



Department of  
**Community Investment**

## Memorandum

Tuesday, June 23, 2015

TO: Redevelopment Commissioners

FROM: Chris Fielding

SUBJECT: Chase Plastics/Ameriplex

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In November staff brought forth a proposal of terms negotiated with Chase Plastics/CBK land development to build a new distribution center here in South Bend.

Chase Plastics is a leading North American full-service specialty engineering thermoplastic distributor serving plastic processors throughout North and Central America. The facility, to be located in the Ameriplex at Interstate 80/90 project, will be approximately 125,000 square feet in size and located on 9.55 acres in South Bend's 1st District. This project will result in new private investment of approximately \$5.6 million and create 13 new jobs.

The initial budget amount set forth in the development agreement to support the new project was \$150,000. In addition to the investment in the company the RDC has the opportunity to maximize the efficiencies of having contractors on site and take the opportunity to permanently resolve the temporary drainage basin that was built along Dylan Drive. The initial budget for the design and installation of the new Storm sewer pipe was \$48,000. This amount would be in addition to the \$150,000.

Engineering bid the entire project as one packet and has been able to reduce the overall projected cost to \$170,000 for both projects resulting in a net savings of \$28,000. Staff is requesting the approval of an additional \$20,000 to cover the design and installation of the permanent storm sewer to serve the current and future development.

