

## **Building and Planning Department**

*Brock Hundt, Building Commissioner*

*Kenneth B. Prince, ASLA, AICP, City Planner*

### **Overview**

The Building and Planning Departments are responsible for overseeing all aspects of City planning and private construction within the City of Mishawaka. These departments also serve in a limited capacity to support the Community Development Department. The Planning Department also serves a lead function relative to economic development initiatives and services. On a daily basis, the Department is responsible for the issuance of permits for virtually all new construction including residential, commercial, and industrial. The Department also evaluates and approves smaller projects such as the modification of signs, fences, sheds, decks, and garages. Although separate departments, the Building and Planning Departments work together to efficiently provide the best possible service to our City.

Responsibilities and duties include:

- Work with developers who have an interest in developing projects in, or adjacent to the City. This includes working with developers in the design of site plans to ensure that they are consistent with the City's ordinances, goals, objectives, and policies.
- Issue and track all building permits, including electric permits, plumbing permits, HVAC permits, and other miscellaneous permits. In addition, all Adult Care Homes are inspected yearly.
- Provide information to the public on matters relating to zoning, rezoning, annexation, vacations of public right-of-way, subdivision regulations, sign control, historic buildings, and obtaining building permits.
- Work with the Metropolitan Planning Organization, the Michiana Area Council of Governments (MACOG). The City Planner serves as a member of the Transportation Technical Advisory Committee on transportation projects, including alternative forms of transportation.
- Preparation and adoption of long-range planning projects. Projects include various elements of the Comprehensive Plan including: land use, housing, historic preservation, transportation, capital improvements, annexation, and parks and recreation.
- Administer the issuance of Improvement Location Permits for construction within the City, including evaluating construction projects relative to the National Flood Insurance Program (NFIP).
- Day-to-day administration of the zoning ordinance. The zoning administrator is responsible for interpreting City codes and ordinances related to development. The Department enforces the zoning and sign ordinances of the City including issuing citations and stop work orders.
- Preparation of fiscal plans associated with both voluntary and involuntary annexations. Fiscal Plans require coordination with all applicable Departments including utilities, police, fire, emergency medical, engineering, parks, and finance.
- Coordination with the Information Technology Department on the implementation and continual maintenance of the City's Geographic Information System (GIS).

- Prepare revisions and updates to land use codes and ordinances. Responsible for preparing Historic Preservation Districts including ordinances, maps, preservation guidelines and standards.
- Prepare budgets, work program, and annual report for the Department. Annual evaluation of the previous year, identification of development trends, identification of future projects, and funding allocation.
- Work with industry and businesses on tax abatement requests and compliance reporting. Makes recommendations to the Mayor, Redevelopment Commission, and Common Council concerning economic development issues.
- Provide staff support to the City Redevelopment Commission including the drafting of development agreements with other public and private entities. Reviews and prepares amendments to Tax Increment Financing Districts.

## **Building Department**

Whether we are in our homes, workplaces, schools, or places of entertainment, we rely on the safety of the structures that surround us. This underscores the importance of modern building codes and their enforcement. The structural integrity of a building, the means of egress, fire suppression systems, smoke alarms, safe electrical wiring, proper sanitation, safe heating, and the energy efficiency of buildings are ensured by building code requirements.

Residential building codes are for the personal safety of your family and guests invited into your home and to ensure the economic well-being of the community by reducing the potential for spread of fire and disease, the conservation of energy, and to protect future home purchasers who deserve reasonable assurance that the home they buy will be safe and secure.

Commercial building codes help to provide safe means of egress, structural integrity, reduced risk of the spreading of fire or disease, and provide safety to all public who enter a commercial building. Most aspects of building construction, whether electrical, HVAC, plumbing, fire suppression or structural integrity represent a potential hazard to building occupants and users. Building codes provide safeguards to help reduce those risks. Although no code can completely eliminate all risk, reducing risk to an acceptable level is the goal of building codes. The Building Department helps to ensure codes are followed, and to help the builder, owner or tenant meet code requirements. Most of this is done through the inspection process.

In 2015, the Building Department conducted 2,033 inspections, or approximately 4 to 7 inspections per work day; per inspector. In comparison, in 2014 the Building Department conducted 2,012 inspections. Approximately 40 to 60 minutes are spent per inspection. Other building department duties include plan review of building design drawings, and meetings with contractors, owners, and tenants to explain and help with building code interpretation and enforcement.

The Building Department has become more knowledgeable in the ever-changing building code world. All inspectors have been trained to become combination inspectors, better serving the community and the public.

The Building Department's permit software has an online inspection program. A permit may be reviewed online to see which inspections have been completed, and which ones have passed or failed. This is a great way for permit holders to access detailed records of inspections and of corrections needed. The safety and welfare of the public is of the utmost importance to the Building Department and the City of Mishawaka.

By enforcing building code requirements, the buildings and homes in the City of Mishawaka will be structurally and mechanically sound. The Building Department will continue to become more efficient in the inspection process, as well as more knowledgeable and accessible for our clients.

### **Building and Development Activity**

In 2015, the construction industry continued to gain momentum over the previous few years. There were 47 new housing starts, a modest increase of 4 homes over 2014. Although small in number, it is still roughly a 10% increase over the previous year. This is still significantly lower than the number of starts that occurred prior to 2007. The current limited population growth combined with a greater demand for apartments continue to be the largest influences on new single family residential construction.



*Architectural rendering prepared by Panzica Building Corporation of the Beacon Health System Health and Wellness Facility, currently under construction.*

New commercial building activity remained strong in 2015. In 2015, commercial permits were issued with an estimated construction cost of \$57.0 million. This is \$0.9 million more than the \$56.1 million reported in 2014. By the numbers, 12 new commercial building permits were pulled for new free standing buildings in 2015 compared to 9 in 2014. The single largest permit was for the Beacon Health System's Health and Wellness facility being constructed on the southwest corner of Capital Avenue and Beacon Parkway with a \$13.4 million estimated construction cost.

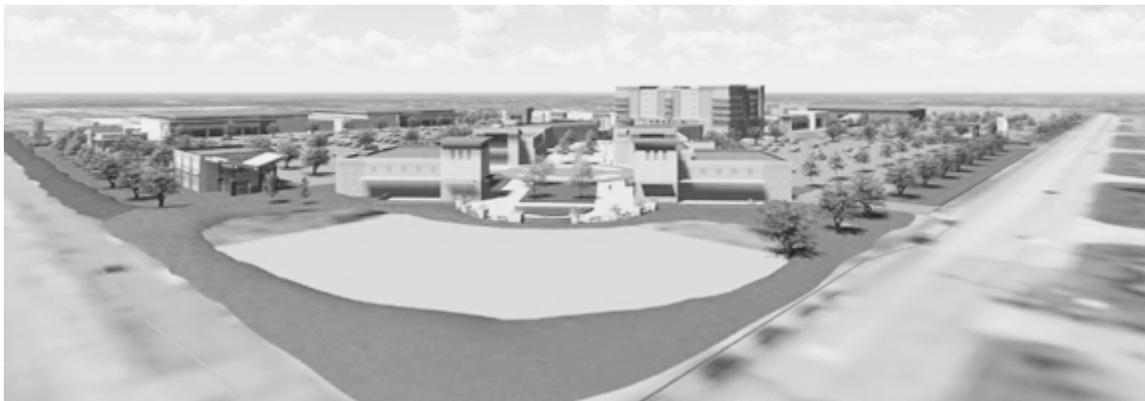
The City of Mishawaka continued to grow and in 2015 the City issued permits with a total estimated construction cost of \$85.2 million. For comparison, in 2014 the City issued permits with an estimated construction value of \$67.8 million. This represents a 20% increase in estimated value from 2014 to 2015. Between 2013 and 2014 the City experienced a \$14.4 million increase in estimated construction value which represented a 27% increase. Since 2013, the City has had back-to-back growth in estimated new construction values of greater than 20%. The City continues to show significant improvement over the years that followed the great recession. The market appears to be stable and growing again.

Although the City continues to reap the benefits of long-term strategic decision making such as the relocation of the hospital; the long-term forecast in construction is difficult to project given the continued soft single family housing market and the limited population growth in the region.



*Architectural rendering of the proposed VA Clinic to be constructed off of Trinity Place*

Fortunately for the City, a few significant projects have already been announced for 2016 construction starts. The first and most significant is the new 38 million dollar Veteran's Clinic to be constructed off of Trinity place, just east of the St. Joseph Regional Medical Center. After many years of investigating sites in the region, the independent board appointed by the US Department of Veteran Affairs made a decision that this location would be the best place to serve the veterans of the greater Michiana region. As part of the project, the City is relocating a portion of Trinity Place to allow for the extensive building footprint.



*Architectural rendering of the Grandview mixed use Planned Unit Development, northwest of the intersection of State Road 23 and Gumwood Road*

Another significant development that moved forward in 2015 that has promise for additional activity in 2016 is the Grandview Planned Unit Development. The project was conceived by and is being built by local developer, Great Lakes Capital. The first phase of apartments began in 2015 on the north end of the site which is located at the northwest corner of Gumwood Road and State Road 23. The overall plans could include a combination of denser apartments and senior living, combined with a lifestyle commercial center.



*Architectural rendering of Bayer Healthcare Office  
to be constructed off of Beacon Parkway*

In 2015 the City approved plans for and made financial commitments including a 10-year tax abatement for Bayer Healthcare to headquarter their North American Distribution logistics center in Mishawaka. Construction is anticipated to occur in 2016. The project retained hundreds of white collar positions, while allowing room for expansion of the operations over time.

### **2015 Planning and Building Permits**

A summary of the 2015 permit activity is as follows:

#### *Residential*

\$14.8 million in estimated construction costs (\$3.9 million increase from 2014)

- 47- new single family homes
- 539- residential alterations/additions

#### *Multi-Family*

\$13.4 million in estimated construction costs (\$0.75 million in 2014)

- 11 new buildings/units (1 in 2014)

#### *Commercial/industrial*

\$57.0 million in estimated construction costs (\$0.9 million more than 2014)

- 12- new commercial buildings
- 156- alterations/additions

**New Single Family Home Construction by year:**

<b>Year</b>	<b>Homes</b>
2015	47
<b>2014</b>	43
<b>2013</b>	39
<b>2012</b>	28
<b>2011</b>	22
<b>2010</b>	22
<b>2009</b>	32
<b>2008</b>	46
<b>2007</b>	112
<b>2006</b>	95
<b>2005</b>	147
<b>2004</b>	163
<b>2003</b>	121

**Annexations**

The City continues to grow in a steady and orderly fashion. There were 4 voluntary annexations, adding 29.85 acres in area to the City in 2015. This represents an increase of .047 square miles. In comparison, the City grew by 48.64 acres or 0.076 square miles in 2014. The existing area within the City limits, according to our Geographic Information System, is now 17.94 square miles. 2015 Annexations included:

**1. Property adjacent to 226 Elder Road**

Marc V. Campbell, annexed property adjacent to a current industrial site into the City of Mishawaka. The property annexed into the City was approximately 1.05 acres located just south and adjacent to 226 Elder Road, which currently consists of Pro-Form Lining.

**2. Gumwood Well Field Annexation**

Mishawaka Utilities annexed 23.52 acres of land located approximately 800 feet northwest of the intersection of State Road 23 (Cleveland Road) and Gumwood Road. The property is currently being used as a municipal well field and was developed in unincorporated St. Joseph County because of the lack of previous contiguity to the City. Contiguity was obtained when the Grandview PUD property was brought into the City.

**3. 15002 East Douglas Road**

SEC Investments annexed approximately 0.58 acres located at 15002 East Douglas Road into the City of Mishawaka with a zoning of C-1 General Commercial. This property is adjacent to a larger parcel owned by SEC Investments located at the southeast corner of Douglas and Fir Roads.

#### 4. Fir Trail Annexation

Property owners jointly petitioned to annex 4.7 acres of land adjacent to Fir Trail between Cleveland Road and Fir Road to C-6 Linear Office Commercial. Fir Trail was constructed as part of the City's realignment of University Drive/Cass Road about a decade ago. The small cul-de-sac was constructed to serve two homes that will be razed, along with the vacation of Fir Trail as part of a proposed medical office development.

#### Downtown Activity

##### *Barak River Rock*

Although we thought the project was going to start earlier, at the end of 2014, a significant project named "River Rock" conceived by the Barak Group for the west ¾ of the block bordered by Mishawaka Avenue, Main Street, Elizabeth Street, and Grove Street started construction. The project will contain 72 apartments and first floor commercial space fronting on Mishawaka Avenue. The project is intended to be ready for occupancy in 2016. Significant construction occurred in 2015, and the shell of the building has already dramatically changed the downtown architectural landscape.



*Barak River Rock Construction progress as of November 2015*

##### *Barak Iron Rock/River Forge*

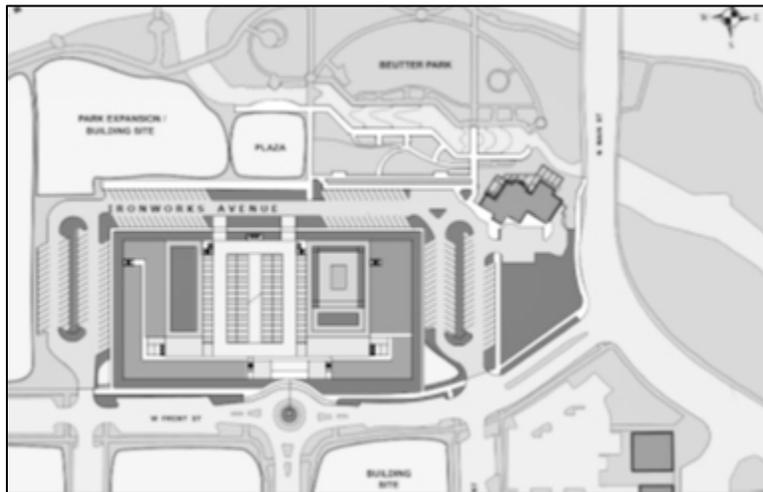
When the Barak River Rock development agreement was approved through the Redevelopment Commission, the Barak Group was given an option to develop a number of the remaining former Uniroyal properties on the south side of the river. Within the development agreement, a specific amount of time was given for the Barak group to bring forward a proposal for the properties. In June of 2015, the Barak Group brought forward proposals for the properties they had requested options on. The proposals include two residential condominium towers, a small stand alone café, a mixed use apartment building with lower level commercial, and a boutique hotel. The proposed first phase of the development includes one residential condominium tower and the small café immediately adjacent to Beutter Park to the west. The developer hopes to break ground on the project in the summer of 2016.



*Barak Iron Rock/River Forge Concept Rendering, from June 2015*

*Regional Cities Initiative / Flaherty and Collins*

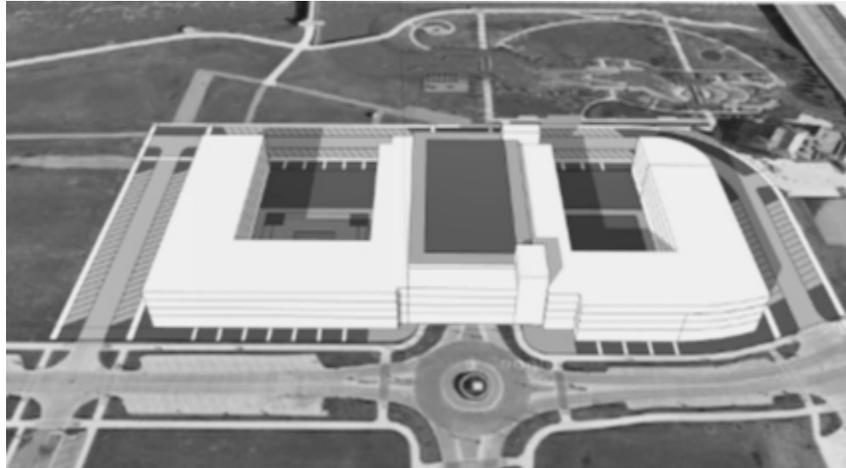
In 2015 the State of Indiana, led by Governor Pence, proposed an initiative to help thwart the ongoing brain drain occurring in the State of Indiana. Specifically, the pattern has been that a disproportionate number of Indiana’s college graduates end up leaving the state to find work or pursue a career in cities such as Chicago and other large metropolitan areas. They are leaving not just to find work matching their education, but they are leaving for a specific quality of life. In the Regional Cities Initiative, the State program formed a competition for regions of the State to develop plans to fund projects that will help combat this trend. Ultimately, the North Central Region, which includes the City of Mishawaka, was awarded one of the \$42 million awards.



*Flaherty and Collins proposed mixed use building concept- site plan. Project filed as part of the North Central Indiana Regional Cities application.*

Mishawaka only submitted one project for the initiative working with Indianapolis Developer Flaherty and Collins. Part of the formula for funding projects in the Regional Cities Initiative required that a minimum of 60% of the funds come from private investment, 20% from local government, to receive up to a 20% match in state funding. Flaherty and Collins is proposing to build a new 233 unit high amenity mixed use apartment building on the site of the former Uniroyal Complex south of Beutter Park.

As part of the partnership envisioned, the development would include 150 public parking spaces in a garage located in the center of the building.



*Flaherty and Collins proposed mixed use building concept-block rendering.  
Project filed as part of the North Central Indiana Regional Cities application.*

Since the project is entirely dependent on Regional Cities funding to make it happen, the City is working diligently with Flaherty and Collins to finalize plans and funding options in the spring of 2016 in order to then make an application for Regional Cities Funds before the Regional Development Authority.

### **Public Works Projects**

The City is committed to serving the Mishawaka community through its support of various public works projects designed to enhance our citizen's quality of life. During 2015, the Planning Department was responsible for directing private firms and assisting other City departments on several significant public works projects.

## Mishawaka Riverwalk

The Mishawaka Riverwalk continues to be the cornerstone for many of the City's redevelopment efforts. It connects neighborhoods and parks by taking advantage of the City's greatest natural resource; the St. Joseph River. The Mishawaka Riverwalk also adds value to existing homes and neighborhoods, and will undoubtedly be a source of pride for Mishawaka's citizens for generations to come.



*Plan view of the proposed Riverwalk extension through Merrifield Park*

In 2015 the City continued to plan for the future expansions of the Riverwalk. The City continues to work with MACOG for \$1.1 million in Federal Transportation Enhancement (TE) funds to extend the Riverwalk through Merrifield Park. In 2015, the City continued to work to finalize construction drawings and continue to respond to an appeal submitted by property owners located on the north side of the river who are concerned about the impact proposed park improvements might have on their property. In 2015, the City reached a verbal settlement with the adjacent property owners and hopes to have that agreement fully executed and recorded in

2016. Right now the project has been slated for construction in 2017 based on the limited availability of federal funds.

The project itself includes the relocation of the existing access drive, the construction of the Riverwalk, creation of a more formal boat launch, new parking, and restroom upgrades. Once completed, this section will extend the walk from the “Merrifield/Crawford Park Connector” to the intersection of Prospect and Indiana Avenue.

### **Camp LaSalle at Merrifield Park**

In May of 2015, the City opened a new playground in Merrifield Park called Camp LaSalle.

This \$300,000 construction project was completed by HRP Construction of South Bend and managed by the Planning Department. The project included a large fort play structure that was designed to accommodate more than 100 children at a time, swings, poured rubber surfacing, benches, fencing, and plantings. For a whimsical touch, the City contracted with South Bend wood sculptor Victor Riley to carve three of the former ash tree trunks into animals.

At the request of Mayor Wood, the playground was named after Rene Robert de LaSalle who was the French explorer who is credited as the first white man to the northern Indiana territory.



*View of completed Camp LaSalle at Merrifield Park, May 2015*

### **Riverwalk Security Camera Project**

In 2015, the Planning Department assisted the Information Technology Department on plans and specifications for a camera and call box system that will place 27 surveillance cameras and a handful of call boxes along the Riverwalk. The project was originally delayed in part due to the changing status of a consolidated call center for the City. In 2015, the City bid the project and awarded it in January of 2016 to the low bidder Koontz Wagner of South Bend. The project is expected to be completed by the summer of 2016.

## **Park Master Planning**

### *Central Park Renovation*

The Planning Department was responsible for managing the renovation of Central Park, which was opened in July of 2015. Ziolkowski Construction was the general contractor and through major effort was able to substantially complete the project by the intended July 4th opening date. The park includes a 28-foot tall rope climbing tower and a variety of standard play equipment including swings, slides, and climbers that overall can accommodate over 100 kids at a time. The centerpiece is a programmable fountain that provides relief from the summer heat.



*Central Park programmable fountain*

The project included five rentable pavilions. Four smaller pavilions are intended to accommodate a typical birthday party or family picnic up to 30 people. The larger shelter can accommodate 70, and includes a decorative fireplace. The park includes a new restroom building and an open event lawn surrounded by a multipurpose walk.



*Central Park playground*

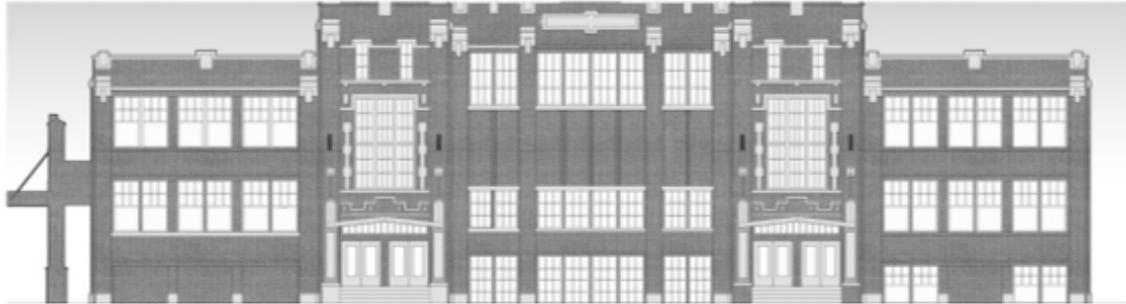


*Central Park bridge lights*

## **Battell Community Center Renovation**

In 2015, the Planning Department managed the completion of plans, specifications, and bidding of the Battell Community Center Renovation. The building had many deficiencies that will be corrected as part of the project, the largest being its existing heating and cooling system. Prior to this project, the building is heated and cooled by electric unit heaters and window air conditioners in every room, leading to annual electric costs upwards of \$60,000. Other improvements include improving accessibility for the disabled, replacing the existing aluminum

windows with more architecturally appropriate and energy efficient ones, creating additional restrooms, upgrading the auditorium balcony, and improving class and meeting rooms.



*Battell Center Rehabilitation (Main St. Elevation)*

One major goal of the renovation, other than those stated above, is the effort to keep and enhance the look and historical feel of the building, much like was done for the Main Junior High Apartments. This includes repairing the maple floors and installing period correct lighting, ceilings and finishing flooring to regain the feel and look of the 1920's version of the building that has been lost over the years.

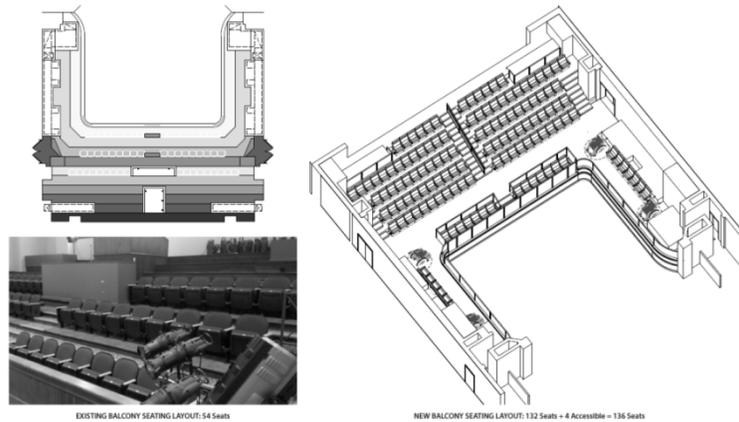


*View of the proposed north side of the building from East Broadway Street*

Other renovations include restoring windows to the gym, creating a vehicular drop off with a covered canopy, making a small building addition for a formal lobby, relocating and improving the fitness room, expanding the park office, and providing an additional dance room.

The heart of the Battell Center is its auditorium, which will also benefit from the renovations. By addressing code issues and reopening the balcony, approximately 100 additional seats will be available in the auditorium. We will also be completing the second phase of sound and lighting upgrades, as well as, providing a retractable screen and projector to transform the space into a movie theater for special events and new programming. Once completed, the auditorium will have a seating capacity of over 400 people and will be ready to provide improved facilities

for productions of both our long running performances and for attracting new uses for the auditorium.



troyer group  
Together, We Will

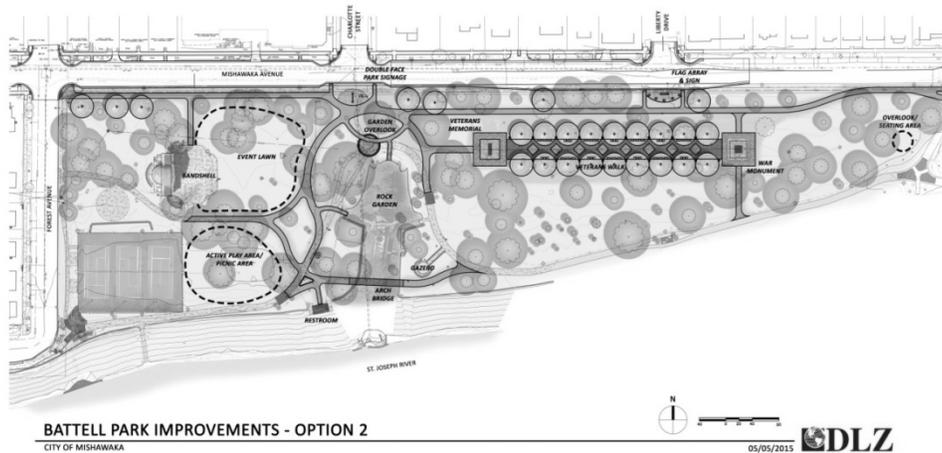
BATTELL COMMUNITY CENTER  
SEATING CONFIGURATIONS  
NOVEMBER 2015

CITY OF MISHAWAKA

*View of the Troyer Groups rendering of the proposed balcony renovation*

The project was awarded to Ziolkowski Construction of South Bend at the end of 2015 with an estimated completion date of May 2016. The total renovation cost will be close to 3 million dollars.

### Battell Park Master Planning



*Draft of 2015 Battell Park Master Plan*

In 2015, the Planning Department led the effort to develop an updated master plan for Battell Park. This process was initiated by the need to implement a portion of the City's Long-Term Control Plan sewer separation led by the Department of Engineering. In 2015, a planned sewer separation project required an extensive amount of work to occur in the park and along Mishawaka Avenue. As such, input was solicited from both the Park Board and Historic

Preservation Commission on walk alignment, tree removal/replacement, and approval of a main identification sign. Because there was extensive damage at the bottom of the historic WPA rock garden, the Planning Department prepared a Certificate of Appropriateness for the approval of the Historic Preservation Commission.

The master plan includes the future construction of an overlook and a new pedestrian bridge that would make the rock garden more prominent and accessible. Another item of note was the desired creation of a Veterans Walk within the park.



*Rendering of proposed Veterans Walk*

The City currently has a number of war monuments, but no official overall dedicated space to honor all Veteran's. Given the prominence of the Memorial Day parade ending in front of the Park, and the Civil War Monument, Battell Park was a logical place to include this greater memorial/tribute.

## **2015 Activity of Commissions and Boards**

### *Plan Commission*

A total of 50 petitions were filed before the Plan Commission in 2015. This is the same number of petitions that were filed before the Commission in 2014. Although the activity is steady, it is still significantly lower than the peak of 104 petitions filed in 2007. Statistically, progress is continuing at a modest pace. One of the significant differences between 2014 and 2015 is that there were fewer petitions initiated by the Commission. In 2014, multiple petitions made by the Commission were to rezone some of the residual parcels associated with the Main Street underpass and widening. By having an identical number of petitions, and noting the other permit activities, the private sector activity was higher in 2015 than 2014. Petitions for 2015 included 26 rezoning/annexation requests, 13 final site plans, and 13 Plats/Re-plats.

The following people served on the 2015 Plan Commission:

<b>Members</b>		
Murray Winn, President	Matthew Lentsch, Vice President	Victor Kasznia, Jr. (BPW&S)
Gary West (City Engineer)	Ross Portolese (Parks & Rec. Bd.)	Nick Troiola
Don McCampbell	Kathy White Gadacz	Dale (Woody) Emmons (Council Rep.)

### *Board of Zoning Appeals*

The Board of Zoning Appeals heard a total of 45 appeals in 2015. This is significantly more than the 31 appeals heard in 2014. Although a large increase in percentage, the activity of the Board has historically varied and is not directly correlative with construction trends. For reference, 49 appeals were heard in 2013. The following people served on the 2015 Board of Zoning Appeals:

<b>Members</b>		
Don McCampbell, Chairman	James Trippel, Vice Chairman	Charles Trippel
Marcia Wells	Charles Krueger	Ross Portolese

### **City of Mishawaka Historic Preservation Commission**

The Planning Department serves as the staff for the City of Mishawaka Historic Preservation Commission. The Historic Preservation Commission, established in 1991, is charged with preserving and promoting the historical past of Mishawaka. The Commission, a nine-member appointed board, is responsible for the designation of local single and multiple site historic districts, the nomination of sites to the National Register of Historic Places, and the promotion of local historic preservation related activities and events. As of January 2016, the Historic Preservation Commission (HPC) consisted of:

<b>Members</b>		
Mike Bultinck	Terry DeMaegd, Chair	David Eisen
Doug Merritt	Nancy Seidler	Faye Sullivan
Judy Gray	Jennifer Johns	Kate Voelker

<b>Advisory Members</b>		
Alan Grzeskowiak	Shirley McAlister	Thomas Morris
Jason Stoller	Bryan Tanner	Dave Vollrath
Cliff Zenor		

An overview of the 2015 activities and accomplishments are as follows:

- Following the recommendation and preservation guidelines prepared by the Commission, Former Fire Station Number 4, located at 2319 Lincolnway East, was officially designated as a local landmark by the Mishawaka Common Council in July of 2015.

- The Commission provided two local landmark plaques for previously designated structures including the Carlton Tavern House, and the Eller Hosford House.
- In May of 2015 the Commission distributed over 100 yard signs to promote awareness of historic properties and the value they bring to the community.
- In July of 2015 the Commission adopted a new logo. In 2016 the Commission will be looking to create more public awareness and will likely incorporate the new logo on documents and potentially new yard signs for historic preservation month.
- Led by Cliff Zenor, the Commission worked with a local Boy Scout who is working on his Eagle project and is finishing and framing portions of the wood floor from Main Junior High Apartment building.
- Please refer to the 2015 Certified Local Government Report for a full accounting of the activities of the Historic Preservation Commission during the past year. A copy of this report will be available for review at the Department of Community Development and Planning upon completion.

### **Zoning Enforcement and Administration**

Another responsibility of the Planning Department is the enforcement of our ordinances and responding to violations and complaints in a speedy and considerate manner. In addition to countless phone calls and personal contact with those in violation, the Department followed up by sending out letters addressing land use concerns, notices of violation and citation warnings. Welcome letters with sign code information were mailed to new businesses opening in Mishawaka.

### **Economic Development**

The Planning Department is also responsible for organizing and implementing programs and initiatives aimed at retaining local businesses and assisting them to grow and benefit the greater community. In 2015, the City continued to work with the St. Joseph County Chamber of Commerce to better clarify roles and responsibilities to help respond to State leads and responses to requests. The Chamber serves as the Lead Economic Development Organization (L.E.D.O. for St. Joseph County). In 2015, the Department also actively participated in the process for Regional Cities of Northern Indiana.

### **Tax Abatements**

The City of Mishawaka awards tax abatements on commercial real estate and personal property taxes to corporations involved in new capital investments and facility expansions that will further the economic development of the Mishawaka community. The City Planning Department is responsible for reviewing and administering the tax abatement program of the City. This includes performing annual compliance reviews and presenting applicable information to the Mishawaka Common Council.

Since 1986, the City has approved a total of 55 tax abatements for 37 different companies. Currently there are 7 active abatements in the City including the following companies: BD Development LLC (St. Joseph Hospital Medical Office Building), Long Term Care Investments LLC, North American Composites (NAC), WellPet LLC, Dearborn Crane, Barak Ironrock Condominium, and the Barak Ironrock Café.