NO FOUNDATION LANDSCAPING REQUIRED.
 TRASH CONTAINER SHALL BE SCREENED ON 3 SIDES WITH A SOLID WALL, AND HAVE OPAQUE SCREEN GATE. (IF LARGER THAN 36 CUBIC FEET).

Filed at Clerk's Office

BERTSCH-FRANK ASSOCIATES
FEB 21 2023
 LAND PLANNING
 81 LAWRENCE DRIVE
 FORT MYERS, FL 33901
 TELEPHONE (888) 438-3393
 FACSIMILE (888) 638-9993

DANIEL JONES
 CITY CLERK, SOUTH BEND, IN

BFA
 BERTSCH-FRANK ASSOCIATES
 LAND PLANNING
 81 LAWRENCE DRIVE
 FORT MYERS, FL 33901
 TELEPHONE (888) 438-3393
 FACSIMILE (888) 638-9993

gdc
 GREGORY D. CROFT
 112 W. WASHINGTON
 SOUTH BEND, IN 46708
 OFFICE 765-245-5290

Site Schematic Layout
Howard Street Development
1007 & 1011 Howard Street
South Bend, IN

GAD FILE 2202-06-004
 DESIGN BY WFL
 CHECKED BY WFL
 DATE 2/16/23
 PLOT NO. 2202-08

SD

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



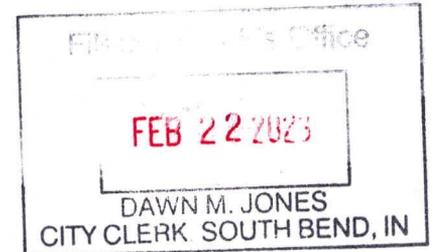
PHONE 574.235.9216
FAX 574.235.9928

CITY OF SOUTH BEND, IN JAMES MUELLER, MAYOR
DEPARTMENT OF ADMINISTRATION AND FINANCE

February 22, 2023

Sharon McBride, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601

RE: Salary Ordinance Amendment



Dear President McBride,

On October 10, 2022, the South Bend Common Council passed Ordinance No. 10894-22, which fixed maximum salaries and wages of appointed officers and non-bargaining employees of the City of South Bend for the calendar year 2023.

We now request an amendment to this non-bargaining salary ordinance, specifically to make the following changes:

- Establish a full-time City Attorney position (with a 2023 salary cap of \$110,451)
- Increase the salary cap for the Diversity Compliance/Inclusion Officer position (from the current 2023 cap of \$85,967 to an amended 2023 cap of \$95,000)
- Increase the salary cap for the Executive Director of Human Rights position (from the current 2023 cap of \$78,662 to an amended 2023 cap of \$92,500)

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be accepted for 1st reading on February 27, 2023, with 2nd reading, public hearing and 3rd reading scheduled for March 13, 2023, to coincide with the first quarter budget adjustment bills.

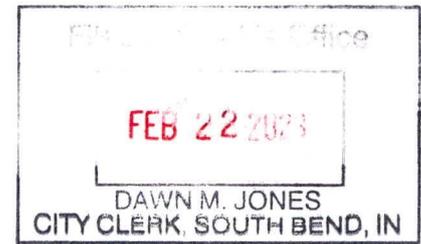
Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

Regards,

Kyle Willis
City Controller

BILL NO. 08-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 10894-22, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2023, TO ESTABLISH ONE NEW FULL-TIME POSITION AND AMEND THE MAXIMUM SALARIES OF TWO EXISTING FULL-TIME POSITIONS

STATEMENT OF PURPOSE AND INTENT

On October 10, 2022, the South Bend Common Council passed Ordinance No. 10894-22, which fixed maximum salaries and wages of appointed officers and non-bargaining employees of the executive departments of the City of South Bend for the calendar year 2023.

Since the enactment of Ordinance No. 10894-22, the City's executive has determined that it is appropriate and necessary to amend the list of non-bargaining City positions and their maximum salaries approved under Ordinance No. 10894-22. Specifically, this ordinance establishes one new full-time position (City Attorney) and increases the salary caps for two existing full-time positions (Executive Director of Human Rights and Diversity Compliance/Inclusion Officer), as reflected in the amended list attached to this ordinance as Exhibit A.

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

SECTION I. Ordinance No. 10894-22 is hereby amended to include the non-bargaining positions and maximum salaries set forth in Exhibit A attached hereto. The positions affected by this ordinance are highlighted for ease of identification.

SECTION II. All other portions and sections of Ordinance No. 10894-22 are unaffected by this amendment and are reconfirmed.

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

Sharon McBride, Council President
South Bend Common Council

Attest:

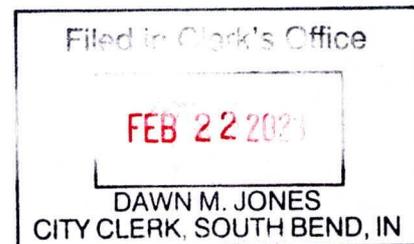
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ m

James Mueller, Mayor
City of South Bend, Indiana

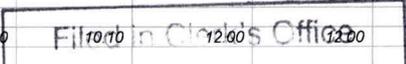


City of South Bend, Indiana		Salary Cap Increase					Increase	
Amended 2023 Nonbargaining Salary Ordinance Schedule		New Position					3.0%	
Maximum Salaries								
Job Title	Status	2019 Salary Cap	2020 Salary Cap	2021 Salary Cap	2022 Salary Cap	2023 Salary Cap	% increase	
311 Customer Service Liaison	Full Time	45,610	46,522	46,662	47,829	49,264	3.00%	
311 Customer Service Liaison II	Full Time	47,397	48,345	48,490	49,702	52,684	6.00%	
Accounting Assistant	Full Time	44,500	45,390	45,526	46,664	48,064	3.00%	
Accounting Clerk IV	Full Time	34,675	35,369	35,475	36,362	37,453	3.00%	
Accounts Payable Administrator	Full Time	36,466	37,195	37,307	38,240	39,387	3.00%	
Administrative Assistant I	Full Time	41,336	42,163	42,289	43,346	44,646	3.00%	
Administrative Assistant II	Full Time	42,558	43,409	43,539	44,627	45,966	3.00%	
Animal Welfare Assistant	Full Time	35,899	36,617	36,727	37,645	38,774	3.00%	
Animal Welfare Officer	Full Time	36,167	36,890	37,001	37,926	40,000	5.47%	
Applications Developer I	Full Time	56,896	59,741	59,920	68,788	70,852	3.00%	
Applications Developer II	Full Time			new title	74,492	76,727	3.00%	
Assistant City Attorney	Full Time	89,284	91,070	91,343	93,627	96,436	3.00%	
Assistant City Attorney/Claims Adjuster	Full Time	78,697	80,271	80,512	82,525	85,001	3.00%	
Assistant City Engineer	Full Time	85,568	87,279	87,541	89,730	95,114	6.00%	
Assistant Director of Applications	Full Time	68,931	70,310	70,521	85,302	87,861	3.00%	
Assistant Director of Communication Center	Full Time	56,308	57,434	57,606	59,046	60,817	3.00%	
Assistant Director of Distribution	Full Time	53,490	54,560	54,724	56,092	57,775	3.00%	
Assistant Director of Growth & Opportunity (formerly Assistant Director of E	Full Time		new	75,327	77,210	79,526	3.00%	
Assistant Director of Recreation	Full Time	60,724	61,938	62,124	63,677	65,587	3.00%	
Assistant Director of SCADA Information Systems	Full Time	68,931	70,310	70,521	72,284	74,453	3.00%	
Assistant Director of Ticket Sales & Strategy (formerly Manager - Assistant	Full Time	39,453	40,242	40,363	41,372	52,000	25.69%	
Assistant Manager - Customer Service	Full Time	48,379	49,347	49,495	50,732	52,254	3.00%	
Budget Analyst - Senior	Full Time	64,945	66,244	66,443	68,104	70,147	3.00%	
Building and Code Inspector	Full Time	51,893	52,931	53,090	54,417	56,050	3.00%	
Building Commissioner	Full Time	93,770	95,645	95,932	84,161	86,686	3.00%	
Building Inspector	Full Time	49,637	50,630	50,782	52,052	53,614	3.00%	
Business & Resource Specialist	Full Time		new	65,000	66,625	68,624	3.00%	
Business Analyst	Full Time	54,100	55,182	55,348	56,732	60,136	6.00%	
Business Analyst - Senior	Full Time	title change	59,000	59,177	60,656	65,508	8.00%	
Business Development Specialist	Full Time	57,192	58,336	58,511	59,974	61,773	3.00%	
Chemist	Full Time	51,549	52,580	52,738	54,056	55,678	3.00%	
Chemist Lead	Full Time	54,833	55,930	56,098	57,500	59,225	3.00%	
Chief Building Inspector	Full Time	60,724	61,938	62,124	63,677	65,587	3.00%	
Chief Code Inspector	Full Time	60,724	61,938	62,124	63,677	65,587	3.00%	
Chief Community Officer (formerly Director of Community Initiatives)	Full Time	new	88,500	88,766	90,985	93,715	3.00%	
Chief Development Officer	Full Time				new title	106,804	100.00%	
Chief Innovation Officer	Full Time	106,423	108,551	108,877	118,676	122,236	3.00%	
Chief Neighborhoods Officer	Full Time	83,432	95,645	95,932	98,330	101,280	3.00%	
Chief of Park Operations (formerly Director of Facilities & Grounds)	Full Time	75,000	76,500	76,730	84,000	95,000	13.10%	
Chief of Staff to the Mayor	Full Time	78,858	98,500	98,796	101,266	104,304	3.00%	
Chief Planner	Full Time	80,651	82,264	82,511	97,851	100,787	3.00%	
Chief Technology Officer	Full Time	106,423	108,551	108,877	111,599	114,947	3.00%	
City Attorney	Full Time	-	-	-	new position	110,451	100.00%	
City Clerk Secretary	Full Time	34,764	35,459	35,565	36,454	37,548	3.00%	
City Controller	Full Time	121,904	124,342	124,715	127,833	131,668	3.00%	
City Engineer	Full Time	106,423	108,551	108,877	111,599	121,643	9.00%	
Club Pro Municipal Golf Course	Full Time	52,235	53,280	53,440	54,776	56,419	3.00%	
Code Inspector	Full Time	42,529	43,380	43,510	44,598	45,936	3.00%	
Code Inspector - Senior	Full Time	45,190	46,094	46,232	47,388	48,810	3.00%	
Commercial Combination Inspector	Full Time	52,119	53,161	53,320	54,653	56,293	3.00%	
Communication Specialist I	Full Time	37,726	38,481	38,596	39,561	40,748	3.00%	
Communication Specialist II	Full Time	46,735	47,670	47,813	49,008	50,478	3.00%	
Communication Specialist III	Full Time	48,426	49,395	49,543	50,782	52,305	3.00%	
Contract Compliance Administrator	Full Time	new	57,000	57,171	58,600	62,994	7.50%	
Corporation Counsel	Full Time	127,126	129,669	130,058	133,309	137,308	3.00%	
Court Liaison	Full Time	36,317	37,043	37,154	38,083	39,225	3.00%	
Crime Analyst	Full Time	39,782	40,578	40,700	41,718	42,970	3.00%	
Crime Resource Specialist	Full Time		new	50,000	51,250	52,788	3.00%	
Custodian	Full Time	25,982	30,000	30,090	32,000	32,960	3.00%	
Data Entry /Alarms Coordinator	Full Time	33,091	33,753	33,854	34,700	35,741	3.00%	
Data Entry Specialist	Full Time	38,494	39,264	39,382	40,367	41,578	3.00%	
Data Entry Specialist II	Full Time	32,465	33,114	33,213	34,043	35,064	3.00%	
Departmental System Specialist	Full Time	49,637	50,630	50,782	52,052	53,614	3.00%	
Deputy Building Commissioner	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%	
Deputy Chief of Staff to the Mayor	Full Time	74,914	76,412	76,641	78,557	80,914	3.00%	
Deputy Chief Technology Officer	Full Time	84,660	86,353	86,612	88,777	91,440	3.00%	
Deputy City Controller	Full Time	99,367	101,354	101,658	104,199	110,451	6.00%	
Deputy Director of Community Investment	Full Time			new	103,691	110,451	6.52%	
Deputy Director of Human Resources	Full Time	78,030	79,591	79,830	89,000	91,670	3.00%	
Deputy Director of Public Works	Full Time	99,367	101,354	101,658	104,199	110,451	6.00%	
Deputy Director of Venues, Parks & Arts	Full Time	99,367	101,354	101,658	104,199	110,451	6.00%	
Design Specialist	Full Time	title change	58,033	58,207	59,662	64,435	8.00%	
Digital (Forensic) Lab Technician	Full Time	56,100	57,222	57,394	58,829	60,594	3.00%	
Digital Communications & Multimedia Training Coordinator	Full Time	56,182	57,306	57,478	58,915	60,682	3.00%	
Director - Environmental Compliance (formerly Manager - Environmental C	Full Time	71,776	73,212	73,432	75,268	82,126	9.11%	
Director - Wastewater Utility (formerly Director of Utilities)	Full Time	97,419	99,367	99,665	102,157	98,671	-3.41%	
Director - Water Operations (formerly Manager - Operations)	Full Time	71,394	72,822	73,040	74,866	82,126	9.70%	
Director - Water Utility (formerly Assistant Director of Utilities)	Full Time	86,489	88,219	88,484	90,696	98,671	8.79%	
Director of 311 Customer Service	Full Time	76,407	77,935	78,169	80,123	82,527	3.00%	
Director of Applications	Full Time	76,407	80,227	80,468	89,078	91,750	3.00%	
Director of Booking & Event Services	Full Time	61,194	62,418	62,605	64,170	66,095	3.00%	
Director of Business Analytics	Full Time	76,407	77,935	78,169	80,123	84,930	6.00%	
Director of Central Services	Full Time	99,367	101,354	101,658	94,500	97,335	3.00%	
Director of City Finance	Full Time			new title	85,152	97,000	13.91%	
Director of Civic Innovation	Full Time	76,407	77,935	78,169	80,123	82,527	3.00%	
Director of Civilian Services	Full Time	62,424	63,672	63,863	65,460	67,424	3.00%	
Director of Communication Center	Full Time	66,796	68,132	68,336	70,044	72,145	3.00%	

City of South Bend, Indiana		Salary Cap Increase					Increase	
Amended 2023 Nonbargaining Salary Ordinance Schedule		New Position					3.0%	
Maximum Salaries								
Job Title	Status	2019 Salary Cap	2020 Salary Cap	2021 Salary Cap	2022 Salary Cap	2023 Salary Cap	% increase	
Director of Communications	Full Time	67,018	68,358	68,563	70,277	72,385	3.00%	
Director of Communications & Radio	Full Time	60,120	61,322	61,506	63,044	64,935	3.00%	
Director of Community Outreach	Full Time	65,704	67,018	67,219	68,899	70,966	3.00%	
Director of Community Police Review Office	Full Time		new	65,000	66,625	68,624	3.00%	
Director of CSO Project Management	Full Time	85,172	86,875	87,136	89,314	91,993	3.00%	
Director of Customer Service & Billing Office	Full Time	75,641	77,154	77,385	79,320	82,126	3.54%	
Director of Department Finance	Full Time	67,885	69,243	69,451	77,012	79,322	3.00%	
Director of Development - Venues, Parks & Arts	Full Time	57,222	58,366	58,541	60,005	61,805	3.00%	
Director of Distribution	Full Time	reinstated	80,000	80,240	82,246	85,444	3.89%	
Director of Engagement & Economic Empowerment	Full Time	80,651	82,264	82,511	84,574	87,111	3.00%	
Director of Equipment Services	Full Time	75,000	76,500	76,730	78,648	81,007	3.00%	
Director of Experience (VPA)	Full Time	65,000	66,300	66,499	68,161	70,206	3.00%	
Director of Facilities Management	Full Time	67,350	68,697	68,903	70,626	72,745	3.00%	
Director of Financial Services (Park Administration)	Full Time	67,885	69,243	69,451	title change			
Director of Financial Services (Water Utility)	Full Time	67,885	69,243	69,451	title change			
Director of Growth & Opportunity	Full Time	80,651	82,264	82,511	84,574	87,111	3.00%	
Director of Human Resources	Full Time	91,898	93,736	94,017	96,367	99,258	3.00%	
Director of Infrastructure	Full Time	76,407	77,935	78,169	80,123	82,527	3.00%	
Director of Marketing - Public Works	Full Time	67,018	68,358	68,563	70,277	72,385	3.00%	
Director of Marketing & Promotions	Full Time	58,030	59,191	59,369	60,853	62,679	3.00%	
Director of Neighborhood Health & Housing	Full Time	80,651	82,264	82,511	84,574	87,111	3.00%	
Director of Neighborhood Services & Enforcement	Full Time	78,030	81,932	82,178	84,232	86,759	3.00%	
Director of Office of Sustainability	Full Time	83,620	85,292	85,548	87,687	90,318	3.00%	
Director of Operations - Venues	Full Time	91,800	93,636	93,917	96,265	99,153	3.00%	
Director of Operations - Wastewater (formerly Manager - Operations)	Full Time	71,394	72,822	73,040	74,866	76,544	14.13%	
Director of Public Works	Full Time	121,904	124,342	124,715	127,833	131,668	3.00%	
Director of Purchasing	Full Time	81,600	83,232	83,482	85,569	90,000	5.18%	
Director of Purchasing & Logistics (Police Dept)	Full Time	70,000	71,400	71,614	73,404	75,606	3.00%	
Director of Recreation	Full Time	75,452	76,961	75,000	76,875	79,181	3.00%	
Director of Redevelopment Engineering	Full Time	101,167	103,190	103,500	106,088	109,271	3.00%	
Director of Redevelopment Finance	Full Time	73,440	74,909	75,134	title change			
Director of SCADA Information Systems	Full Time	79,494	81,084	81,327	83,360	85,861	3.00%	
Director of Services	Full Time	76,407	77,935	78,169	80,123	82,527	3.00%	
Director of Solid Waste	Full Time	73,140	74,603	74,827	76,698	78,999	3.00%	
Director of Streets & Sewers	Full Time	86,489	88,219	88,484	90,696	93,417	3.00%	
Director of Ticket Sales & Strategy (formerly Director of Box Office & Event)	Full Time	64,000	65,280	65,476	67,113	69,126	3.00%	
Director of Treasury	Full Time	77,681	79,235	79,473	81,569	84,000	13.36%	
Director of Wastewater Maintenance	Full Time	74,285	75,771	75,998	77,898	80,126	5.43%	
Director of Water Quality & Laboratory	Full Time	74,285	75,771	75,998	77,898	80,126	5.43%	
Distribution Records Drafter	Full Time	43,096	title change					
Distribution System Specialist	Full Time	70,039	71,440	71,654	73,445	75,648	3.00%	
Diversity Compliance/Inclusion Officer	Full Time	79,591	81,183	81,427	83,463	85,900	13.82%	
Engagement Specialist	Full Time	57,192	58,336	58,511	59,974	61,773	3.00%	
Equity Arts Coordinator	Full Time				new title	60,000	100.00%	
Event Service Technician II	Full Time	32,613	33,265	33,365	34,199	35,225	3.00%	
Evidence Technician	Full Time	42,459	43,308	43,438	44,524	45,860	3.00%	
Executive Administrative Assistant	Full Time	42,987	43,847	43,979	45,078	46,430	3.00%	
Executive Assistant	Full Time	55,740	56,855	57,026	58,452	60,206	3.00%	
Executive Assistant and Director of Special Projects	Full Time	55,251	56,356	56,525	57,938	59,676	3.00%	
Executive Director of Community Investment	Full Time	106,423	108,551	108,877	118,676	122,236	3.00%	
Executive Director of Human Rights (formerly Director of Human Rights)	Full Time	72,828	74,285	74,508	76,371	78,500	21.12%	
Executive Director Venues, Parks & Arts	Full Time	119,646	122,039	122,405	125,465	129,229	3.00%	
Financial Specialist I	Full Time	36,466	37,195	37,307	38,240	39,387	3.00%	
Financial Specialist II	Full Time	39,782	40,578	40,700	41,718	42,970	3.00%	
Financial Specialist III	Full Time	44,500	45,390	45,526	46,664	48,064	3.00%	
Financial Specialist IV	Full Time	49,277	50,263	50,414	51,674	53,224	3.00%	
Financial Specialist Senior	Full Time	56,356	57,483	57,655	59,096	60,869	3.00%	
Fingerprint/Photo Technician	Full Time	38,557	39,328	39,446	40,432	41,645	3.00%	
Firearms IBIS/NIBIN Tech	Full Time	45,900	46,818	46,958	48,132	49,576	3.00%	
Foreman IV	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Foreman V	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Forensic Lab Tech	Full Time	61,200	62,424	62,611	64,176	66,101	3.00%	
Forensic Scientist / Firearm & Tool Mark Examiner	Full Time	74,460	75,949	76,177	78,081	80,423	3.00%	
Forensic Scientist / Firearm & Tool Mark Examiner Trainee	Full Time	61,200	62,424	62,611	64,176	66,101	3.00%	
General Manager - Golf Courses (formerly Director of Golf Operations)	Full Time	65,466	66,775	66,975	68,649	78,797	14.78%	
General Manager - Venues	Full Time	100,470	102,479	102,786	105,356	108,517	3.00%	
GIS Manager	Full Time	64,361	65,648	65,845	67,491	69,516	3.00%	
GIS Specialist - Senior	Full Time	52,116	53,158	53,317	54,650	56,290	3.00%	
Grants Administrator	Full Time	62,898	64,156	64,348	65,957	67,936	3.00%	
Graphic Designer	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Greenskeeper	Full Time	47,278	48,224	48,369	49,578	51,065	3.00%	
Hearing Secretary	Full Time	41,062	41,883	42,009	43,059	44,351	3.00%	
Historic Preservation Administrator	Full Time	57,192	58,336	58,511	59,974	61,773	3.00%	
Historic Preservation Specialist	Full Time	42,840	43,697	43,828	45,341	46,941	3.00%	
Horticulturist Tech	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Housing Counselor	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%	
Human Resource Generalist - Senior	Full Time	63,672	64,992	65,194	66,986	69,168	3.00%	
Human Resources Generalist (formerly Human Resources Specialist IV)	Full Time	49,278	50,264	50,415	51,675	53,225	3.00%	
Human Resources Generalist/Benefits Coordinator	Full Time	42,448	43,297	43,427	44,513	45,848	3.00%	
Human Resources Specialist III	Full Time			new title	48,500	49,955	3.00%	
HVAC Technician	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Industrial Pretreatment Specialist I	Full Time	54,864	55,961	56,129	57,532	59,258	3.00%	
Intake Officer/Investigator	Full Time	36,347	37,074	37,185	38,115	39,258	3.00%	
Internal Auditor	Full Time	62,808	64,064	64,256	65,862	67,838	3.00%	
Inventory Control Technician II	Full Time	38,288	39,054	39,171	40,150	41,355	3.00%	
Investigator II	Full Time	41,663	42,496	42,623	43,689	45,000	3.00%	
Investigator III	Full Time	44,321	45,207	45,343	46,477	47,871	3.00%	

City of South Bend, Indiana		Salary Cap Increase					Increase	
Amended 2023 Nonbargaining Salary Ordinance Schedule		New Position					3.0%	
Maximum Salaries								
Job Title	Status	2019 Salary Cap	2020 Salary Cap	2021 Salary Cap	2022 Salary Cap	2023 Salary Cap	% increase	
Investigator IV	Full Time	46,979	47,919	48,063	49,265	50,743	3.00%	
Investigator V	Full Time	49,278	50,264	50,415	51,675	53,225	3.00%	
Investigator VI	Full Time	50,502	51,512	51,667	52,959	54,548	3.00%	
Laboratory Technician	Full Time	34,764	35,459	35,565	36,454	37,548	3.00%	
Latent Fingerprint Examiner	Full Time	56,100	57,222	57,394	58,829	60,594	3.00%	
License Clerk	Full Time	39,782	40,578	40,700	41,718	42,970	3.00%	
Licensing & Registration Administrator	Full Time	53,623	54,695	54,859	56,230	57,917	3.00%	
Locator	Full Time	43,903	44,781	44,915	46,038	47,419	3.00%	
Logistics Specialist	Full Time	new	40,578	40,700	41,718	42,970	3.00%	
Maintenance Foreman II	Full Time	39,304	40,090	40,210	41,215	42,451	3.00%	
Maintenance Technician	Full Time	51,000	52,020	52,176	53,480	55,084	3.00%	
Manager - Animal Resource Center	Full Time	52,444	56,377	56,546	57,960	63,000	8.70%	
Manager - Aquatics	Full Time	new	new	56,000	57,400	59,122	3.00%	
Manager - Assistant Animal Resource Center	Full Time	44,163	45,046	45,181	46,311	50,000	7.97%	
Manager - Assistant Facility Operations	Full Time	37,063	37,804	37,917	38,865	40,031	3.00%	
Manager - Athletics	Full Time	49,827	50,824	56,000	57,400	59,122	3.00%	
Manager - Benefits	Full Time	60,655	61,868	62,054	63,605	65,513	3.00%	
Manager - Billing and Customer Accounts	Full Time	58,566	59,737	59,916	61,414	63,256	3.00%	
Manager - Business Development	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%	
Manager - Center	Full Time	55,000	56,100	56,000	57,400	59,122	3.00%	
Manager - Cross Connection & Water Loss	Full Time			new title	69,765	71,858	3.00%	
Manager - CSO Operations	Full Time	63,017	64,277	64,470	66,082	68,064	3.00%	
Manager - Customer Service	Full Time	56,500	57,630	57,803	59,248	61,025	3.00%	
Manager - Data & GIS	Full Time	68,931	70,310	70,521	72,284	74,453	3.00%	
Manager - Employee Safety	Full Time	62,661	63,914	64,106	65,709	67,680	3.00%	
Manager - Employment (Human Rights)	Full Time	54,465	67,565	63,000	64,575	66,512	3.00%	
Manager - Events	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Manager - Facilities	Full Time	64,033	65,314	65,510	67,148	69,162	3.00%	
Manager - Facility Operations	Full Time	52,444	53,493	53,653	54,994	56,644	3.00%	
Manager - Facility Operations (MPAC)	Full Time	61,194	62,418	62,605	64,170	66,095	3.00%	
Manager - Housing (Human Rights)	Full Time	54,465	67,565	63,000	64,575	66,512	3.00%	
Manager - Inclusion Project	Full Time	52,000	57,000	57,171	58,600	65,023	10.96%	
Manager - Industrial Pretreatment	Full Time	62,612	63,864	64,056	65,657	67,627	3.00%	
Manager - Infrastructure	Full Time	68,931	70,310	70,521	72,284	74,453	3.00%	
Manager - Interactive Marketing	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Manager - Maintenance	Full Time	66,856	68,193	68,398	70,108	72,211	3.00%	
Manager - Maintenance (MPAC)	Full Time	61,195	62,419	62,606	64,171	66,096	3.00%	
Manager - Marketing	Full Time	58,030	59,191	59,369	60,853	62,679	3.00%	
Manager - Meter Service	Full Time	66,855	68,192	68,397	70,107	72,210	3.00%	
Manager - Neighborhood Grants	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%	
Manager - Office	Full Time	38,019	38,779	38,895	39,867	41,063	3.00%	
Manager - Operations	Full Time	71,394	72,822	73,040	74,866	77,112	3.00%	
Manager - Operations - AmeriCorps	Full Time	40,800	46,000	46,138	47,291	48,710	3.00%	
Manager - Operations - Distribution	Full Time	68,042	69,403	69,611	71,351	73,492	3.00%	
Manager - Operations - Forester	Full Time	64,033	65,314	65,510	67,148	69,162	3.00%	
Manager - Park Grounds Manager	Full Time	64,033	65,314	65,510	67,148	69,162	3.00%	
Manager - Permits	Full Time	50,414	51,422	51,576	52,865	54,451	3.00%	
Manager - Print Shop	Full Time	49,010	49,990	50,140	51,394	52,936	3.00%	
Manager - Production	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Manager - Property & Evidence	Full Time	44,737	45,632	45,769	46,913	48,320	3.00%	
Manager - Property Development	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%	
Manager - Public Construction	Full Time	69,080	70,462	70,673	72,440	74,613	3.00%	
Manager - Purchasing	Full Time	68,931	70,310	70,521	72,284	74,453	3.00%	
Manager - Records Bureau	Full Time	38,889	39,667	39,786	40,781	42,004	3.00%	
Manager - Service Contracts & General Supplies	Full Time	61,200	62,424	62,611	64,176	66,101	3.00%	
Manager - Service Line Repair	Full Time	66,855	68,192	68,397	70,107	72,210	3.00%	
Manager - Services	Full Time	61,703	62,937	63,126	64,704	66,645	3.00%	
Manager - Sewer Operations	Full Time	68,931	70,310	70,521	72,284	74,453	3.00%	
Manager - Solid Waste Operations	Full Time	64,272	65,557	65,754	67,398	69,420	3.00%	
Manager - Special Events	Full Time	58,030	59,191	59,369	60,853	62,679	3.00%	
Manager - Streets	Full Time	68,042	69,403	69,611	71,351	73,492	3.00%	
Manager - Traffic & Lighting	Full Time	68,042	69,403	69,611	71,351	73,492	3.00%	
Manager - Utility Purchasing & Storeroom	Full Time	54,121	55,203	55,369	56,753	58,456	3.00%	
Manager - Water Distribution Services & Records	Full Time	title change	52,000	52,156	53,460	65,000	21.59%	
Manager - Wireless Construction	Full Time	67,320	68,666	68,872	70,594	72,712	3.00%	
Manager - Youth Employment	Full Time	new	50,824	56,000	57,400	59,122	3.00%	
Naturalist	Full Time	37,810	38,566	eliminated				
Neighborhood Grant Specialist	Full Time			new	53,341	54,941	3.00%	
Neighborhood Program Specialist	Full Time	51,117	52,139	52,295	60,000	61,800	3.00%	
Neighborhood Program Specialist - Lead	Full Time		new	53,000	60,000	61,800	3.00%	
Network Engineer	Full Time	64,665	65,958	66,156	67,810	69,844	3.00%	
Non Bargaining Maximum Hourly Rate (excluding above)	Part Time	30.92	31.54	31.63	32.42	33.39	3.00%	
Operations Analyst (Code)	Full Time	58,366	59,533	59,712	61,205	63,041	3.00%	
Ordinance Violation Bureau Clerk	Full Time	45,910	47,845	47,992	49,192	50,668	3.00%	
OVP Program Manager	Full Time	new	50,000	50,150	51,404	52,946	3.00%	
Paralegal	Full Time	55,740	56,855	57,026	58,452	60,206	3.00%	
Permitting & Licensing Compliance Specialist	Full Time		new	50,782	52,052	53,614	3.00%	
Police Crime Intelligence Analyst - Senior	Full Time				new title	65,000	100.00%	
Police Crime Intelligence Analyst I	Full Time	50,000	51,000	51,153	52,432	48,000	-8.45%	
Police Crime Intelligence Analyst II	Full Time	50,000	58,000	58,174	59,628	61,417	3.00%	
Preventative Maintenance Coordinator	Full Time	42,977	43,837	43,969	45,068	46,420	3.00%	
Preventative Maintenance Coordinator II	Full Time			new title	47,000	48,410	3.00%	
Principal Planner	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%	
Print Shop Technician	Full Time	40,259	41,064	41,187	42,217	43,484	3.00%	
Program Coordinator	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%	
Program Coordinator - Recreation	Full Time		new	42,000	43,050	44,342	3.00%	
Programmer Analyst I	Full Time	47,845	48,802	48,948	50,172	51,677	3.00%	

City of South Bend, Indiana		Salary Cap Increase					Increase
Amended 2023 Nonbargaining Salary Ordinance Schedule		New Position					3.0%
Maximum Salaries		2019	2020	2021	2022	2023	
Job Title	Status	Salary Cap	Salary Cap	Salary Cap	Salary Cap	Salary Cap	% increase
Programmer Analyst II	Full Time	49,906	50,904	51,057	52,333	53,903	3.00%
Project Engineer (formerly Engineer I)	Full Time	69,276	70,662	70,874	72,646	74,825	3.00%
Project Inspector	Full Time	55,279	56,385	56,554	57,968	59,707	3.00%
Project Manager	Full Time	55,432	56,541	56,711	58,129	59,873	3.00%
Project Manager - Engagement & Economic Empowerment	Full Time	57,192	58,336	58,511	57,845	59,580	3.00%
Project Manager - Part Time	Part Time	40,058	40,859	40,982	42,007	43,267	3.00%
Project Manager - Sustainability	Full Time	56,100	57,222	57,394	57,845	59,580	3.00%
Property Development Analyst	Full Time	57,192	58,336	58,511	59,974	61,773	3.00%
Property Inspector	Full Time	57,192	58,336	58,511	59,974	61,773	3.00%
Property/Evidence Custodian- Senior	Full Time	37,333	38,080	38,194	39,149	40,323	3.00%
Public Access Coordinator	Full Time	37,585	38,337	38,452	39,413	40,595	3.00%
Public Relations Specialist	Full Time	46,321	47,247	47,389	48,574	50,031	3.00%
Public Service Officer	Full Time	34,333	35,020	35,125	36,003	37,083	3.00%
Quality Assurance Distribution Technician	Full Time	43,485	44,355	44,488	45,600	46,968	3.00%
Radio Equipment Installation Technician	Full Time	45,000	45,900	46,038	47,189	48,605	3.00%
Radio Technician I	Full Time	49,458	50,447	50,598	51,863	53,419	3.00%
Radio Technician II	Full Time	51,070	52,091	52,247	53,553	55,160	3.00%
Radio Technician III	Full Time	54,924	56,022	56,190	57,595	59,323	3.00%
Records Specialist	Full Time	36,285	37,011	37,122	38,050	39,192	3.00%
Records Supervisor	Full Time	55,000	56,100	56,268	57,675	59,405	3.00%
Residential Combination Inspector	Full Time	49,637	50,630	50,782	52,052	53,614	3.00%
SCADA Instrument Specialist	Full Time	58,149	59,312	59,490	60,977	62,806	3.00%
Secretary III	Full Time	31,091	31,713	31,808	32,603	33,581	3.00%
Secretary IV	Full Time	33,001	33,661	33,762	34,606	35,644	3.00%
Secretary V	Full Time	34,764	35,459	35,565	36,454	37,548	3.00%
Security Guard	Full Time	37,740	38,495	38,610	39,575	40,762	3.00%
Senior Engineer (formerly Engineer II)	Full Time	75,441	76,950	77,181	79,111	81,484	3.00%
Senior Planner	Full Time	61,793	63,029	63,218	64,798	66,742	3.00%
Senior Purchasing Agent	Full Time	51,000	52,020	52,176	53,480	55,084	3.00%
Shift Lead	Full Time	44,290	45,176	45,312	46,445	47,838	3.00%
Site Acquisition Specialist	Full Time	68,340	69,707	69,916	71,664	73,814	3.00%
Special Events Assistant	Full Time	42,081	42,923	43,052	44,128	45,452	3.00%
Specialist of Infrastructure	Full Time	56,896	58,034	58,208	59,663	61,453	3.00%
Specialist of Services	Full Time	56,896	58,034	58,208	59,663	61,453	3.00%
Staff Accountant (formerly Director of Accounting and Budget)	Full Time	76,158	77,681	77,914	85,569	65,000	-24.04%
Stock Room & Safety Coordinator	Full Time	51,608	52,640	52,798	54,118	55,742	3.00%
Superintendent II	Full Time	51,817	52,853	53,012	54,337	55,967	3.00%
Superintendent III	Full Time	53,490	54,560	54,724	56,092	57,775	3.00%
Superintendent IV	Full Time	56,308	57,434	57,606	59,046	60,817	3.00%
Superintendent V	Full Time	58,716	59,890	60,070	61,572	63,419	3.00%
Supervisor - 311 Customer Service	Full Time	50,081	51,083	51,236	52,517	54,244	9.00%
Supervisor - Accounts Payable	Full Time	50,026	51,027	51,180	54,763	56,406	3.00%
Supervisor - Administrative Assistant	Full Time	38,091	38,853	eliminated			
Supervisor - Assistant Program	Full Time	36,735	37,470	eliminated			
Supervisor - Communication I	Full Time	51,804	52,840	52,999	54,324	55,954	3.00%
Supervisor - Communication II	Full Time	53,493	54,563	54,727	56,095	57,778	3.00%
Supervisor - Crime Laboratory	Full Time	70,380	71,788	72,003	73,803	76,017	3.00%
Supervisor - Fitness	Full Time	46,352	47,279	eliminated			
Supervisor - Fitness/Wellness	Full Time	36,845	37,582	37,695	38,637	39,796	3.00%
Supervisor - Maintenance Mechanic	Full Time	58,716	59,890	60,070	61,572	63,419	3.00%
Supervisor - Operations	Full Time	61,195	62,419	62,606	64,171	66,096	3.00%
Supervisor - Park Ranger	Full Time	49,009	49,989	50,139	51,392	52,934	3.00%
Supervisor - Payroll	Full Time	51,000	56,100	56,268	57,675	63,605	10.28%
Supervisor - Program	Full Time	49,827	50,824	eliminated			
Supervisor - Rum Village Park	Full Time	42,918	43,776	eliminated			
Supervisor - Shelter Operations	Full Time	37,662	38,415	38,530	39,493	40,678	3.00%
Supervisor - Signal	Full Time	58,149	59,312	59,490	60,977	62,806	3.00%
Supervisor - Special Events	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%
Supervisor - Youth	Full Time	46,352	47,279	47,421	48,607	50,065	3.00%
System Specialist I	Full Time	47,861	48,818	48,964	50,188	51,694	3.00%
System Specialist II	Full Time	56,895	58,033	58,207	59,662	61,452	3.00%
System Specialist III	Full Time	61,703	62,937	63,126	64,704	66,645	3.00%
System Specialist IV	Full Time	68,931	70,310	70,521	72,284	74,453	3.00%
Technology Equity Manager	Full Time				new title	66,322	100.00%
Utilities System Specialist	Full Time	57,463	58,612	58,788	60,258	62,066	3.00%
Utility Safety Officer (formerly Director of Utility Safety)	Full Time	56,774	57,909	58,083	59,535	61,321	3.00%
Violence Prevention Coordinator II	Full Time	41,125	41,948	42,074	43,126	44,420	3.00%
Volunteer Coordinator	Full Time	49,827	50,824	50,976	52,250	53,818	3.00%
Water Asset Specialist (formerly Engineer Aide IV)	Full Time	43,096	43,958	44,090	45,192	46,800	21.26%
Water Quality Specialist	Full Time	59,762	60,957	61,140	62,669	64,549	3.00%
Worker's Compensation Specialist	Full Time	37,885	38,643	38,759	39,728	40,920	3.00%
Workforce Development Coordinator	Full Time				new title	69,967	100.00%
Zoning Administrator	Full Time	67,049	68,390	68,595	70,310	72,419	3.00%
Zoning Specialist	Full Time	57,192	58,336	58,511	59,974	61,773	3.00%
Part-Time Positions Receiving Benefits							
City Attorney	Part Time	67,708	69,062	69,269	71,001	73,131	3.00%
Other Part Time Positions							
City Engineer (hourly rate)	Part Time	41.18	42.00	42.13	43.18	44.48	3.00%
Non Bargaining Maximum Hourly Rate (excluding above)	Part Time	30.92	31.54	31.63	32.42	33.39	3.00%
City Minimum Wage for All Positions							
City Minimum Wage	All Positions	10.10	10.10	10.10	10.10	10.10	0.00%


FEB 21 2023
 DAWN M. JONES
 CITY CLERK, SOUTH BEND, IN

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



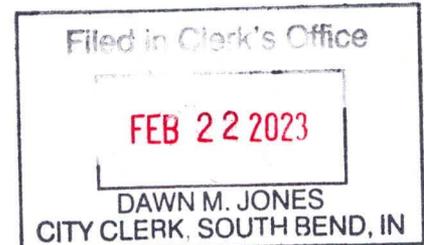
PHONE 574.235.9216
FAX 574.235.9928

CITY OF SOUTH BEND, IN JAMES MUELLER, MAYOR

DEPARTMENT OF ADMINISTRATION AND FINANCE

February 22, 2023

Sharon McBride, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601



RE: Q1 2023 Budget Transfer Ordinance

Dear President McBride,

During the past several years, it has been the practice of the City of South Bend to request department heads, fiscal staff, and city administration to conduct an extensive review of the status of compliance with the adopted city budget and propose necessary adjustments periodically throughout the year. For 2023, we plan to propose adjustments during four time periods—March, June, October and December.

Based on our budget review, we are submitting the enclosed budget transfer ordinance for your consideration.

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be filed for 1st reading on February 27, 2023, with 2nd reading, public hearing and 3rd reading scheduled for March 13, 2023.

Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

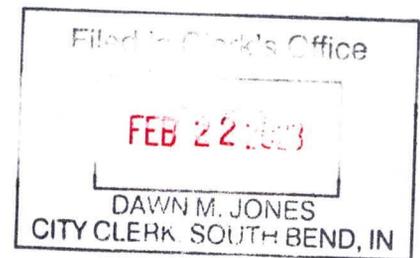
Regards,

A handwritten signature in blue ink that reads "Kyle Willis".

Kyle Willis
City Controller

BILL NO. 09-23

ORDINANCE NO.



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2023

STATEMENT OF PURPOSE AND INTENT

Unforeseen conditions have developed since the adoption of the existing City budget, under Ordinance No. 10883-22 on October 10, 2022, which necessitate the increase and reduction of appropriations within the various departments of the General Fund and other funds of the City of South Bend during 2023.

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

Section I. All accounts as set forth in the detailed attachment hereto which are incorporated herein shall be adjusted by increase or reduction of appropriation in the designated sums.

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

Sharon McBride, Council President
South Bend Common Council

Attest:

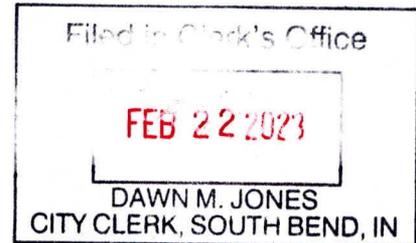
Dawn M. Jones, City Clerk
Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at _____ o'clock ____ m

James Mueller, Mayor
City of South Bend, Indiana



City of South Bend, Indiana

Q1 2023 Budget Adjustments - Budget Transfers

(budget transfers between different cost categories (i.e. personnel, supplies, services, capital) and/or different departments/divisions within the same fund)

Account #	Fund	Department	Division	Account	Budget Adjustment
201-11-201-201-422000--	Parks & Recreation	Venues Parks & Arts	Park Maintenance	Supplies-Operating-Other Operating Supplies	(200,000)
201-11-201-201-431019--	Parks & Recreation	Venues Parks & Arts	Park Maintenance	Services & Charges-Professional-Security Services	200,000
Rationale:	Correction of inadvertent budget classification error in 2023 adopted budget.				
				Grand Total	-

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



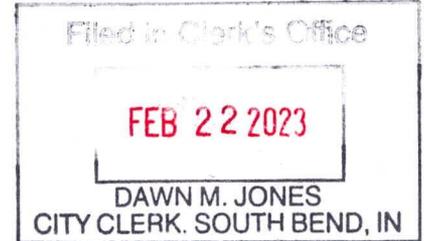
PHONE 574.235.9216
FAX 574.235.9928

CITY OF SOUTH BEND, IN JAMES MUELLER, MAYOR

DEPARTMENT OF ADMINISTRATION AND FINANCE

February 22, 2023

Sharon McBride, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601



RE: Q1 2023 Additional Appropriation Ordinance

Dear President McBride,

During the past several years, it has been the practice of the City of South Bend to request department heads, fiscal staff, and city administration to conduct an extensive review of the status of compliance with the adopted city budget and propose necessary adjustments periodically throughout the year. For 2023, we plan to propose adjustments during four time periods—March, June, September and December.

Based on our budget review, we are submitting the enclosed additional appropriation ordinance for your consideration.

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be filed for 1st reading on February 27, 2023, with 2nd reading, public hearing and 3rd reading scheduled for March 13, 2023.

Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

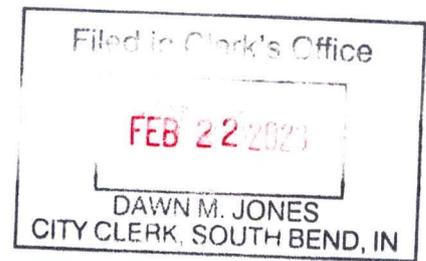
Regards,

A handwritten signature in blue ink that reads "Kyle Willis".

Kyle Willis
City Controller

BILL NO. 10-23

ORDINANCE NO.



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2023 OF \$729,545 FROM THE GENERAL FUND (#101), \$255,785 FROM THE PARKS AND RECREATION FUND (#201), \$15,000 FROM THE GIFT, DONATION, AND BEQUEST FUND (#217), \$449,000 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$80,000 FROM THE CENTRAL SERVICES FUND (#222), \$41,000 FROM THE CODE ENFORCEMENT FUND (#230), \$40,000 FROM THE POLICE FEDERAL DRUG ENFORCEMENT FUND (#299), \$34,895 FROM THE PROFESSIONAL SPORTS CONVENTION DEVELOPMENT AREA FUND (#413), \$800,000 FROM THE MORRIS PERFORMING ARTS CENTER CAPITAL FUND (#416), \$30,000 FROM THE 2017 PARKS BOND CAPITAL FUND (#471), \$551,957 FROM THE CONSOLIDATED BUILDING FUND (#600), \$5,000 FROM THE PARKING GARAGES FUND (#601), \$75,000 FROM THE SOLID WASTE CAPITAL FUND (#611), AND \$150,000 FROM THE SEWAGE WORKS CAPITAL FUND (#642)

STATEMENT OF PURPOSE AND INTENT

By Ordinance No. 10883-22, passed on October 10, 2022, the Common Council adopted the City's 2023 operating and capital budgets, which included expenditures for various City operations. It is now necessary to appropriate additional funds for operational and capital expenditures necessary for the City to effect the provision of services to its residents which were not anticipated at the time the City budget was adopted.

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

Section I. The following amounts are hereby appropriated in fiscal year 2023 and set apart within the following designated funds for expenditures as follows:

Fund	Fund Name	Amount
101	General Fund	729,545
201	Parks & Recreation	255,785
217	Gift, Donation, Bequest	15,000
220	Law Enforcement Continuing Education	449,000
222	Central Services	80,000
230	Code Enforcement	41,000
299	Police Federal Drug Enforcement	40,000
413	Professional Sports Convention Development Area	34,895

416	Morris Performing Arts Center Capital	800,000
471	2017 Parks Bond Capital	30,000
600	Consolidated Building	551,957
601	Parking Garages	5,000
611	Solid Waste Capital	75,000
642	Sewage Works Capital	150,000
	Total	3,257,182

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

 Sharon McBride, Council President
 South Bend Common Council

Attest:

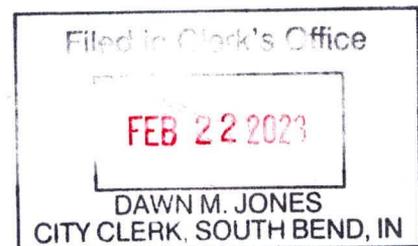
 Dawn M. Jones, City Clerk
 Office of the City Clerk

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 _____, 2023, at _____ o'clock ____ m.

 Dawn M. Jones, City Clerk
 Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ m

 James Mueller, Mayor
 City of South Bend, Indiana



City of South Bend, Indiana

Q1 2023 Budget Adjustments - Additional Appropriations

(increase or decrease in total fund expenditures)

Account #	Fund	Department	Division	Account	Budget Adjustment
Unanticipated Expenses					
101-02-020-020-410001--	General Fund	City Clerk's Office	City Clerk's Office	Personnel-Salaries & Wages-Salaried Wages	3,500
101-02-020-020-433001--	General Fund	City Clerk's Office	City Clerk's Office	Services & Charges-Printing & Ad-Outside Printing Services	6,200
Rationale:	<i>Increase to Director of Special Projects position; increase for printing services.</i>				
101-04-400-041-431004--	General Fund	Administration & Finance	Controller's Office	Services & Charges-Professional-Accounting	72,500
Rationale:	<i>Professional services to assist A&F staff in preparation of 2022 financial reports.</i>				
101-04-401-043-410001--	General Fund	Administration & Finance	Diversity & Inclusion	Personnel-Salaries & Wages-Salaried Wages	9,800
Rationale:	<i>Increase Salary Cap - Diversity Compliance/Inclusion Officer.</i>				
101-04-402-044-410001--	General Fund	Administration & Finance	Human Rights	Personnel-Salaries & Wages-Salaried Wages	15,000
Rationale:	<i>Increase Salary Cap - Executive Director of Human Rights.</i>				
101-05-050-050-410001--	General Fund	Legal Department	Legal Department	Personnel-Salaries & Wages-Salaried Wages	70,000
101-05-050-050-439003--	General Fund	Legal Department	Legal Department	Services & Charges-Other-Subscriptions	2,712
Rationale:	<i>Establish salary cap for full-time City Attorney position; cover vacation expense; subscription increase needed to due to full staff.</i>				
201-11-201-201-410003--	Parks & Recreation	Venues Parks & Arts	Park Maintenance	Personnel-Salaries & Wages-Permanent Part Time	40,000
Rationale:	<i>These funds were requested during the budget process to provide outreach to nonadult park users at a variety of destination parks. The previous year saw partnerships with Goodwill, SAVE, and other community partners. This program cannot proceed without them.</i>				
230-10-103-100-421000--	Code Enforcement	Community Investment	Neighborhoods	Supplies-Office-Other Office Supplies	41,000
Rationale:	<i>New office cubicles.</i>				
600-10-060-060-439000	Consolidated Building	Community Investment	Building Department	Services & Charges-Other-Misc Charges & Svcs	551,957
Rationale:	<i>Amount payable to St. Joseph County due to Building Department revenue sharing.</i>				

City of South Bend, Indiana					
Q1 2023 Budget Adjustments - Additional Appropriations					
(increase or decrease in total fund expenditures)					
Account #	Fund	Department	Division	Account	Budget Adjustment
601-11-240-460-423006--	Parking Garages	Venues Parks & Arts	Parking Garages	Supplies-Repair & Maint-Small Tools & Equipment	5,000
Rationale:	<i>Additional AIMS parking system equipment for greater efficiency in OVB's handling of parking tickets.</i>				
611-06-603-512-445000--	Solid Waste Capital	Public Works	Solid Waste	Capital Outlay-Machinery & Equip-Motor Equipment	75,000
Rationale:	<i>Increased costs for 1 ASL Dedicated CNG Unit-Mini Mac</i>				
Supported by Outside Revenue					
217-10-101-132-439300--	Gift, Donation, Bequest	Community Investment	Community Investment	Services & Charges-Other-Grants & Subsidies	15,000
Rationale:	<i>Urban Sustainability Directors Network Grant</i>				
220-08-080-085-422000--	Law Enforcement Continuing	Police Department	Police Department	Supplies-Operating-Other Operating Supplies	145,000
220-08-080-085-445001--	Law Enforcement Continuing	Police Department	Police Department	Capital Outlay-Machinery & Equip-Police Equipment	304,000
Rationale:	<i>Police purchahses reimbursed by Federal or State grants.</i>				
299-08-080-088-445000--	Police Federal Drug Enforcen	Police Department	Police Department	Capital Outlay-Machinery & Equip-Motor Equipment	40,000
Rationale:	<i>Transport vehcile for the SWAT unit to replace the existing vehicle.</i>				
Re-appropriation of Funds for Capital Projects					
101-11-206-273-436000--PRC	General Fund	Venues Parks & Arts	Park Projects & Capital	Services & Charges-Repairs & Maint-Other R&M	49,833
Rationale:	<i>Repairing and adjustng the River Lights.</i>				
201-11-201-201-445000--	Parks & Recreation	Venues Parks & Arts	Park Maintenance	Capital Outlay-Machinery & Equip-Motor Equipment	65,000
201-11-206-273-444000--PRC	Parks & Recreation	Venues Parks & Arts	Park Projects & Capital	Capital Outlay-Impv Other Than Bldgs-Land Improvement	150,785
Rationale:	<i>Appropriate proceeds from 2022 Central Services Auction; ongoing Seitz Park costs.</i>				
222-04-403-457-436001--	Central Services	Administration & Finance	Central Services	Services & Charges-Repairs & Maint-Building R&M	80,000
Rationale:	<i>Parking lot paving project.</i>				
413-11-201-202-443001--PRC	Professional Sports Conventi	Venues Parks & Arts	Park Maintenance	Capital Outlay-Buildings-Building Improvements	34,895

City of South Bend, Indiana					
Q1 2023 Budget Adjustments - Additional Appropriations					
(increase or decrease in total fund expenditures)					
Account #	Fund	Department	Division	Account	Budget Adjustment
<i>Rationale:</i>	<i>The MLB required locker room renovations at Coveleski Stadium.</i>				
416-11-220-292-443001--PRC	Morris Performing Arts Cent	Venues Parks & Arts	Morris Performing Arts Center	Capital Outlay-Buildings-Building Improvements	600,000
416-11-220-292-443001--PRC	Morris Performing Arts Cent	Venues Parks & Arts	Morris Performing Arts Center	Capital Outlay-Buildings-Building Improvements	200,000
<i>Rationale:</i>	<i>MPAC theater upgrades; Morris Major Additions Design in order to complete design documents for the planned work.</i>				
471-11-206-282-444000--PRC	2017 Parks Bond Capital	Venues Parks & Arts	Park Projects & Capital	Capital Outlay-Impv Other Than Bldgs-Land Improvement	10,000
471-11-206-286-444000--PRC	2017 Parks Bond Capital	Venues Parks & Arts	Park Projects & Capital	Capital Outlay-Impv Other Than Bldgs-Land Improvement	20,000
<i>Rationale:</i>	<i>Finish the planned and budgeted for projects.</i>				
642-06-605-514-445008--	Sewage Works Capital	Public Works	Wastewater	Capital Outlay-Machinery & Equip-Other Equipment	120,000
642-06-605-514-445000--	Sewage Works Capital	Public Works	Wastewater	Capital Outlay-Machinery & Equip-Motor Equipment	30,000
<i>Rationale:</i>	<i>Two generators and transit van.</i>				
Administrative Items					
Grand Total					2,757,182

Filed in Clerk's Office

FEB 21 2023

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN