



Department of Community Investment

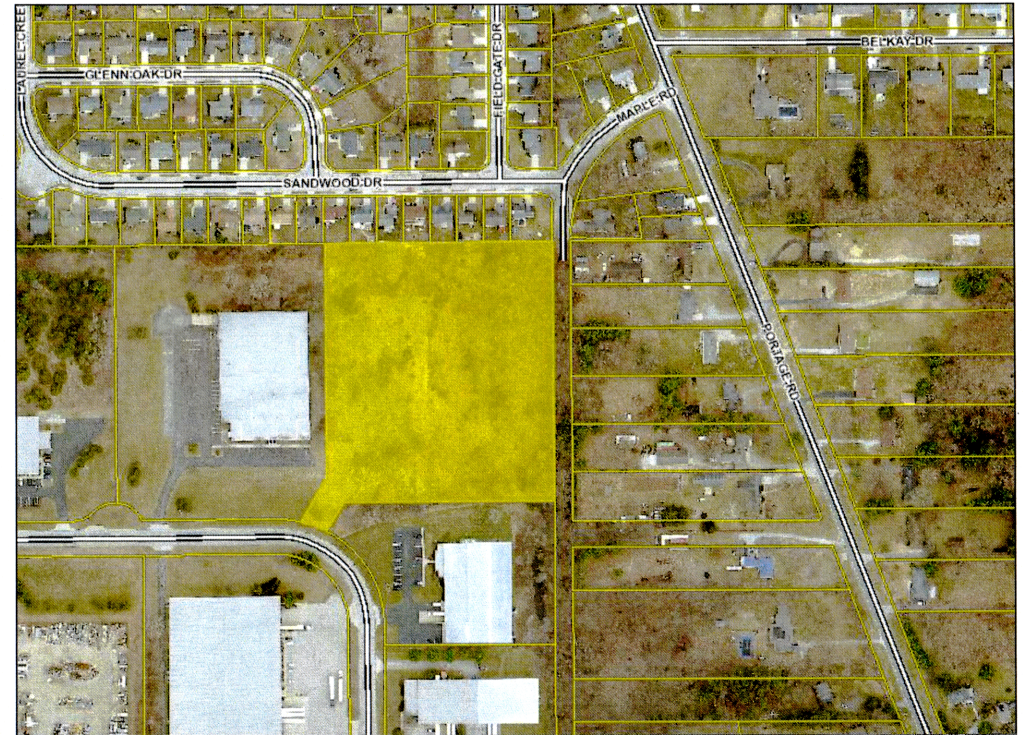
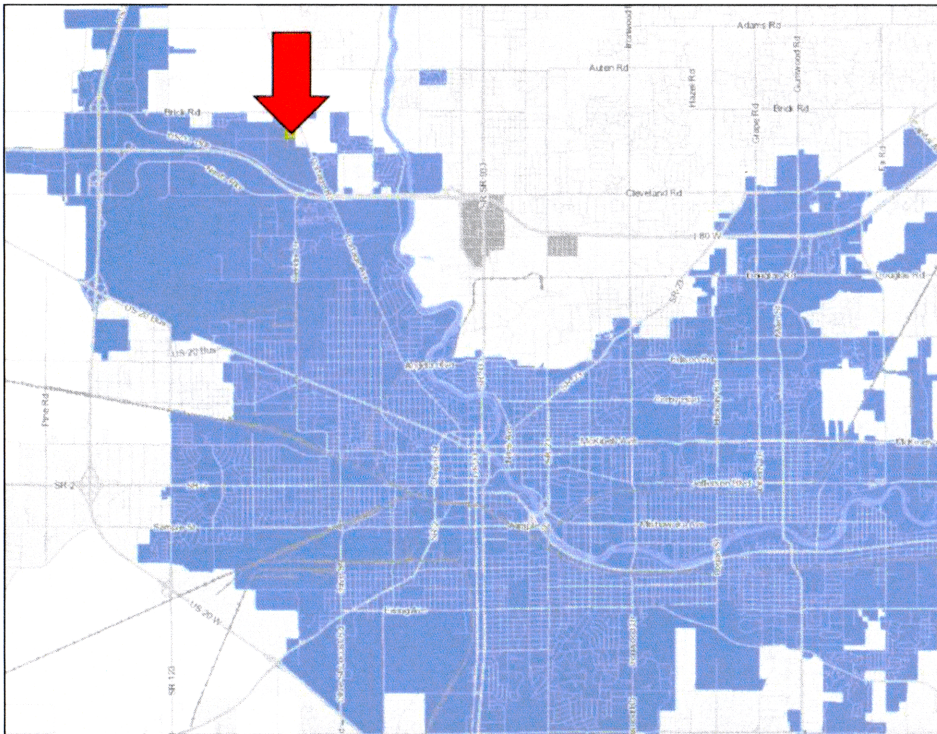
October 27, 2025
Declaratory Resolution: Bill No. 25-45

Filed in Clerk's Office

OCT 28 2025

Bianca Tirado
City Clerk, South Bend, IN

Warehouse Development Tax Abatement 3315 William Richardson Ct.



CITY OF SOUTH BEND
DEPARTMENT OF COMMUNITY INVESTMENT

South Bend, Indiana

South Bend, Indiana

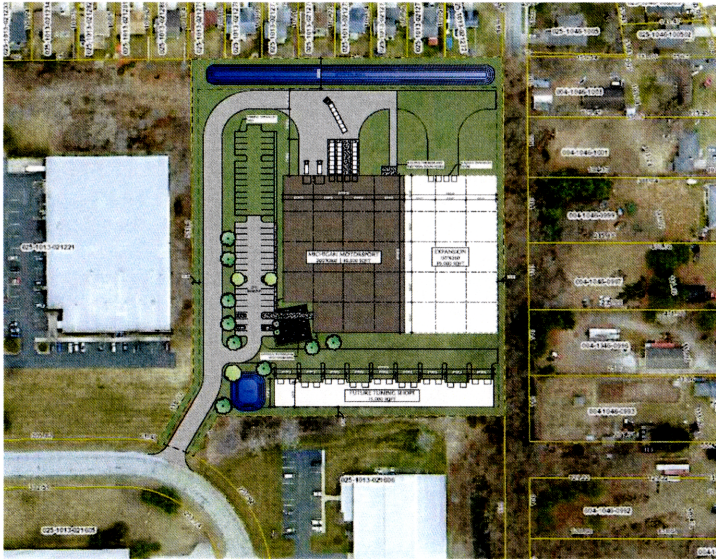
Warehouse Development Tax Abatement 3315 William Richardson Ct.

- Approximate 7 Acre Vacant Parcel
- Last remaining vacant parcel in existing industrial/commercial park
- Property zoned I Industrial
 - Allowing for warehousing and distribution



Declaratory Resolution: Bill No. 25-45

Tax Abatement for
3315 William Richardson Ct.



Warehouse Development Real Property Abatement (7 Years)

- Michigan Motorsports is a thriving auto parts supply business currently operating out of a 7,500-square-foot facility located in Niles, Michigan. They are actively seeking a significantly larger space to support their expanding distribution operations.
- Michigan Motorsports LLC has an active Purchase Agreement with the Redevelopment Commission of South Bend to purchase 3315 William Richardson Court with the purpose of constructing a 50,000 square foot office, warehouse, distribution center, and showroom.
 - Purchase price \$50,000
- Total investment: **\$4.55M**

Employment Impact

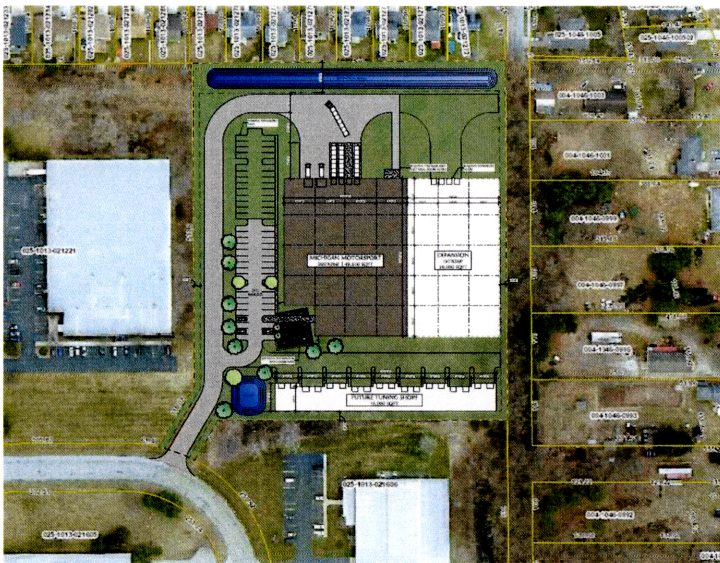
- New Employees: Anticipated 29 new full-time employees; estimated annual payroll of \$2,133,976



CITY OF SOUTH BEND
DEPARTMENT OF COMMUNITY INVESTMENT

Declaratory Resolution: Bill No. 25-45

Tax Abatement for
3315 William Richardson Ct.



Warehouse Development Real Property Abatement (7 Years)

Tax Summary

- Pre-project estimated annual taxes: \$2,562
- Estimated annual taxes after project: \$83,148
- During the 7-year abatement:
 - Total estimated taxes: \$581,992
 - Taxes abated: \$317,410
 - Taxes paid: \$264,582
- Estimated taxes paid with abatement included
 - After 10 years: \$488,390 (\$25,618 w/o the project)
 - After 20 years: \$1,294,190 (\$51,235 w/o the project)



CITY OF SOUTH BEND
DEPARTMENT OF COMMUNITY INVESTMENT