



## OFFICE OF THE CITY CLERK DAWN M. JONES, CITY CLERK

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Community Investment Committee July 11, 2022, 4:10 P.M.

Committee Members Present: Rachel Tomas Morgan, Eli Wax  
Committee Members Absent: Henry Davis Jr. Thomas Kurzhal, Kaine Kanczuzewski  
Other Council Present: Karen White, Canneth Lee, Sheila Niezgodski, Lori Hamann, Troy Warner  
Other Council Absent: Sharon McBride  
Others Present: Dawn Jones, Victoria Trujillo, Justin LePla, Bob Palmer  
Presenters: Tim Corcoran  
Agenda: Bill *No. 22-31*: Approving and Adopting Northwest Neighborhood Site.

Full audio dialogue of the meeting is available upon request from the City Clerk's Office and can be found at <http://docs.southbendin.gov/weblink/0/fol/349067/Row1.aspx>

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 4:10 p.m.

Committee Chair Rachel Tomas Morgan stated there is not a quorum present.

Presenter Tim Corcoran, Director of Planning, offices located on the 14<sup>th</sup> floor, presented Bill *No. 22-31*.

Chair Tomas Morgan opened the floor for questions first to committee members, Council members, and the public.

Committee Member Eli Wax thanked the presenter for the presentation.

Committee Chair Tomas Morgan asked for the timeline for rezoning.

Tim Corcoran replied that they would like rezoning to be done this year or at least begin the project. The reason for the process of rezoning to be separate is that letters must be sent to every property owner in the neighborhood within three hundred (300) feet of the buffer area. The letter will also identify any changes of a property to the property owner.

Attorney Bob Palmer shared additional options for the committee in the absence of a quorum. He stated the committee can set a continued meeting through a motion in absence of a quorum. Also, the meeting can be ended with a motion to be adjourned but would not be a solution that



would appeal to everyone. A recess meeting cannot be held because the presentation was made without a quorum. Palmer stated the committee can send this to the Full Council with any recommendation and must be ratified by a full committee at the next meeting. Palmer stated the best option would be to adjourn for the next meeting and allow the public to comment now and at the next meeting.

Council Member Wax asked for more clarification on the option to send to the full Council with any recommendation and ratification process.

Chair Tomas Morgan stated she preferred to continue the meeting to hear comments and questions from the public and opened the floor to Council members.

Councilmember Karen White stated that she appreciates the plan. White asked what streets are included in the plan and what are the concerns of contamination.

Tim Corcoran replied that the 1500 block of West Washington is part of this plan. Some of the issues brought up in 2019 concerning the environmental issues of that site and shared that phase one was completed on the site with remediation of removing oil tanks. Corcoran stated phase two should happen if ideas for the property arise. If phase two shows contamination is present, a remediation plan will be put in place. This is standard and referenced the Cascades Project on the river and the riverwalk development on the former Transpo site. Environmental remediation is something that happens throughout the process of any development. It is not something that has to stop development.

Councilmember White stated the concerns need to be addressed before getting started.

Chair Tomas Morgan opened the floor to the public.

Citizen Ann Mannix, 1724 W. Washington Street, President of the Near West Side Neighborhood Association, stated the neighborhood in large supports the plan and is interested in working with the city in future projects. There is a desire for a park, infill housing, and traffic calming, and there is a concern about density in large housing complexes that the neighborhood will be watching this carefully. Mannix also addressed the concerns raised by Council Member White and that there is a proposal in the plan that addresses what to do. Any developer is going to have to investigate that before they come before the Council.

Jim Bogner, 807 W. Washington Street, thanked Community Investment for their hard work. Bogner stated that he does not oppose the plan, but it is premature for the committee and the council to consider the plan considering real-time events of environmental concerns. Bogner stated the plan must address and stress the urgency of need in both time and effort. Bogner stated that environmental concerns need to have a dedicated focus on Community Investment and legal. Bogner stated that he insists on continued council and stakeholder consultation with direct and regular reporting on the process.

Micah Towery, 112 Laurel, stated he supports the plan and the zoning changes. Towery stated that the plan addressing infill can represent a positive change. Whatever density occurs must



be in character with the neighborhood, but one-to-four-unit possibilities could help and are positive.

Rafael Morton stated he is in favor of improvements in the area but is concerned about the contamination. Morton wants to make sure the concerns are addressed before phase one and phase two.

Council Vice President Sheila Niezgodski asked what the result of the two dozen samples are and if the search warrants are done. Vice President Niezgodski applauded the plan.

Councilmember Lori Hamann asked about the comprehensive plan.

Councilmember Canneth Lee stated his appreciation for the presentation and is excited about the attention to the area. Lee asked for results from the environmental studies and what is the number of surveys that were sent back.

Committee Member Eli Wax asked if the department would do anything in the next couple of weeks if it were moved to the Full Council for the second and third readings.

Tim Corcoran stated there are parcels across South Bend with environmental issues. The issues are with the property that the city doesn't control. There is a development process in which environmental issues are taken into consideration before any development can happen. The plan does preserve the industrial zoning for prior-use parcels. Corcoran stated that waiting two weeks on the environmental issues is not going to substantively change anything. Environmental issues are identified across the county with grants received to tackle issues with funds. Corcoran stated every neighborhood plan is an amendment to the comprehensive plan. The overall comprehensive plan has come to the end of its life span. The main element of the comprehensive plan that is required by law is the land use component. There was a presentation a couple of weeks ago to the Community Investment Committee about the comp plan process. The number of surveys from this neighborhood exceeds the other neighborhoods with 120 returned surveys. Corcoran stated there would be no further amendments to the planning document due to addressing issues through the engagement process. Corcoran stated the affirmation would make it legal. The plan will not change.

Committee Chair Tomas Morgan stated that she has participated in most of the neighborhood meetings. Tomas Morgan stated the engagement has been high with good rigorous debate to get this neighborhood plan to where it is today.

Councilmember White asked if there is a time frame for the IDEM from the July 20<sup>th</sup> testing with the report submitted by August 26<sup>th</sup>. White stated this process needs to be noted with Heartland being hired and is a concern.

Committee Chair Tomas Morgan adjourned the meeting until July 25<sup>th</sup>.

Respectfully Submitted,

*Rachel Tomas Morgan*

Rachel Tomas Morgan, Committee Chair