

Major Projects Updates

Department of Community Investment

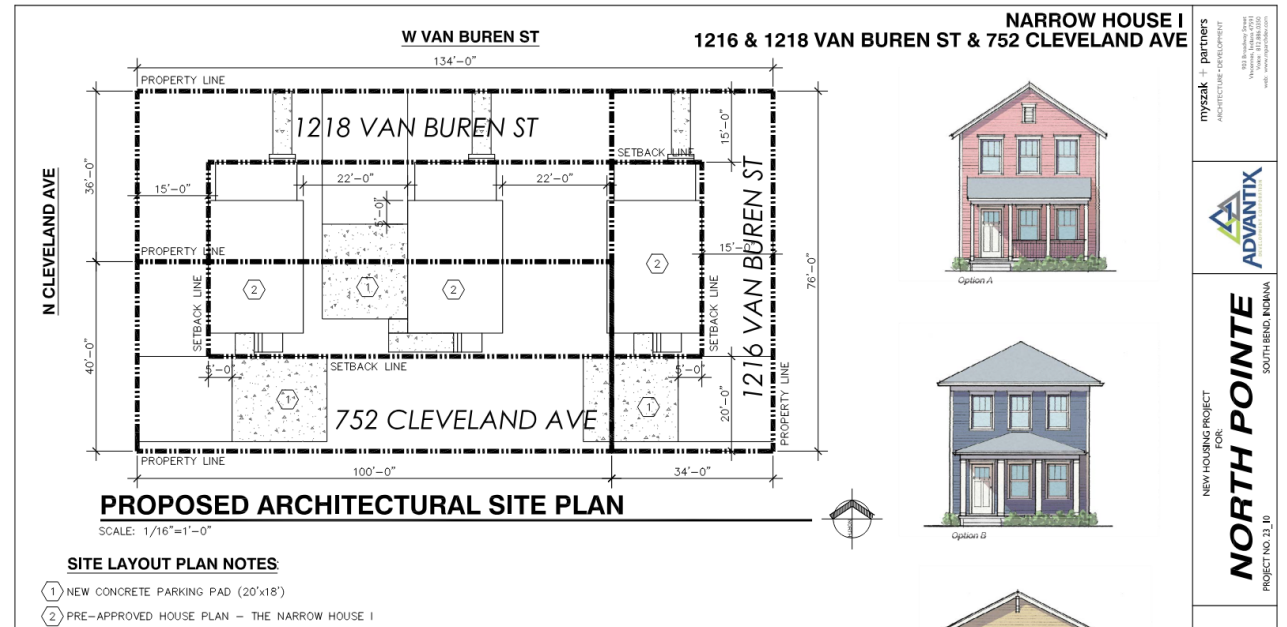


City of South Bend
Indiana

Advantix Development Corp.

- 50-unit scattered site affordable housing development
- Plans to break ground this summer and complete units in 2025
- City support: Land and tax abatement

Total Investment: \$13M



City of South Bend
Indiana

Angela Boulevard Improvements

- Improvements from Michigan to Leahy Sts.
- Restriping to 3 lanes to calm traffic, add parking, add signal at Joyce, and add shared use path along Burke Golf Course
- Construction began April 15th, with completion anticipated this summer

Total Investment: \$3.3M (\$2.3M from UND)



Cultivate Culinary

- New headquarters and expanded cold storage facility
- Construction planned to be completed this summer
- City support: Land and direct funding support

Total Investment: \$10M



Drewrys Cleanup

- EPA completed remediation of asbestos and other known contaminants on site in November 2023
- City team is now managing the next phase of demolition of collapsed outbuildings and removal of concrete and steel debris
- City support: Ownership, EPA partnership, future phases of cleanup

Total Investment: \$3M from EPA



Diamond View and Stadium Flats

- Construction expected to begin on 60-unit LIHTC building this summer
- 90 market-rate unit buildings to follow
- City support: Land, directing funding support, and tax abatement

Total Investment: \$37.3M



Downtown-Notre Dame Trail

- New multi-use path to link the downtown to the university
- Construction planned to be completed this year

Total Investment: \$11.5M

(shared between City, UND, and Hotel Motel Tax Board)



Five Corners

- 108-unit apartment building broke ground this month, with completion planned for 2026
- City support: Tax abatement

Total Investment: \$31.5M



Four Winds Field Expansion

- Addition of 2nd deck, expansion of seating, new clubhouse
- Design being finalized, construction to begin in Fall 2024

Total Investment: \$45M



Indiana Dinosaur Museum

- Construction wrapping up on new Indiana Dinosaur Museum and expanded production space for South Bend Chocolate Company
- Opening this summer
- City support: Tax abatement, direct funding support

Total Investment: \$14M



LaSalle Avenue Streetscape

- New streetscape on LaSalle Avenue to add bump-outs, improve pedestrian connections, add a protected bike lane, and expand on-street parking
- Completed this spring

Total Investment: \$7M



Liberty Tower Phase IV

- 90 new apartments being constructed on floors 18-26
- Rooftop lounge/bar planned for 7th floor
- Construction planned to be completed this year
- City support: Direct funding support, tax abatement

Total Investment: \$14.7M



Linden Avenue Streetscape

- Improvements for College to Birdsell in conjunction with MLK Center
- Began construction in March for June completion

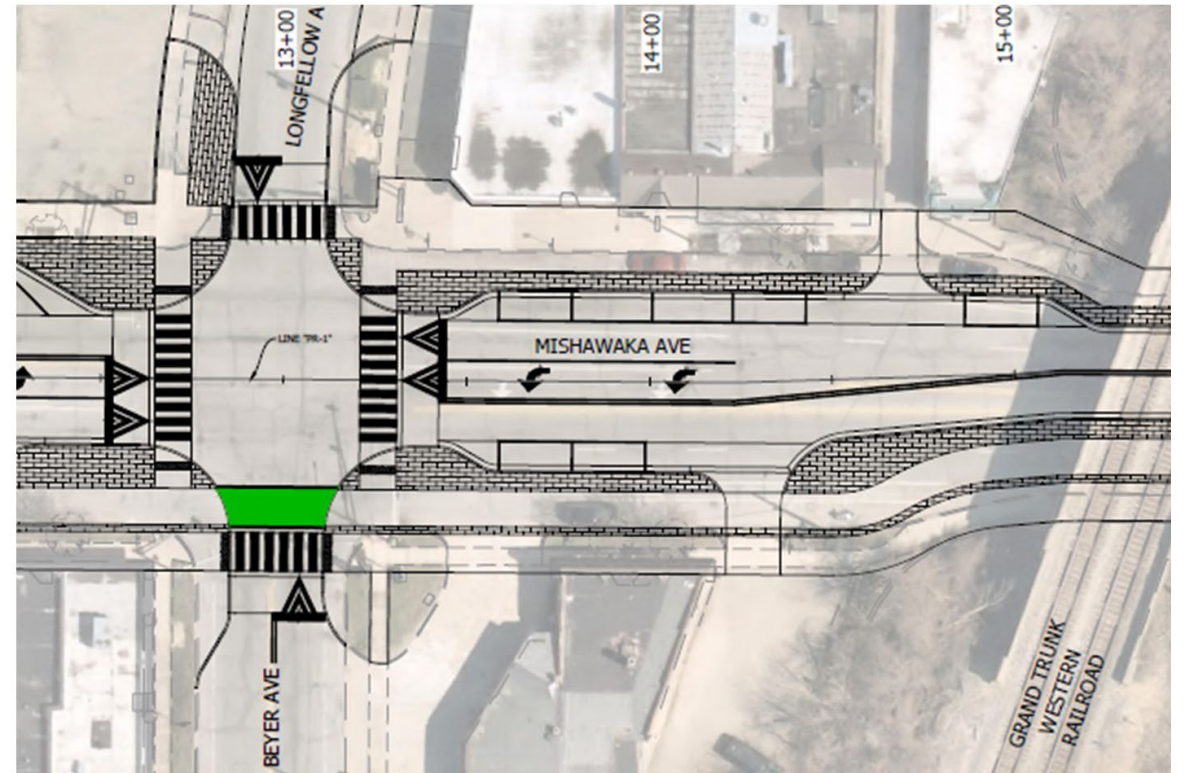
Total Investment: \$2M



Mishawaka Avenue Streetscape

- Improvements for Beyer/Longfellow to Emerson
- Under engineering design with construction expected to begin in Spring 2025

Total Investment: \$3M



MarMain Renovations

- Remodel of 120 units substantially completed
- 48 units set aside for voucher holders per agreement with South Bend Housing Authority
- City support: Direct funding support

Total Investment: \$4.95M



Madison Lifestyle District and Beacon Patient Tower

- 10-story, 300,000 square-foot expansion of Memorial Hospital
- Largest construction project in 129-year history of Memorial Hospital
- Growth from 249 to 302 acute care beds
- City support: Direct funding, potential tax abatement

**Total Investment: \$330M
combined**



Madison Lifestyle District (cont.)

- \$100M+ redevelopment of two city blocks south of Memorial Hospital
- Will be coming to Common Council in coming months for consideration of tax abatement



Mayor Stephen J. Luecke Coal Line Phase 2 & 3

- Planned extension of Coal Line Trail to MLK Dream Center
- Currently under design, construction planned for 2026-2027



Coal Line Trail / College Gardens concept for College Street



Coal Line Trail on College Street looking north.

- (A) Coal Line Trail shared use path
- (B) Linear Green Space
- (C) New Martin Luther King Jr. Community Center Building

Coal Line Trail & College Gardens | Sites 4, 5

The center of the Kennedy Park neighborhood can feature a new bicycle/pedestrian trail and expanded green space. Starting at the Coal Line Trail's existing southern end at Lincolnway West and Wilber Street, a shared use trail can be extended down College Street to the Martin Luther King, Jr. Community Center, then to Washington Street. Using existing vacant lots, a linear green space could be formed along the west side of the Coal Line Trail extension. This green space, which can include a westward connection to St. Stanislaus Catholic Church, could be publicly or privately owned and include a combination of food and flower gardens, native vegetation and pollinator plants, and lawn for passive recreational uses. New residential structures of one to four units could be built overlooking the green space.



Momentum

- Construction of an entrepreneurial hub and commissary kitchen as well as renovation of SoMa apartments to the south.
- Multi-year construction timeline.
- City support: Land, abatement, potential development agreement

Total Investment: \$6M



Monreaux

- Construction expected to begin this year on 60-unit development
- City support: Land, direct funding support, tax abatement

Total Investment: \$16.9M



Olive & Western Redevelopment (Former PNA site)

- Ground broken early this month on building for new grocery store, restaurant, and two tenant spaces on the northwest corner of Olive and Western at the site of the former PNA building
- Construction expected to be completed by the end of 2024
- City support: Land

Total Investment: ~\$2.5M



South Bend Thrive

- Construction set to commence on 54-unit affordable housing complex co-located with YSB Center for Youth Success
- City support: Direct funding and supporting infrastructure

Total Investment: \$14.5M



The 87 (Toll Brothers)

- Construction underway on 335 rental apartment units and 26 townhomes
- Completion planned by August 2024
- City support: None

Total Investment: \$100M+



The Hill

- Redevelopment of former St. Joseph Hospital office tower into 69-unit apartment building
- Construction completed
- City support: direct funding support, tax abatement

Total Investment: \$14M



United Way One Roof SE and Future FNW site

- Southeast Center completed in 2022, now houses El Campito Pre-K facility
- DCI working with United Way to find site for new center in the Far Northwest Neighborhood
- City support: Direct funding

Total Investment: \$6M



Verbio Biorefinery

- Phase I planned to break ground this summer to add a portion of new digester tanks
- Multi-year construction timeline for full project to create first biorefinery in Indiana and one of the largest in the Midwest
- City support: Tax abatement

Total Investment: \$230M



Walker Field / Ewing Avenue Improvements

- Traffic calming and shared use path improvements along Ewing Avenue in conjunction with Walker Field project
- Provides new pedestrian entry to Rum Village Park
- Under engineering design for construction in late 2024 or 2025

Total Investment: \$2.5M



Youth Service Bureau

- YSB Center for Youth Success construction has been underway since last year
- The new Center will expand the Safe Station shelter and allow for more programming and consolidated operations of YSB
- City support: Direct funding and supporting infrastructure

Total Investment: \$9M

