



CITY OF SOUTH BEND BUSINESS DEVELOPMENT INCENTIVES AND PROGRAMS



FINANCING SOURCES

Revolving Loan Fund

- Fixed rate commercial loans which are generally under market rates with flexible terms
- Gap financing
- May provide funds for working capital, equipment, and/or real estate (includes purchase and rehabilitation)
- Loan amounts may range from \$50K to \$1.5M contingent upon Revolving Loan Board review and approval
- If loan request is approved, a \$500 application fee, an origination fee of 1% of the loan amount and any legal fees accrued during the process are the responsibility of the applicant. Other fees may also apply

Vacant Building Credit Enhancement Fund

- A revolving loan fund that offers traditional financing tools in the rehabilitation of vacant or partially vacant commercial buildings
- Provides loans up to \$500K for qualified developments. Minimum loan is \$200K
- Loans through this fund must be matched by additional capital, including financing by a traditional lender
- Program funds can be used for the acquisition, construction, redevelopment and/or rehabilitation of real estate

South Bend Opportunity Fund

- Provides low-cost loans to support small businesses in South Bend
- Businesses must complete business coaching through the Indiana Small Business Development Center and meet certain eligibility criteria to qualify for a loan
- Loans are administered by 1st Source Bank and loan amounts range from \$1K-\$30K
- Funds can be used for working capital and equipment

GRANTS AND OTHER CITY INCENTIVES

Vibrant Places Matching Grant Program

- Offers matching grants for qualifying exterior improvements to commercial and mixed-use buildings
- Minimum project investment requirements apply
- Grant payment is a reimbursement to applicant, not a direct payment to contractors or advance payment to applicant
- Deferred maintenance projects are not eligible

Riverfront Liquor License

- Discounted 3-way liquor licenses limited to Downtown Riverfront District, Expanded West Riverfront District, and Expanded East Riverfront District
- Primary focus of business operation must be a dining or cultural experience rather than solely an alcohol consumption experience
- Applicants are required to comply with the ATC's requirements regarding the sale of food
- Permits are non transferable and are not portable
- Applicants must pay an initial application fee of \$1000 to program administrator, Downtown South Bend, Inc. in addition to an annual renewal fee of \$1000

Tax Abatements

- Real Property Tax Abatement that can waive a portion of new taxes from real property improvements
- Personal Property Tax Abatement that can waive a portion of new taxes from specific new equipment purchased
- Tax abatement contingent upon approval by the South Bend Common Council
- Application and processing fees amounts vary based upon the length of abatement granted



If interested in learning more about any of these programs, please email gosb@southbendin.gov