

Urban Enterprise  
Association  
OF SOUTH BEND, INC.

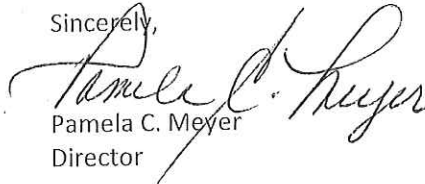
May 1, 2015

Mr. John Voorde  
City Clerk  
227 W. Jefferson Blvd., Suite 400S  
South Bend, IN 46601

Dear City Clerk Voorde:

This letter is to convey the 2014 Annual Report of the Urban Enterprise Association of South Bend, Inc. as required to be submitted by May 1<sup>st</sup> of each year. Should there be any questions please contact me. Thank you.

Sincerely,

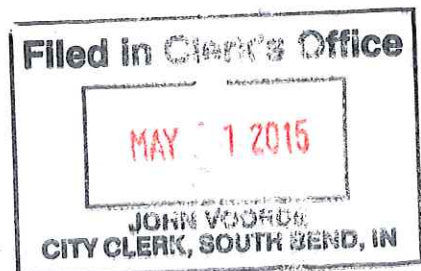


Pamela C. Meyer  
Director

cc: UEA Members

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**URBAN ENTERPRISE ASSOCIATION OF SOUTH BEND, INC.**  
**2014 ANNUAL REPORT**  
**TO THE**  
**COMMON COUNCIL OF THE CITY OF SOUTH BEND**

**MAY 1, 2015**

**ORGANIZATION**

The Urban Enterprise Association of South Bend, Inc., more commonly known as the UEA, has been in existence since 1984 which is the origination of the Enterprise Zone program in South Bend. The UEA is the governing body of the South Bend Zone program, created by Indiana statute to manage the re-investment in the Zone through various programs and projects.

South Bend's UEA successfully completed one 20 year, State designated Enterprise Zone program from January 1, 1984 through December 31, 2003. A second designation was approved in November 2003 with the first 10 year period being January 1, 2004 through December 31, 2013. On November 26, 2013 a resolution was passed by the by the Mayor and Council of South Bend extending the Zone designation for five years to 2018.

Membership on the UEA board is also defined by Indiana Code and included the following for 2014:

Interim Chair	Karen White, Council Representative
Treasurer	Linas Slaviskas, Business Representative
Member	Scott Ford, City of South Bend Community Investment Department
Member	Matt Buczulich, Labor Representative
Member	Sanita Davis, Business Representative
Member	Business, Vacant
Member	Dan Brewer, Area Plan Commission Representative
Member	David Behr, Indiana Economic Development Corporation Representative
Member	Rep. B. Patrick Bauer, Legislative Representative
Member	Amy Le, Resident
Member	Resident, Vacant
Member	Resident, Vacant

The UEA does not have direct staff. The UEA contracts with the City of South Bend for staff services provided through its Department of Community Investment. Primary responsibility rests with the following staff:

Director	Pam Meyer
Fiscal Officer	Chris Nesbitt

**MEMBERSHIP/LEGISLATION/RESOURCES**

The UEA Director participates with the Association of Indiana Enterprise Zones (AIEZ) to continue its working relationship with the Indianan Economic Development Council (IEDC). AIEZ also works to address legislative issues, most often with the goal of offering clarifications to existing law, and monitoring proposed changes that would affect the Zone program.

**MISSION**

The UEA mission has not changed; however, programs and efforts have been modified due to successes, resources and opportunities. The UEA mission is twofold:

- (1) Increase the number and jobs in the zone by retention and expansion of existing businesses and attraction and development of new businesses; and
- (2) Improve the quality of life of zone residents, improve zone residents' employability and fill zone jobs with zone residents.

**2014 EFFORTS**

Continued focus of the UEA included: **the Sample Street Business Complex (SSBC) and its partnership with the City of South Bend related to two initiatives impacting the Zone: vacant and abandoned housing and the Western Avenue corridor.**

The **SSBC** opened in 1993 and continues to offer an environment for business development and growth. Five (5) new leases and eight (8) renewals/expansions were approved in 2014. The total number of units leased in 2014 was 75 for 39 businesses/tenants. This resulted in 52.08% of the facility units being leased and occupied. The percentage of occupied square feet was 49.41% of the 180,065 square feet available.

The 2014 operational contributions totaled \$148,780. These were to address insurance premiums, coordination fees, and additional repairs throughout the building.

Based on the 2011 limited Phase II Environmental site assessment of the property and the UEA's decision to submit to the Voluntary Remediation Program (VRP), work continued with Heartland Environmental to manage the process, negotiation with the State of Indiana, sampling and monitoring as required.

### **CITY PARTNERSHIPS**

**Vacant and Abandoned Housing Initiative:** The UEA fulfilled its partner role with the City's Initiative in a number of ways. One was the support of the demolition of 12 Zone properties with UEA funds totaling \$150,729. Secondly, the UEA agreed to be the main program partner in the City's application to the State for the Blight Elimination Program (BEP). The three party Program Partner Agreement was approved in August, which commits the UEA to be the temporary owner, per BEP requirements, of approximately 40 properties to be demolished through the BEP effort.

Additionally, the UEA served as the grantee for a Chase Bank award of \$20,000 that was used assist with the rehab of a vacant and abandoned property located at 917 Lindsey Street. In partnership with the Near Northwest Neighborhood (NNN), these funds were combined with federal dollars to complete the rehab for sale to a low and moderate income homeowner.

The UEA also supported the Spring Forward project to engage residents with the artistic boarding of V&A properties by sponsoring the cost of two Zone properties.

Agreement was reached in 2014, to have the UEA be the administering entity of a grant program related to V&A properties for launch in 2015.

**Corridor Planning:** The UEA was a significant contributor to the funding of the initial planning process addressing the Lincoln Way West and Western Avenue corridors. The national planning firm of Torti Gallas facilitated the process in conjunction with the City, UEA and the Corridor Advisory Committee, a committee of which the Vice Chair of the UEA is a member. The UEA was also represented in the efforts to advance the TIF realignment, a substantial element allowing for implementation of the plan adopted by the Council in December 2014.

As an initial step to incentivize investment along the corridors, the UEA agreed to be the administering entity of a façade matching grant program to launch in 2015, for the Western and Lincoln Way West corridors.

**S. Michigan Street**

Efforts to maintain and market the UEA owned properties on S. Michigan Street continued in 2014 through Grubb and Ellis | Cressy and Everett, and on [www.historicproperties.com](http://www.historicproperties.com).

**COMMUNITY ENGAGEMENT**

The UEA continued its annual sponsorship support of the Martin Luther King Jr. Community Service Recognition Breakfast.