

Part 1: Real Property Tax Abatement Summary - 2022

56 Active Tax Abatements

Corporation	Project Information	Confirming Resolution Number	Start Pay Year	Years Granted	Expected End Pay Year	Estimated Project Cost	Actual Project Cost	Estimated Completion Date	Actual Completion Date	Announced Retained Jobs	Actual Retained Jobs	Announced New Jobs	Actual New Jobs	Compliance* (0-6)
31 Nimitz Land, LLC (80-90 Industrial LLC)	80-90 Industrial LLC (6701 Nimitz Parkway) - RPTA 2019	4785-19	2021	6	2026	\$ 12,940,000	\$ 10,049,989	3/31/2020	11/5/2020	0	3	0	1	1
3602 Sample Street, LLC	Seaflo (3602 Sample Street) - VBD 2019	4815-19	2022	5	2026	\$ 350,000	\$ 175,000	11/1/2019	11/1/2019	6	1	12	32	1
Ameriplex Superior Partners, LP	Ameriplex Superior Partners (5231 Dylan Drive) - RPTA 2015	4484-15	2017	7	2023	\$ 2,100,000	\$ 2,075,030	8/31/2015	10/31/2015	62	0	8	0	1
Bakery Group LLC (Hometowne Dev LLC)	Ward Bakery / Bakery Group - RPTA 2021	4909-21	Not Started	4		\$ 3,750,000		4/15/2024						0
Bakery Group LLC (Hometowne Dev LLC)	Ward Bakery / Bakery Group - VBD 2021	4911-21	Not Started	2		\$ 3,750,000		4/15/2024						0
Bald Mountain LLC	Bald Mountain, LLC (213-217 S. Main Street) - RPTA 2017	4693-17	2020	6	2025	\$ 9,000,000	\$ 4,616,000	8/31/2020	8/31/2020			15	32	1
Catalyst Three, LLC (1173 South Bend DST)	Catalyst Three, LLC - RPTA 2019	4781-19	2022	8	2029	\$ 16,000,000	\$ 14,865,748	7/1/2021	7/1/2021					1
Catalyst, LLC	Catalyst One, LLC and Catalyst Two, LLC - RPTA 2014	4378-14	2017	7	2023	\$ 12,000,000	\$ 12,596,003	3/21/2016				8	198	1
CBK Land Development LLC / Chase Plastics	CBK Land Development LLC (Chase Plastics) - RPTA 2014	4406-14	2017	10	2026	\$ 4,885,376	\$ 5,163,301	12/31/2015	12/21/2015	12	12	13	7	1
CBK Land Development LLC / Chase Plastics	CBK Land Development LLC (Chase Plastics) - RPTA 2019	4779-19	2023	7	2029	\$ 3,500,000	\$ 3,636,260	1/31/2020	5/26/2020	18	18	13	1	1
Colfax Hill Partners, LLC	Colfax Hill Partners (525 E. Colfax) - RPTA 2014	4364-14	2017	8	2024	\$ 3,000,000	\$ 2,953,000	7/1/2016	9/28/2016					1
Commerce Center Development, LLC	300 E. LaSalle - RPTA 2017	4613-17	2020	10	2029	\$ 35,475,000	\$ 45,000,000	6/15/2022	6/15/2022			143	328	1
County Development LLC	County Development LLC (425 & 525 S. Mayflower) - RPTA 2016	4555-16	2018	6	2023	\$ 9,207,178	\$ 10,616,851	4/1/2017	3/23/2017	30	30	13	46	1
Delta Management Company, LLC	Delta Management Company (4755 Ameritech Drive) - RPTA 2021	4895-21	2024	5	2028	\$ 1,800,000		4/1/2022	6/30/2022	50		10		0
Five Corners LLC	Five Corners LLC - RPTA 2019	4811-19	2022	7	2028	\$ 4,315,000	\$ 4,300,000	5/1/2021				87	35	1
GFC Holdings, LLC / Claeys Candy	Claeys Candy (Nimitz Parkway) - RPTA 2021	4893-21	2023	9	2031	\$ 5,500,000	\$ 7,416,925	7/15/2022	10/31/2022	30	30	3		1
GLC Portage Prairie, LLC	GLC Portage Prairie - RPTA 2015	4483-15	2018	8	2025	\$ 7,000,000	\$ 7,892,494	1/31/2017	12/31/2018			15	76	1
GLC Portage Prairie II, LLC	GLC Portage Prairie II - RPTA 2017	4610-17	2020	9	2028	\$ 7,700,000	\$ 7,436,811	12/31/2018	12/31/2018			10	49	1
GLC Portage Prairie III, LLC	GLC Portage Prairie III - RPTA 2017	4621-17	2019	6	2024	\$ 14,250,000	\$ 15,800,219	2/1/2018	12/31/2019	300	281	100	0	1
GLC Portage Prairie IV, LLC	GLC Portage Prairie IV - RPTA 2019	4783-19	2021	6	2026	\$ 7,200,000	\$ 7,512,000	6/1/2021						1
GLC Portage Prairie V, LLC	GLC Portage Prairie V - RPTA 2022	4957-22	Not Started	7		\$ 15,000,000		12/1/2023				50		0
Greenleaf Holdco	Pure Green Farms - RPTA 2022	4941-22	Not Started	9		\$ 12,000,000		12/31/2024		25		75		0
Hibberd Development, LLC	Hibberd Development - RPTA 2017	4622-17	2020	5	2024	\$ 5,250,000	\$ 5,042,919	8/31/2018	12/7/2018			32	67	1

Corporation	Project Information	Confirming Resolution Number	Start Pay Year	Years Granted	Expected End Pay Year	Estimated Project Cost	Actual Project Cost	Estimated Completion Date	Actual Completion Date	Announced Retained Jobs	Actual Retained Jobs	Announced New Jobs	Actual New Jobs	Compliance* (0-6)
Hoffman Hotel Apartments Housing Partnership, LP	Hoffman Hotel Apartments (120 W. LaSalle) - RPTA 2013	4286-13	2016	10	2025	\$ 1,500,000	\$ 1,500,000	7/1/2016	7/1/2016			0	1	1
Hopkins Properties of South Bend, LLC	Hopkins Properties of South Bend (4373 Ameritech Drive) - RPTA 2019	4777-19	2022	7	2028	\$ 18,000,000	\$ 18,794,041	1/1/2021	4/1/2021	42	31	30	44	1
Imagineering Enterprises, Inc.	Imagineering Enterprises, Inc. (3722 Foundaton Ct.) - RPTA 2018	4741-18	2022	6	2027	\$ 1,500,000	\$ 1,767,004	4/15/2017	4/16/2019	41	41	15	41	1
IUSB Commons LLC	IUSB Commons LLC (1106 & 1112 S 20th St; 2007 Northside) - RPTA 2013	4308-13	2016	9	2024	\$ 3,700,000	\$ 4,200,000	12/9/2015	12/9/2015	0	1	2	0	1
JEM Farms South Bend, LLC	JEM Farms South Bend - RPTA 2022	4940-22	Not Started	9		\$ 60,000,000								0
JMS Development, LLC	Historic JMS Building - RPTA 2015	4461-15	2019	10	2028	\$ 7,600,000	\$ 7,918,704	3/1/2017	12/31/2017			8	18	1
JSK Development, Inc. / DTC Hospitality, LLC	JSK Development, Inc. (Southhold LLC; Downtown Hotel) - RPTA 2015	4457-15	2019	9	2027	\$ 8,750,000	\$ 9,927,576	3/1/2017	4/3/2018			38	27	1
JSK Development, Inc. / Ireland Hospitality, LLC	JSK Development, Inc. (Ireland Hospitality; Southside Hotel) - RPTA 2015	4467-15	2019	6	2024	\$ 6,000,000	\$ 5,000,000	12/31/2018	7/10/2018			14	20	1
LaSalle Partners RA LLC	LaSalle Apartments - RPTA 2016	4535-16	2018	10	2027	\$ 9,537,076	\$ 12,709,425	9/1/2016	12/30/2016	9	2			1
McCormick & Company	McCormick & Company - RPTA 2021	4913-21	Not Started	4		\$ 17,952,000		7/31/2022		80				0
National Distributions Center, LLC (Bakery Distribution Partners)	National Distributions Center, LLC (5020 N. Dylan Drive) - RPTA 2018	4747-18	2020	9	2028	\$ 17,100,000	\$ 14,854,554	12/3/2019	1/6/2020	108	490			1
ND QOZB LLC	ND QOZB LLC (511 N. Notre Dame Avenue) - RPTA 2022	4992-22	2024	8	2032	\$ 11,385,000	\$ 1,433,235	7/27/2023				1	0	1
Nilkanth Properties, LLC	Nilkanth Properties (4836 W. Western Ave.) - RPTA 2018	4691-18	2024	7	2027	\$ 1,660,661	\$ 1,600,000	5/30/2019	6/24/2019			40	50	1
Ontario Partners, LLC	Ontario Partners, LLC (5435 Dylan Drive) - RPTA 2016	4523-16	2018	10	2027	\$ 7,800,000	\$ 10,049,989	10/31/2016	12/31/2016	83	97	15	45	1
R Ray Real Estate, LLC	Masterbilt (Kemble Street & Indiana Avenue) - RPTA 2019	4813-19	Not Started	8		\$ 2,030,000		9/1/2020						0
RDistrict One LLC	Studebaker Buildings 112 & 113 - RPTA 2015	4514-15	2019	10	2028	\$ 9,446,250	\$ 14,679,034	3/1/2017	5/11/2018	65	41	20	136	1
RealAmerica Development, LLC	Real America (Diamond View) - RPTA 2021	4922-21	Not Started	8		\$ 19,380,000		8/1/2023				4		0
REW, LLC	REW, LLC (5870 Carbonmill Drive) - RPTA 2018	4732-18	2020	4	2023	\$ 1,300,000	\$ 1,248,000	5/31/2019	5/1/2019	86	38	25	52	1
Run Faster Run LLC	Run Faster Run LLC (525 S. Lafayette) - RPTA 2014	4387-14	2016	8	2023	\$ 1,000,000	\$ 2,573,184	4/1/2015	4/1/2015			3	17	1
SBCC RE LLC	SB Chocolate (7102 Lincoln Way West) - RPTA 2019	4828-19	2024	6	2030	\$ 9,564,282	\$ 2,590,762	2/1/2024		188		144		1
SWGS Properties, LLC / Grace Steel, LLC	Grace Steel (2920 W. Sample) - RPTA 2019	4767-19	2021	6	2026	\$ 500,000	\$ 828,663	12/31/2020	12/31/2020			10	10	1
SWGS Properties, LLC / Grace Steel, LLC	Grace Steel (2920 W. Sample) - VBD 2019	4766-19	2021	6	2026	\$ 500,000	\$ 828,663	12/31/2020	1/1/2020			10	10	1
The Monreaux LLC	The Monreaux LLC - RPTA 2022	4975-22	Not Started	8		\$ 13,524,560		11/1/2024				29		0

Corporation	Project Information	Confirming Resolution Number	Start Pay Year	Years Granted	Expected End Pay Year	Estimated Project Cost	Actual Project Cost	Estimated Completion Date	Actual Completion Date	Announced Retained Jobs	Actual Retained Jobs	Announced New Jobs	Actual New Jobs	Compliance* (0-6)
The Tower at Washington Square LLC	The Tower at Washington Square LLC - Apartments - RPTA 2018	4745-18	2019	10	2028	\$ 12,597,000		1/1/2019				6	0	2
The Tower at Washington Square LLC	The Tower at Washington Square LLC - Garage - RPTA 2018	4743-18	2019	10	2028	\$ 2,238,000	\$ 1,073,000	7/1/2017	1/1/2018			1	0	1
The Tower at Washington Square LLC	The Tower at Washington Square LLC - Hotel - RPTA 2018	4742-18	2020	10	2029	\$ 15,245,274	\$ 17,139,115	7/1/2017	9/1/2017			62	66	1
The Tower at Washington Square LLC	The Tower at Washington Square LLC - Retail - RPTA 2018	4744-18	2019	10	2028	\$ 292,971		7/1/2017				20	0	2
Toyo Seiko North America Inc.	Toyo Seiko North America Inc. - RPTA 2019	4832-19	2022	6	2027	\$ 1,576,000	\$ 2,101,604	7/1/2021	7/1/2021	4	4	1	3	1
Tri-Pac, Inc.	Tri-Pac, Inc. (3333 N. Kenmore Street) - RPTA 2017	4673-17	2020	7	2026	\$ 1,000,000	\$ 1,187,634	12/31/2019	12/31/2019	7	110	20	20	1
Tri-Pac, Inc.	Tri-Pac, Inc. (4303 Technology Drive) - RPTA 2020	4875-20	Not Started	7		\$ 1,000,000	\$ 2,957,442	12/31/2021	12/31/2021			20	20	1
Wharf Partners, LLC	Wharf Partners, LLC - RPTA 2018	4714-18	2020	6	2025	\$ 19,350,000	\$ 20,300,000	10/1/2019	12/31/2020			23	2	1
WSJM-INC	WSJM, Inc. (316 E. Monroe) - RPTA 2020	4849-20	2023	5	2027	\$ 3,100,600	\$ 2,777,399	7/31/2021	9/15/2021	23	25	3	6	1
WSJM-INC	WSJM, Inc. (316 E. Monroe) - VBD 2020	4853-20	2023	5	2027	\$ 3,100,600	\$ 2,777,399	7/31/2021	9/15/2021	23	25	3	6	1

* Legend/Key for Compliance Scores

(0) *New Abatement*: Not required to file Form CF-1

(1) *Company is in compliance*

Company is in compliance with all goals, including project cost, jobs created and related salaries, and jobs retained and related salaries.

(2) *Company substantially in compliance*

Company fell under one or more of the following: (a) company did not meet one or more goals for its abatement, however, the project is relatively new and other factors have slowed progress; (b) company met their goals in earlier reporting periods and is currently below those goals due to other factors; and/or (c) company's explanation provided in a previous reporting period still applies for the current period or the company failed to meet their estimated project cost. Since abatement is only applied to improvements actually built, the fact that improvements were less than anticipated means the company's abatement benefits were automatically reduced when the abatement deduction was actually calculated. This results in a lower cost to the City for each job created or retained.

(3) *Company substantially out of compliance*

Company has failed significantly to meet one goal related to created jobs and salaries, retained jobs and salaries, and/or the actual cost of their investment.

(4) *Company out of compliance*

Company has failed to meet all goals related to project cost, jobs created, related salaries and jobs retained and related salaries.

(5) *Company failed to file Form CF-1*

Company has failed to submit this year's Form CF-1. Staff contacted business multiple attempts after the initial letter, to obtain information. Recommend Common Council consider this business non-compliant.

(6) *Business Closed/Out of Business*: No action required

Part 2: Personal Property Tax Abatement Summary - 2022

20 Active Tax Abatements

Corporation	Project Information	Confirming Resolution Number	Start Pay Year	Years Granted	Expected End Pay Year	Estimated Project Cost	Actual Project Cost	Estimated Completion Date	Actual Completion Date	Announced Retained Jobs	Actual Retained Jobs	Announced New Jobs	Actual New Jobs	Compliance* (0-6)
Bamar Plastics, Inc.	Bamar Plastics, Inc. - PPTA 2020	4855-20	2022	5	2026	\$ 649,104	\$ 574,602	1/31/2022	6/1/2022	14	19	1	5	1
CBK Land Development LLC / Chase Plastics	CBK Land Development LLC / Chase Plastics - PPTA 2019	4775-19	2021	5	2025	\$ 703,000	\$ 432,466	5/31/2020	5/26/2020	18	18	13	1	1
GFC Holdings, LLC / Claeys Candy	GFC Holdings, LLC / Claeys Candy - PPTA 2021	4892-21	Not Started	5		\$ 2,400,000	\$ 3,831,150	6/1/2023		30	30	3		0
Greenleaf Holdco	Greenleaf Holdco - PPTA 2022	4945-22	Not Started	5		\$ 70,030,000		12/31/2024		25		75		0
Imagineering Enterprises, Inc.	Imagineering Enterprises, Inc. - PPTA 2018	4740-18	2020	5	2024	\$ 3,000,000	\$ 464,659	4/1/2017	9/13/2019	135	41	5	45	1
JEM Farms South Bend, LLC	JEM Farms South Bend, LLC - PPTA 2022	4943-22	Not Started	5		\$ 118,200,000		12/31/2026				110		0
Kruger Holdings, LLC	Kruger Holdings, LLC - PPTA 2019	4817-19	2022	5	2026	\$ 4,000,000	\$ 509,845	12/31/2020	9/30/2022	90	78			1
Lippert Components Manufacturing Inc.	Lippert Components Manufacturing Inc. - PPTA 2014	4351-14	2017	5	2022	\$ 2,400,000	\$ 3,006,938	12/31/2018	12/31/2018			260	213	1
Masterbilt, Incorporated	Masterbilt, Incorporated - PPTA 2017	4671-17	2019	5	2023	\$ 575,000	\$ 568,680	10/13/2019	7/26/2019	10	47	2	10	1
McCormick & Company	McCormick & Company - PPTA 2021	4915-21	Not Started	5		\$ 23,765,895		4/30/2023		80				0
Molding Products, LLC	Molding Products, LLC - PPTA 2019	4773-19	Not Started	5		\$ 5,500,000		12/31/2019	7/31/2020	45	70	20	9	1
Mossberg & Company, Inc.	Mossberg & Company, Inc. - PPTA 2021	4897-21	Not Started	5		\$ 2,870,000	\$ 2,365,414	6/1/2021	11/12/2021	73	68			1
Royal Adhesives & Sealants, LLC	Royal Adhesives & Sealants, LLC - PPTA 2021	4886-21	Not Started	5		\$ 1,380,875	\$ 1,380,875	4/5/2021	7/7/2021	201		6		1
South Bend Ethanol, LLC	South Bend Ethanol, LLC - PPTA 2018	4692-18	2019	5	2023	\$ 30,000,000	\$ 32,855,962	12/31/2019	12/31/2020	66	59	5	5	1
Steel Warehouse Company LLC	Steel Warehouse Company LLC - PPTA 2022	4982-22	Not Started	5		\$ 3,697,000		7/1/2023		21		10		0
SWGS Properties, LLC / Grace Steel, LLC	SWGS Properties, LLC / Grace Steel, LLC - PPTA 2019	4768-19	2021	5	2025	\$ 700,000	\$ 702,941	12/31/2020	12/31/2021			10	10	1
Toyo Seiko North America Inc.	Toyo Seiko North America Inc. - PPTA 2022	4964-22	Not Started	5		\$ 1,050,000	\$ 82,553	4/30/2021	12/9/2024	4	4	1	3	1
Tri-Pac, Inc.	Tri-Pac, Inc. - PPTA 2017	4677-17	2018	5	2022	\$ 1,500,000	\$ 384,806	12/31/2019	12/31/2019	7	110	20	20	1
Tri-Pac, Inc.	Tri-Pac, Inc. - PPTA 2020	4873-20	2022	5	2026	\$ 2,000,000	\$ 4,488,160	12/31/2021	12/31/2021			20	20	1
WSJM-INC	WSJM-INC - PPTA 2020	4851-20	2023	5	2027	\$ 650,000	\$ 1,576,380	7/31/2021	9/15/2021	23	25	3	6	1

* Legend/Key for Compliance Scores

(0) *New Abatement*: Not required to file Form CF-1

(1) *Company is in compliance*

Company is in compliance with all goals, including project cost, jobs created and related salaries, and jobs retained and related salaries.

(2) *Company substantially in compliance*

Company fell under one or more of the following: (a) company did not meet one or more goals for its abatement, however, the project is relatively new and other factors have slowed progress; (b) company met their goals in earlier reporting periods and is currently below those goals due to other factors; and/or (c) company's explanation provided in a previous reporting period still applies for the current period or the company failed to meet their estimated project cost. Since abatement is only applied to improvements actually built, the fact that improvements were less than anticipated means the company's abatement benefits were automatically reduced when the abatement deduction was actually calculated. This results in a lower cost to the City for each job created or retained.

(3) *Company substantially out of compliance*

Company has failed significantly to meet one goal related to created jobs and salaries, retained jobs and salaries, and/or the actual cost of their investment.

(4) *Company out of compliance*

Company has failed to meet all goals related to project cost, jobs created, related salaries and jobs retained and related salaries.

(5) *Company failed to file Form CF-1*

Company has failed to submit this year's Form CF-1. Staff contacted business multiple attempts after the initial letter, to obtain information. Recommend Common Council consider this business non-compliant.

(6) *Business Closed/Out of Business*: No action required

Part 3: Local Companies/Minority Contractors & Minority Employees - 2022

Owner	Project Name	Number of Minorities Employed	Minority/Local Contractors
31 Nimitz Land, LLC (80-90 Industrial LLC)	80 -90 Industrial LLC (6701 Nimitz Parkway) - RPTA 2019	0	Holladay Construction Group
3602 Sample Street, LLC	Seaflo (3602 Sample Street) - VBD 2019	40	1st Rate Construction, DG Electric, Joseph Cataldo Masonry, Kropp Fire Protection Inc., Koorsen Fire & Security
Ameriplex Superior Partners, LP	Ameriplex Superior Partners (5231 Dylan Drive) - RPTA 2015	0	Holladay Construction Group
Bamar Plastics, Inc.	Bamar Plastics, Inc. - PPTA 2020	0	Clover Machinery Movers, Hoosier Crane Service
Catalyst Three, LLC (1173 South Bend DST)	Catalyst Three, LLC - RPTA 2019	0	Majority Builders
Catalyst, LLC	Catalyst One, LLC and Catalyst Two, LLC - RPTA 2014	8	Majority Builders
CBK Land Development LLC / Chase Plastics	CBK Land Development LLC (Chase Plastics) - RPTA 2014	8	Majority Builders
	CBK Land Development LLC (Chase Plastics) - RPTA 2019		
	Chase Plastics - PPTA 2019		
Colfax Hill Partners, LLC	Colfax Hill Partners (525 E. Colfax) - RPTA 2014	0	Century Builders, Inc, Abonmarche consultants of Indiana, Grad-rite Excavating, Yoder Concrete, Michiana Waterproofing, SLR Plumbing, Four Winds Heating and Cooling, Wertz Supply
Commerce Center Development, LLC	300 E. LaSalle - RPTA 2017	7	DMTM Inc, FA Wilhelm Construction, Hahn Janitorial, Stephanie Coleman, VRS Electrical Solutions, A/Ccelerated Services, LLC, Kyle Stethem, CBS Service, LLC, Dallas Commercial Cleaning, LLC, Impressive Interiors, JM Drywall, Jose M. Pacheco, Keith Micinski, Majestic Irrigation, Make Room Architecture and Design LLC, Scott Smith, Justin Time Plumbing and Heating LLC, Pam Brown, Kevin Smith, Nicole Balentine, Anthony Pennington, Cafe Navarre, South Bend Warehousing & Distribution, Taylor Lizzi, Masters of Decor, LLC, Coleman Solutions LLC, Matthew Carrol, Pro Paint & Finish, Johnny Blasko, Committed To You Services LLC, Hahn Janitorial, Michael R. Hargreaves II., E5 Equity Partners, LLC, Tony Jernigan, Dito's Investments LLC, KC&A LLC, Satori Stahl, Shawn P. Ryan, Tiffany Chase, Joys' Johns, Coleman Solutions LLC, Pro Paint & Finish, Jennifer Deming, Committed To You Services LLC, CBS Service, LLC, Dallas Commercial Cleaning, LLC, Keith Micinski, Majestic Irrigation, Make Room Architecture and Design LLC, Richard Fowler, Ruma Inc, South Bend Warehousing & Distribution, Alpha Dog Agency, CBS Service, LLC, Make Room Architecture and Design LLC, Shawn P. Ryan, Steven A. Goldberg
County Development LLC	County Development LLC (425 &525 S. Mayflower) - RPTA 2016	173	Extensive list on file

Owner	Project Name	Number of Minorities Employed	Minority/Local Contractors
Delta Management Company, LLC	Delta Management Company (4755 Ameritech Drive) - RPTA 2021	5	Midstates Construction, Inc.
Five Corners LLC	Five Corners LLC - RPTA 2019	15	Horizon Construction Group
GFC Holdings, LLC / Claeys Candy	Claeys Candy (Nimtz Parkway) - RPTA 2021	0	Panzica Building Corporation w/attached subcontractor list
	Claeys Candy - PPTA 2021		
GLC Portage Prairie, LLC	GLC Portage Prairie - RPTA 2015	10	Majority Builders
GLC Portage Prairie II, LLC	GLC Portage Prairie II - RPTA 2017	10	Majority Builders
GLC Portage Prairie III, LLC	GLC Portage Prairie III - RPTA 2017	110	Majority Builders
GLC Portage Prairie IV, LLC	GLC Portage Prairie IV - RPTA 2019	0	Majority Builders
GLC Portage Prairie V, LLC	GLC Portage Prairie V - RPTA 2022	0	Majority Builders
Hibberd Development, LLC	Hibberd Development - RPTA 2017	5	Majority Builders
Hoffman Hotel Apartments Housing Partnership, LP	Hoffman Hotel Apartments (120 W. LaSalle) - RPTA 2013	2	D.C. Construction, JJ amco
Hopkins Properties of South Bend, LLC	Hopkins Properties of South Bend (4373 Ameritech Drive) - RPTA 2019	3	Ritscard Bros, Rieth-Riley Construction, Universal Services, Tri-Valley Galss, Industrial door of N. Indiana, Fourmen Interiors, Infinium Floors
Imagineering Enterprises, Inc.	Imagineering Enterprises, Inc. (3722 Foundaton Ct.) - RPTA 2018	4	N/A
	Imagineering Enterprises, Inc. (3722 Foundaton Ct.) - PPTA 2018		
IUSB Commons LLC	IUSB Commons LLC (1106 & 1112 S 20th St; 2007 Northside) - RPTA 2013	1	Company employed at least one WBE business and used subcontractors within the region
JMS Development, LLC	Historic JMS Building - RPTA 2015	2	HGR Construction, Inc.
JSK Development, Inc. / DTC Hospitality, LLC	JSK Development, Inc. (Southhold LLC; Downtown Hotel) - RPTA 2015	21	Majority Builders
JSK Development, Inc. / Ireland Hospitality, LLC	JSK Development, Inc. (Ireland Hospitality; Southside Hotel) - RPTA 2015	9	Ancon Construction
Kruger Holdings, LLC	Kruger Holdings (5681 Cleveland Road) - PPTA 2019	125	Advance Property Management, Kabelin Ace Hardware, Bamar Plastics, KSS Enterprises, Mid-State Bolt & Screw, PSI Mold Plastics, Elwood Staffing, Linde Gas & Equipment, American Safety & First Aid, Burkhart Sign Sytems, Bob Miller Appliances, Holladay Construction Group, Hoosier Crane, Cressy Commercial Real Estate, Dynamic Mechanical, Niezgodski Plumbing, Gobel Commercial, Overhead Door
LaSalle Partners RA LLC	LaSalle Apartments - RPTA 2016	2	Dylan Kimbrell, Pierce Electric, Anthony Anderson corporation

Owner	Project Name	Number of Minorities Employed	Minority/Local Contractors
Lippert Components Manufacturing Inc.	Lippert (1902 W. Sample) - PPTA 2014	171	Jeremy Ettline Plumbing, D.M.I. North, Inc., Old Fort Building Supply, Aggregate Industries- MWR, Inc., Dennis Lim, Zimmer Metal, System Clean, Inc., Randall Industries, Service One, CDR Construction, Mid-City Supply Co, Inc., Safety Systems, Inc., Michigan Rental, LLC, Milestone Fence LLC, A/ccelerated Services, Orion Lighting Solutions, Community Business Equipment, Hull Lift Truck, VFP Fire Systems, Steve's Security Locksmith, The Troyer Group, Tyco Integrated Security LLC, Tango Design, Tri-Valley Glass Co., The Sign Store, Storage Solutions Inc., Modular Arts, Inc., John Tillman Co., Miller Electric, True Line Wire Guidance Installation, Inc., Precision Wood Products, Rousseau Metal Inc., Martin Yale Industries Inc., Whitaker Brothers, CompressAir, US Signcrafters, Inc., Westview Golf Cars, Inc., Business Furnishings, Crady Fence, B&H Photo-Video-Pro Audio, Epson, Goshen Floor Mart Corp., Turnkey Technologies
Masterbilt, Incorporated	Masterbilt - PPTA 2017	10	Clover Machinery Movers, Clover Electric, Koontz Wagner, Powell Tool Supply, Progressive Networks, South Bend Roofing
Molding Products, LLC	Molding Products, LLC (1545 S. Olive) - PPTA 2019	27	Extensive list on file
Mossberg & Company, Inc.	Mossberg & Company, Inc. - PPTA 2021	3	Herrman & Goetz Inc., Craig Electric Inc.
National Distributions Center, LLC (Bakery Distribution Partners)	National Distributions Center, LLC (5020 N. Dylan Drive) - RPTA 2018	231	Tri-Valley Glass Co. Inc., Schuell Fence Co. Inc., Midwest Painting Co., Rieth-Riley Constr. Co., Strescore Inc.
ND QOZB LLC	ND QOZB LLC (511 N. Notre Dame Avenue) - RPTA 2022	0	Majority Builders
Nilkanth Properties, LLC	Nilkanth Properties (4836 W. Western Ave.) - RPTA 2018	75	Keystone Masonry, Rose Brick, Milmar Framing, Troug Glass & Mirror, Midwest Tile, 2c Construction, Pro pain and Finish, Four Seasons Heating, Cooling & Refrigerator
Ontario Partners, LLC	Ontario Partners, LLC (5435 Dylan Drive) - RPTA 2016	33	Holladay Construction Group
RDistrict One LLC	Studebaker Buildings 112 & 113 - RPTA 2015	60	Avanti Group LLC, Christman Construction LLC, Crane Industrial Service Company, D.A. Dodd, Dudeck Roofing & Sheet Metal, F.E. Moran, Jones Petrie Rafinski, Koontz-Wagner Construction Services LLC, Overhead Door Company, Precision Wall Systems
REW, LLC	REW, LLC (5870 Carbonmill Drive) - RPTA 2018	3	Danch, Harner & Associates, Inc., Dynamic Mechanical Services, Inc., Fourmen Interiors, Hartford Glass of Mishawaka, Inc., Overhead Door Co. South Bend-Mishawaka Commercial, Shambaugh & Son, L.P., SiteScapes, Inc., Walsh & Kelly, Weaver Consultants
Bald Mountain LLC	Bald Mountain, LLC (213-217 S. Main Street) - RPTA 2017	2	Weigand Const Co. Inc
Royal Adhesives & Sealants, LLC	Royal Adhesives & Sealants, LLC (1915 N. Bendix) - PPTA 2021	4	McMann Electric, Industrial Installations, Ancon construction, VFP Fire Systems, Michiana Sheet Metal, Dynamic Machanical, Milestone Fence, Wayne Pipe & Supply, Hill Excavation
Run Faster Run LLC	Run Faster Run LLC (525 S. Lafayette) - RPTA 2014	0	Ancon Construction Co., Inc., Martell Electric LLC, Southwind Flooring, Inc., Burkhart Advertising, Inc., Klink Trucking, Underground Pipe & Valve, LeMaster Steel Erectors, Dynamic Mechanical, Industrial Door, VFP Fire Systems

Owner	Project Name	Number of Minorities Employed	Minority/Local Contractors
SBCC RE LLC	SB Chocolate (7102 Lincoln Way West) - RPTA 2019	0	HGR Group Inc.
South Bend Ethanol, LLC	South Bend Ethanol, LLC - PPTA 2018	9	Extensive list on file
SWGS Properties, LLC / Grace Steel, LLC	Grace Steel (2920 W. Sample) - RPTA 2019	25	Clover Machinery Movers, Copper Hill, Inc., D.A. Dodd, Feitz Masonry, Fulcrum Rigging, Hoosier Tool Supply, Braxley Properties, Laidig Concrete, BSR Roof Masters, United Plumbing, Kropp Fire Protection, Sharp Electric, Service One, B&M Builders, Rock and Granite, Steinhoffer Scale, Comfort Carpets, Lechlitner Door, Schultz HVAC, Smith Ready Mix
	Grace Steel (2920 W. Sample) - VBD 2019		
	Grace Steel (2920 W. Sample) - PPTA 2019		
The Tower at Washington Square LLC	The Tower at Washington Square LLC - Hotel - RPTA 2018	60	D&B Plumbing, Martell Electric, Christman Construction, Environmental Glass, Inc.
	The Tower at Washington Square LLC - Apartments - RPTA 2018		
	The Tower at Washington Square LLC - Garage - RPTA 2018		
	The Tower at Washington Square LLC - Retail - RPTA 2018		
Toyo Seiko North America Inc.	Toyo Seiko North America Inc. - RPTA 2019	0	Cadet Construction
	Toyo Seiko North America Inc. - PPTA 2022		
Tri-Pac, Inc.	Tri-Pac, Inc. (4303 Technology Drive) - RPTA 2020	93	Extensive list on file
	Tri-Pac, Inc. (4303 Technology Drive) - PPTA 2020		
	Tri-Pac, Inc. (3333 N. Kenmore Street) - RPTA 2017		
	Tri-Pac, Inc. (3333 N. Kenmore Street) - PPTA 2017		
Wharf Partners, LLC	Wharf Partners, LLC - RPTA 2018	1	Martell Electric, Panzica Building Corp., North Central Mechanical Inc., Rosema, Foegley Landscaping, Ritschard Brothers, Midland Engineering, Wernitz Hardware
WSJM-INC	WSJM, Inc. (316 E. Monroe) - RPTA 2020	0	Christman Construction, National Construction, Architectural Design Consultants, Wide Orbit, Broadcasters General Store, Alt & Witzig Engineering
	WSJM, Inc. (316 E. Monroe) - VBD 2020		
	WSJM, Inc. (316 E. Monroe) - PPTA 2020		
Total:		1,367	

Part 4: New Tax Abatements Confirmed by the Common Council - 2022

8 Active Tax Abatements

Real Property															
Petitioner	Petition Filing Date	Confirming Resolution Date	Confirming Resolution Number	Years Granted	Estimated Total Project Cost	Current Assessed Value	Estimated Annual Taxes w/o Improvement	Estimated Assessed Value (Abatement Yr 1)	Cumulative Estimated Taxes Abated	Cumulative Estimated Taxes Paid	Announced Retained Jobs	Announced New Jobs	Payroll Increase	Square Footage Increase	Number of New Housing Units
Greenleaf Holdco	1/4/2022	2/14/2022	4941-22	9	\$ 12,130,000	\$ 10,163,800	\$ 304,914	\$ 19,763,800	\$ 2,074,478	\$ 517,522	25	75	\$ 4,400,000	296,400	N/A
JEM Farms South Bend, LLC	1/4/2022	2/14/2022	4940-22	9	\$ 60,000,000	\$ 285,300	\$ 8,560	\$ 48,285,300	\$ 10,311,001	\$ 2,726,030	0	110	\$ 3,900,000	1,089,000	N/A
GLC Portage Prairie V, LLC	5/11/2022	6/13/2022	4957-22	7	\$ 15,000,000	\$ 75,800	\$ 2,274	\$ 12,330,360	\$ 1,872,448	\$ 716,927	0	50	\$ 2,033,200	296,000	N/A
The Monreaux LLC (LIHTC)	7/18/2022	8/22/2022	4975-22	8	\$ 14,000,000	\$ 36,400	\$ 1,092	\$ 4,075,360	\$ 433,494	\$ 304,592	0	8	\$ 266,240	65,000	60
ND QOZB LLC	10/21/2022	11/28/2022	4992-22	8	\$ 27,600,000	\$ 775,600	\$ 26,373	\$ 11,155,600	\$ 1,028,241	\$ 1,113,902	0	10	\$ 760,000	0	69
					\$ 128,730,000	\$ 11,336,900	\$ 343,213	\$ 95,610,420	\$ 15,719,662	\$ 5,378,973	25	253	\$ 11,359,440	1,746,400	129

Personal Property															
Petitioner	Petition Filing Date	Confirming Resolution Date	Confirming Resolution Number	Years Granted	Estimated Total Project Cost	Current Assessed Value	Estimated Annual Taxes w/o Improvement	Estimated Assessed Value (Abatement Yr 1)	Cumulative Estimated Taxes Abated	Cumulative Estimated Taxes Paid	Announced Retained Jobs	Announced New Jobs	Payroll Increase	Square Footage Increase	Number of New Housing Units
Greenleaf Holdco	1/4/2022	2/14/2022	4945-22	5	\$ 68,040,000	\$ -	\$ -	N/A	\$ 4,834,800	\$ -	See above	See above	See above	See above	N/A
JEM Farms South Bend, LLC	1/4/2022	2/14/2022	4943-22	5	\$ 118,220,000	\$ -	\$ -	N/A	\$ 6,867,600	\$ -	See above	See above	See above	See above	N/A
Steel Warehouse Company LLC	8/11/2022	10/24/2022	4982-22	5	\$ 3,913,000	\$ -	\$ -	N/A	\$ 217,715	\$ 45,141	513	12	\$ 367,756	36,000	N/A
					\$ 190,173,000	\$ -	\$ -		\$ 11,920,115	\$ 45,141	513	12	\$ 367,756	36,000	

Grand Total:					\$ 318,903,000	\$ 11,336,900	\$ 343,213	\$ 95,610,420	\$ 27,639,777	\$ 5,424,114	538	265	\$ 11,727,196	1,782,400	129
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