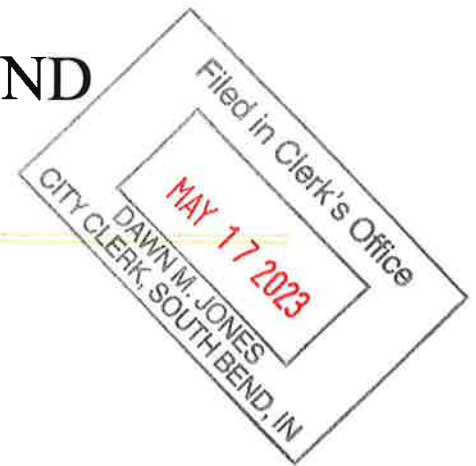




# CITY OF SOUTH BEND

## COMMUNITY INVESTMENT



May 17, 2023

Council Member Rachel Tomas Morgan  
Chairperson, Community Investment Committee  
South Bend Common Council  
County-City Building, 4<sup>th</sup> Floor  
South Bend, Indiana 46601

RE: **Declaratory Resolution**: Retail Development Real Property Tax Abatement Petition for **David A. Nufer, LLC (Burton's Laundry)**

Dear Council Member Tomas Morgan:

Please find the enclosed information pertaining to a retail development real property tax abatement petition submitted by David A. Nufer, LLC, an Indiana Limited Liability Company. The petitioner plans to construct a new Burton's Laundry facility at the southwest corner of West Navarre and North William Streets in South Bend. This petition package includes:

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

The report contains the Department's findings relative to the above-mentioned petition. The petitioner will construct a new 6,300 square foot Burton's Laundry facility. The site is currently a vacant lot. The total private investment for the project is \$2.37 million.

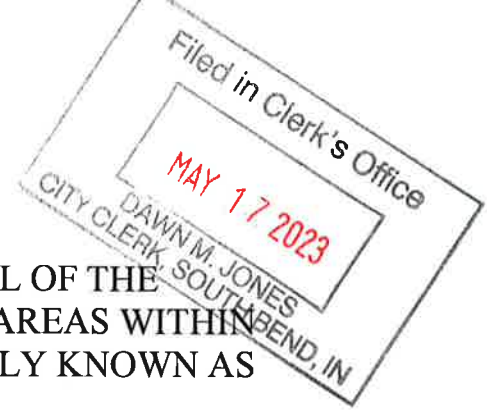
The project meets the requirements established by Sections 2-79 et seq. and would qualify for a four-year (4) retail development real property tax abatement. Representatives from David A. Nufer, LLC (Burton's Laundry) will be available to meet with the Committee on Monday, May 22, 2023.

If you or any of the other Council members have questions concerning the report or need additional information, please contact me at (574) 235-5838.

Sincerely,

Erik Glavich  
Director, Growth and Opportunity

RESOLUTION NO. 23-23



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

**521 North William Street, South Bend, IN 46616**

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FOUR-YEAR (4) REAL PROPERTY TAX ABATEMENT FOR

**DAVID A. NUFER, LLC**

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WHEREAS, a petition for real property tax abatement has 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:* 71-08-02-477-016.000-026  
*Commonly Known As:* 521 North William Street, South Bend, IN 46616  
*Legal Description:* LOT 1 of NUFER, LLC WILLIAMS STREET MINOR SUBDIVISION

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, the 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 the 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 Petition 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, is 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 expire on December 31, 2026.

SECTION VI. The Common Council hereby determines that the property owner is qualified for and is granted property tax deduction for a period of four (4) years as shown by the schedule outlined below pursuant to Indiana Code 6-1.1-12.1-17.

Year 1 - 100%  
Year 2 - 90%

Year 3 - 80%

Year 4 - 70%

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: Retail Development Real Property Tax Abatement Petition for **David A. Nufer, LLC (Burton's Laundry)**

DATE: May 17, 2023



On May 10, 2023, a petition for tax abatement from David A. Nufer, LLC was filed with the Office of the City Clerk. The petition seeks consideration for a retail development real property tax abatement for property located at 521 N. William Street in South Bend.

Pursuant to Chapter 2, Article 6, Section 2-84.9 of the Municipal Code of the City of South Bend, the 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 Indiana Code 6 1.1-12.1 and whether all zoning requirements have been met.

The Department of Community Investment has reviewed the petition (a copy of which is attached), investigated the area, and makes the following report.

## Project Summary

- David A. Nufer, LLC purchased the property at the southwest corner of West Navarre Street and North William Street in 2022 and will build a new Burton's Laundry facility on the site (6,300 square feet).
- The expected private investment into the project is \$2.37 million, which includes \$1.60 million in costs for the new building and \$770,000 in new equipment.
- A new Burton's Laundry facility will provide residents and families of the Near Northwest Neighborhood access to needed laundry facilities and services that currently might not exist.
- The project is on the leading edge of development for the neighborhood. The developer's investment in and commitment to the Near Northwest Neighborhood will serve as a catalyst for economic growth, encourage additional investment, and enhance the vibrancy of the community.

## Employment Impact

- Burton's Laundry will retain 4 employees to manage and operate the new facility.
- Burton's Laundry is committed to providing equal opportunity and diversity in their labor force. The company currently employs 51 individuals across 13 stores in South Bend and the surrounding area.

## **Tax Estimates**

The petitioner qualifies for a four-year (4) retail development real property tax abatement.

- Estimated taxes due annually for the current property: \$156
- Estimated annual taxes after the project's completion: \$43,516
- Total estimated taxes during the four-year (4) abatement period: \$174,690
  - Estimated taxes being abated during the abatement period: \$136,442
  - Estimated total taxes to be paid during the abatement period: \$38,248

Note that the project will also include the installation of \$770,000 worth of equipment. Depending on how the equipment is depreciated, we estimate that the cumulative personal property tax liability for the new equipment over the next 10 years to be in the range of \$89,000 to \$108,000.

## **Abatement Qualification**

1. A review of the tax abatements previously granted finds that the petitioner has not been granted or is associated with a previous abatement.
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 four-year (4) retail development real property tax abatement under Division 4 (Retail Development Real Property Tax Abatement), Section 2-79 (Retail developments in Central Business District, East Bank Development Area and Tax Abatement Impact Areas).

## David A. Nufer, LLC (Burton's Laundry)

South Bend Portage Township  
Commerical Development Real Property Tax Abatement Schedule \*

Type of Property: Retail Establishment  
Estimated Project Cost: \$ 1,600,000 New Construction

Property Address: 521 N. William Street  
Tax Key Number: 71-08-02-477-016.000-026

	<u>Current</u>	<u>Without Abatement</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
<b>Assessed Value (AV)</b>						
Land	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600
Structure (AV = 80% Project Cost)	-	1,280,000	1,280,000	1,280,000	1,280,000	1,280,000
<b>Gross Assessed Value</b>	<b>4,600</b>	<b>1,284,600</b>	<b>1,284,600</b>	<b>1,284,600</b>	<b>1,284,600</b>	<b>1,284,600</b>
<b>Abatement</b>						
Abatement Deduction		-	100% (1,280,000)	90% (1,152,000)	80% (1,024,000)	70% (896,000)
<b>Net Assessed Value</b>	<b>4,600</b>	<b>1,284,600</b>	<b>4,600</b>	<b>132,600</b>	<b>260,600</b>	<b>388,600</b>
<b>Property Taxes</b>						
Assume constant tax rate of 5.2897%						
Gross Tax (Tax Rate x Net AV)	243	67,951	243	7,014	13,785	20,556
Local Tax Credit (8.7112% of GT-DS)	(20)	(5,472)	(20)	(565)	(1,110)	(1,655)
Circuit Breaker Credit	(67)	(18,807)	-	-	-	-
<b>Taxes Due</b>	<b>\$ 156</b>	<b>\$ 43,673</b>	<b>\$ 224</b>	<b>\$ 6,449</b>	<b>\$ 12,675</b>	<b>\$ 18,900</b>
<b>Circuit Breaker Cap</b>						
	3%	3%	3%	3%	3%	3%
	138	38,538	38,538	38,538	38,538	38,538
<b>Debt Service (0.3997% of Net AV)</b>	<b>18</b>	<b>5,135</b>	<b>18</b>	<b>530</b>	<b>1,042</b>	<b>1,553</b>
<b>Max Tax Under the Cap</b>	<b>156</b>	<b>43,673</b>	<b>38,556</b>	<b>39,068</b>	<b>39,580</b>	<b>40,091</b>

Year	Abatement	Current Taxes Due	New Projected Tax	Combined Current & New Taxes	Taxes Abated	Net Taxes Paid
1	100%	\$ 156	\$ 43,516	\$ 43,673	\$ (43,449)	\$ 224
2	90%	156	43,516	43,673	(37,223)	6,449
3	80%	156	43,516	43,673	(30,998)	12,675
4	70%	156	43,516	43,673	(24,772)	18,900
<b>Total:</b>		<b>626</b>	<b>174,065</b>	<b>174,690</b>	<b>(136,442)</b>	<b>38,248</b>

\* 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.



Scanned on 5-4-23

Filed in Clerk's Office  
 MAY 11 2023  
 CITY CLERK  
 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*

**Instructions:** Complete pages 1-3 AND the proper Form SB-1 for the type of abatement (real property or personal property) for which you are applying.

<b>General Information</b>		<b>Project Name</b>	Burton's Laundry	<b>Project Number</b>	
Legal name as registered with Secretary of State		David A Nufer, LLC			
Business structure		Limited Liability Company			
Company website		https://burtonslaundry.com/			
<b>Proposed Project Information</b>					
Proposed project address		521 N. William Street	<b>Parent company name</b>	David A Nufer, LLC	
City, State, Zip	South Bend, IN 46616		<b>Legal owner</b>	David A Nufer, LLC	
Site acreage or acreage required	1 acre	<b>Is the real estate owned or leased?</b>	Owned		
Square feet of facility	6,304	<b>If leased, by whom?</b>			
<b>Primary Contact Information</b>					
Primary company contact name		David A Nufer	<b>Title</b>	Owner	
Address of company contact		2409 Mishawaka Ave.		<b>Phone</b>	(574) 340-9750
City, State, Zip	South Bend, IN 46615		<b>Email</b>	davidanufer@gmail.com	
<b>Senior Official Information</b>					
Company senior official name		Same as above		<b>Title</b>	
Address of company contact (If different from above)				<b>Phone</b>	
City, State, Zip			<b>Email</b>		
<b>Consultant Information/Agent</b>					
Hired business consultant/agent name		Mike Danch		<b>Consultant release? (Y/N)</b>	
Address		1643 Commerce Drive		<b>Local economic development partners approval? (Y/N)</b>	
City, State, Zip	South Bend, IN 46628		<b>Email</b>	mdanch@danchharner.com	
<b>Project Overview</b>					
Brief description of your company, project, and why the property is necessary for economic growth		<p>We have owned laundry facilities in South Bend since 1976. By reviewing the demographics we feel the location would be a great fit for the residents of the Near Northwest side of the city of South Bend. If we are fortunate to receive a tax abatement, it would enable us to reduce the cost for our customers by a minimum of 10% of the average price in our community throughout the abatement. We believe it would be an asset for this area and hopefully other investments by other individuals would continue for future growth.</p>			
Certified Technology Park appropriate		N/A			
Is the project in a Tax Incremental Financing (TIF) area? If so, which?		No			
Have Building Permits been issued? (Y/N) (Note-Not eligible for abatement if Yes)		No	<b>Number of residential units created by project</b>	0	
If this is a petition for personal property tax abatement, has the equipment been installed?		NO			
<b>Investment Details</b>					
<b>Public Infrastructure needs (Off-site of project in dollars)</b>	<b>Has any 504 funding been received?</b>	<b>What is the value of any equipment being purchased in Indiana for the project?</b>		<b>What is the value of any equipment being purchased from out of state for the project?</b>	
0	No	\$20,000		\$750,000	



New Project Investments								
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029
Land Acquisition	\$ 235,000.00							
Building Lease Payments								
Building Purchase Costs								
New Building Construction		\$ 1,600,000.00						
Existing Building Improvements								
New Machinery & Equipment		\$ 770,000.00						
Special Tooling/Retrofitting								
New Furniture/Fixtures								
New Computer/IT Hardware								
New Software								
On-site Roll Infrastructure								
On-site Fiber Infrastructure								
<b>TOTAL</b>	<b>\$ 235,000.00</b>	<b>\$ 2,370,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

Full-Time Permanent Indiana-Resident Positions by Calendar Year						
Calendar Year	Jobs retained	Hourly average wage, w/o benefits 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
2023	4	\$ 12.00	0	\$ 12.00	\$ 0	0
2024						
2025						
2026						
2027						
2028						
2029						
2030						
2031						
2032						
2033						
2034						

Provide hourly wage information for new employees in the following positions.		
	Full time	Part time
Laborers	\$ 12.00	
Technical		
Managerial		
Administrative		

Who will be the individual responsible for coordinating with WorkOne on recruiting? **Susan M Nufer**

Does your company have an EEO hiring policy? **Yes** Are you an EEO employer?

Please list the number of full time and part time minority and/or female employees for the following years:							Please describe your commitment to diversity and inclusion by detailing your outreach and recruitment efforts for the last three years as well as current policies.
Year	2023		2022		2021		
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time	
Black		10					Burton's Laundry has a commitment to provide equal opportunity and diversity in our labor force. Presently Burton's Laundry has 51 part time employees, 45 women and 6 men. We have 13 stores within South Bend, Mishawaka, and Elkhart. Each store has a manager and 3 of the stores have a Black Female Manager.
Hispanic		1					
Asian							
Indian		1					
Female		45					
Other		38					

**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	<b>Construction Related (Contractors):</b>				
	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)	Y	22	22
	E.	Require Health Benefits	Y	22	22
	F.	Require Retirement Benefits	N	0	18
	G.	Maintain Affirmative Action Plan	Y	20	20
		<b>Sub-total Construction Related:</b>		123	141
2	<b>Wage &amp; Benefit Related (Owner):</b>				
	A.	Pay Target Wage Levels	N	0	33
	B.	Provide Health Benefits	N	0	34
	C.	Provide Retirement Benefits	N	0	29
	D.	Provide Training	Y	28	28
	E.	Provide Child Care	N	0	15
	F.	Provide Transportation Assistance	N	0	14
	G.	Provide Employer Assisted Housing program	N	0	9
	<b>Sub-total Wage &amp; Benefit Related:</b>		28	162	
3	<b>Workforce Related:</b>				
	A.	Create New Jobs	N	0	42
	B.	Retain Existing Jobs	Y	41	41
	C.	Maintain Affirmative Action Plan	Y	35	35
	D.	Provide Targeted Hiring Preference	N	0	34
	<b>Sub-total Workforce Related:</b>		76	152	
4	<b>Support a Municipal Facility:</b>				
	A.	Support a 5B Municipal Facility (donations to the zoo, conservatory, museum, etc.)	Yes	84	84
		Name of Facility	Potawatomi Zoo Board of Directors		
	<b>Sub-total Municipal Facility:</b>		84	84	
<b>Sub-total from Above:</b>			311	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:

*Susan M. Muffert*

Date:

5.5.2023

For Staff Use Only Below This Line				
What is the current assessed value?	Real Property:	0	Personal Property:	-
What is the projected assessed value?	Real Property:	1,280,000	Personal Property:	-
What is the tax key number for this project?	71-08-02-477-016.000-026			
What is the six digit NAICS code?	812310			
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:	
Tax Year	Year			
	2022	7394.36		
	2021	6725.80		
	2020	6724.62		
	2019	5934.00		
	2018	6700.65		
Please fill out the following Public Benefit Summary Information and add to total from above.				
		(Y or N)	Points	Points
Public Benefit Item:				
Project Related:				
5	A. Redevelop a Site that has Special Needs			49
	B. Develop Based on Local University Research			35
	C. Achieve a Physical Element of a Plan			36
	Sub-total Project Related:			120
	Super Size Projects (point values are cumulative):			
6	A. 100% to 199%			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:			311	539
Total from Staff Section:			0	461
Total Public Benefit Points:			311	1000

Filed in Clerk's Office  
MAY 10 2023  
DAWN M. JONES  
CITY CLERK, SOUTH BEND, IN



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)  
Prescribed by the Department of Local Government Finance

City Clerk's Office  
MAY 17 2023  
DAWN M. JONES  
CITY CLERK, SOUTH BEND, IN

2023 PAY 2024

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 January 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: **David A Nufer LLC**

Address of taxpayer:  
 Number and Street: **2409 Mishawaka Ave** City: **South Bend** State: **IN** ZIP: **46615**

Name of contact person:  
 First Name: **David** Last Name: **Nufer** Telephone number: **(574) 340-9750** E-mail address: **davidanufer@gmail.com**

## SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: **Common Council of the City of South Bend** Resolution number: \_\_\_\_\_

Location of property:  
 Number and Street: **521 N. William Street** City: **South Bend** State: **IN** ZIP: **46616** County: **St. Joseph** DLGF taxing district number: **026 (South Bend-Portage)**

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary):  
**New 6,304 sq ft building for laundry and retail space**

Estimated start date (month, day, year): **6/1/2023**  
 Estimated completion date (month, day, year): **12/31/2023**

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>4</b>	<b>\$ 80,000</b>	<b>4</b>	<b>\$ 80,000</b>	<b>0</b>	<b>\$ 0</b>

## SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$ 0	\$ 0
Plus estimated values of proposed project	\$ 1,600,000	\$ 1,280,000
Less values of any property being replaced	\$ 0	\$ 0
Net estimated values upon completion of project	\$ 1,600,000	\$ 1,280,000

## SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) **0** Estimated hazardous waste converted (pounds) **0**

Other benefits

## SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: *Susan M. Nufer* Date signed (month, day, year): **5-5-23**

Printed name of authorized representative: **Susan M. Nufer** Title: **Member**

**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 \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. 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. Except as provided in IC 6-1.1-12.1-18, 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**

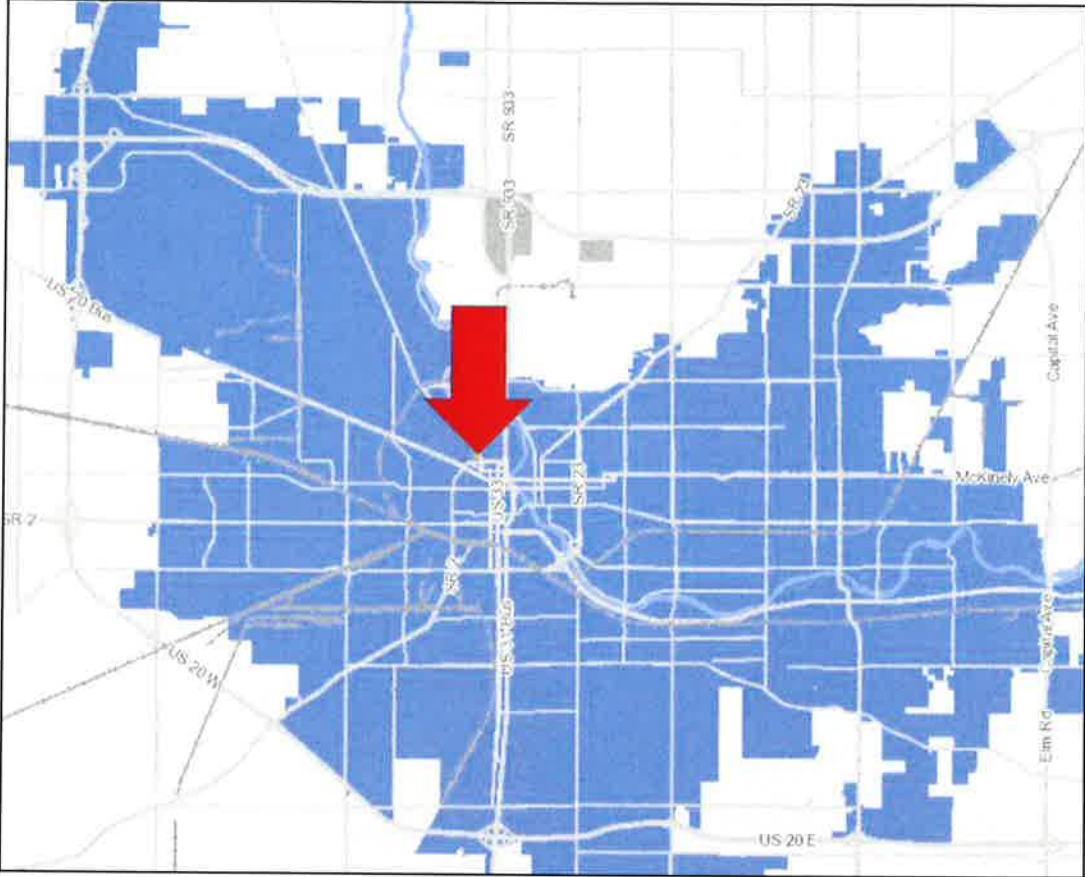
**Sec. 17. (a)** A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (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. Except as provided in IC 6-1.1-12.1-18, 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.

Aerial Views





**View Looking Northwest from North Williams Street**



**View Looking West from North Williams Street**



**View Looking South from West Navarre Street**





**Project Renderings**

