



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

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Community Investment Committee May 23, 2022, 4:20 P.M.

Committee Members Present: Rachel Tomas Morgan (in person), Eli Wax (in person), Kaine Kanczuzewski (in person), Thomas Kurzhal (Virtual)

Committee Members Absent: Henry Davis Jr.

Other Council Present: Karen White, Sheila Niezgodski, Lori Hamann

Other Council Absent: Canneth Lee, Troy Warner, Sharon McBride

Others Present: Dawn Jones

Presenters: Caleb Bauer

Agenda: Bill No. 22-21: Resolution Designating Intersection of Dylan Dr. & Adams Rd.- Tax Abatement.

Full audio dialogue of the meeting is available upon request from the City Clerk's Office.

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 4:20 p.m.

Clerk Dawn Jones responded with roll call of four (4) present.

Committee Chair Tomas Morgan requested for the petitioner.

Caleb Bauer, Acting Executive Director of Community Investment, offices located on the 14<sup>th</sup> floor. Bauer requested approval for a \$15.3-million-dollar private investment in a Spec Warehouse Building. Bauer stated the project will produce fifty to two hundred (50-200) indirect jobs due to speculative build, however, petitioner cannot commit to a specific job number. This is a seven (7) year abatement program, and the approved plan will result \$1.8-million dollars in abated taxes with a net tax above six hundred and eighty-eight thousand dollars. (\$688,000.00).

Community Chair Tomas Morgan requested questions from committee members.

Committee Member Eli Wax inquired about the current property tax.

Caleb Bauer responded with fifteen hundred dollars (\$1,500.00) as a property tax.

Committee Member Wax inquired about the annual tax.

Caleb Bauer responded there is an anticipation of three hundred and sixty-seven thousand dollars (\$367,000.00) in taxes.

Committee Member Wax inquired if the current number of jobs are in line with estimates.

Caleb Bauer responded Spec III exceeds estimation of jobs.

Committee Chair Morgan inquired if the range is a minimum fifty (50).

Jeff Smoke, Great Lakes Capital, 112 W. Jefferson, stated it is challenging to predict jobs from potential tenants and we have to look at the previous four (4) projects. Smoke stated that they have taken the total sq footage and compared it for a rough estimate of one (1) job per 2000 sq feet. The range is due to jobs being tough to predict.

Committee Chair Tomas Morgan requested comments from committee members.

Citizen Member Caine Kanczuzewski inquired that with continued expansion, if there are any additional projects.

Caleb Bauer responded engineering has investigated that. Bauer stated there is anticipation for additional infrastructure needs (i.e., street and utility). Bower stated, we do not believe any additional traffic infrastructures in Spec V but are planning for future expansion.

Jeff Smoke stated that the company is paying for all the roads in infrastructure in Adams North, and that they are paying for NIPSCO to increase gas line capacity.

Committee Chair Tomas Morgan requested comments from council members.

Councilmember Lori Hamann inquires about why areas ranking a zero is given a maximum abatement. With allocating the maximum abatement for areas scorings low, Hamann stated that she will not support the bill.

Caleb Bauer stated the difficulty of spec buildings. The department has identified wages for employees are between \$8-\$28.00 an hour being competitive. The scoring matrix identifies how long the abatement can be and that is why there is a seven-year proposal.

Committee Chair Tomas Morgan requested comments from the public.

Clerk Jones responded no one from the public is expressing interests to speak in favor or in opposition to Bill No. 22-21.

Committee Chair Tomas Morgan requested for recommendation from committee members.

Committee Member Wax motioned to send Bill No. 22-21 to full council with a favorable recommendation.

Citizen Member Caine Kanczuzewski seconded.

Clerk Jones responded with four (4) ayes.





Committee Chair Tomas Morgan stated Bill *No. 22-21* will be sent to the full Council with a favorable recommendation.

Committee Chair Tomas Morgan motioned to hear both Bill *No. 22-23* and Bill *No. 22-24* together but vote each bill separately.

Committee Member Wax seconded.

Committee Chair Tomas Morgan stated the vote by affirmation with no nays.

Caleb Bauer stated there were a pair of noncompliance waivers for personal and real property tax abatements. DCI presented a letter around missed deadlines for both real and personal property tax abatements. The error was due to staffing changes resulting in missed filing deadlines. The proposals are on track with investment commitments and have achieved job commitments in line with abatements.

(Mike Syler in audible response)

Committee Chair Tomas Morgan requested comments from committee and council members; Committee Chair Tomas Morgan stated that the letter was to inform the committee that they realize they had not submitted the form. Committee Chair Tomas Morgan inquired if there are any reminders for the company to submit their filings before the deadline.

Caleb Bauer stated that there were a pair of emails sent out prior to deadlines. The Growth and Opportunity team does reach out by phone. If there is a staffing change then it can lead to miscommunication.

Committee Chair Tomas Morgan requested questions from the public.

Clerk Jones responded that no one is expressing interest to speak.

Committee Chair Tomas Morgan requested recommendation from committee on Bill *No. 22-23*.

Committee Member Wax stated to send Bill *No. 22-23* to full Council with a favorable recommendation.

Citizen Member Thomas Kurzhal seconded.

Committee Chair Tomas Morgan stated Bill *No. 22-23* has been moved and seconded, Committee Chair Tomas Morgan requested roll call.

Clerk Jones responded with four (4) ayes.

Committee Chair Tomas Morgan stated Bill *No. 22-23* will be sent to full council with a favorable recommendation.

Committee Chair Tomas Morgan requested committee's recommendation on Bill *No. 22-24*.



Committee Member Wax motioned to send Bill No. 22-24 to the full Council with a favorable recommendation.

Citizen Member Thomas Kurzhal seconded.

Committee Chair Tomas Morgan stated Bill No. 22-24 was moved and seconded. Chair requested roll call.

Clerk Jones responded with four (4) ayes.

Committee Chair Tomas Morgan stated Bill No. 22-24 will be sent to full Council with a favorable recommendation.

Adjourned.

Respectfully Submitted,

A handwritten signature in black ink that reads "Rachel Tomas Morgan".

Rachel Tomas Morgan, Committee Chair