



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

Community Investment Committee July 25, 2022, 4:25 P.M.

Committee Members Present: Rachel Tomas Morgan, Eli Wax, Henry Davis Jr.

Citizen Members Present: Thomas Kurzhal, Kaine Kanczuzewski

Other Council Present: Karen White, Canneth Lee, Sheila Niezgodski, Lori Hamann, Troy Warner

Others Present: Dawn Jones, Victoria Trujillo, Justin LePla, Bob Palmer

Presenters: Mark Bemenderfer, Tim Corcoran

Agenda: Bill No. 22-35: TAX ABATEMENT FOR 505 S. MICHIGAN ST. SOUTH BEND, IN. MONREAUX, LLC.
Substitute Bill No. 22-31: A RESOLUTION OF THE COMMON COUNCIL APPROVING AND ADOPTING THE NEAR WEST SIDE NEIGHBORHOOD PLAN

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 4:25 p.m. A quorum is present with five committee members present.

Committee Chair Tomas Morgan requested the presenter.

Mark Bemenderfer, Manager of Business Development with Community Investment, with offices located on the 14th floor of the County-City Building, presented Bill No. 22-35.

Committee Member Henry Davis Jr. asked what is affordable and how is it being charted out.

Mark Bemenderfer stated the project is looking at the average medium income and stated the income percentage breakdown.

Citizen Member Kaine Kanczuzewski asked about the future for renters if they stay inside a unit for a period of years.

Deveraux Peters, Project Developer, 6700 S. Crandon Ave, Chicago, IL 60649 stated the rent will increase if the average median income increases for that area.

Committee Member Eli Wax asked if the tax credit is not granted, will the project go forth without affordable housing or will they apply again.



Deveraux Peters replied that they would like to apply again before pushing out affordable housing.

Citizen Member Thomas Kurzhal asked if the purchase price of the city property had been discussed.

Pam Meyer, Chief Neighborhood Officer of the Department of Community Investment, with offices located on the 14th floor of the County-City Building, stated the city supports the project with a real estate purchase agreement to transfer the parcels for a cost of one thousand dollars (\$1,000.00) and for parcels within average appraisals for one hundred seventy-six thousand dollars (\$176,000.00) which is part of the city's contribution towards the project.

Citizen Member Thomas Kurzhal asked if there is there anything to dictate or hold the materials used on the project to a certain standard from the city's perspective.

Angela Smith, Zoning Administrator, with offices located on the 14th floor of the County-City Building, stated the property is zoned NC (Neighborhood Center) and that has a higher qualification in terms of minimum transparency. Smith stated it is a higher standard of façade that would be maintained, and it will be built within the district's standards.

Committee Chair Tomas Morgan asked for a timeline of the project.

Deveraux Peters replied if awarded the tax credits in mid-November, the start of construction would be July 1, 2023, and finish construction November 1, 2023, and look to open December 1, 2024.

Council Member Sheila Niezgodski asked if the company is all women-owned.

Deveraux Peters replied that the company's majority are women.

Council Member Niezgodski asked how the company will select a contractor.

Ron Gatton, Consultant, 1044 E. 49th St. Chicago, IL, 60615, stated the company will have a primary loan that will be an FHA-insured loan. Gatton stated there are construction standards for FHA. The state of Indiana does not require a complete set of construction drawings with an application. Gatton stated that they have preliminary proposals from contractors. If tax credits are awarded, then a bidding process will be in effect and will most likely be subcontractors.

Council Member Canneth Lee asked if purchasing 75% of materials from a local company was a goal.

Deveraux Peters replied that is the goal and they would like to look at local contractors. No determinations have been made as far as the contractors.

Council Member Karen White thanked the petitioner for his affordable housing project because it is a need in the community.



Clerk Jones stated there is no one from the public wishing to speak in favor or in opposition of Bill *No. 22-35*.

Committee Member Henry Davis Jr. asked if they were given an opportunity to discuss funds that were given for COVID to help undergo this development. Davis stated there is a “hole” in the 2nd district.

Pam Meyer stated the city support included one and a half million dollars (\$1,500,000.00). Meyer stated that they are not familiar with the details of the source of that fund.

Committee Member Davis clarified the COVID fund and wanted to know if the city was participating with real cash dollars.

Pam Meyers replied yes to the cash support but it is not clear if it came out of COVID funding.

Committee Chair Tomas Morgan entertains a motion.

Committee Member Davis made a motion for Bill *No. 22-35* to be sent to the full Council with a favorable recommendation, which was seconded by Citizen Member Kaine Kanczuzewski. The motion was carried out by a vote of five (5) ayes.

Committee Chair Tomas Morgan stated Bill *No. 22-35* will be sent to the full Council with a favorable recommendation.

Committee Chair Tomas Morgan requested a motion to accept the substitute bill.

Committee Member Davis motioned to accept the substitute bill. The motion was seconded by Committee Member Wax, which was carried by a voice of five (5) ayes.

Committee Chair Tomas Morgan requested the presenter for Substitute Bill *No. 22-31*.

Tim Corcoran, Director of Planning, with offices located on the 14th floor of the County-City Building, presented Substitute Bill *No. 22-31*.

Citizen Member Kanczuzewski asked for the timeline of the separate zoning process.

Tim Corcoran replied that the timeline is for this year if not earlier next year and would require sending notifications to every property owner in the neighborhood.

Citizen Member Kanczuzewski asked for examples of the streetscape improvements.

Tim Corcoran replied that when an area has been identified then a funding source will be identified or put in a prioritized list of projects that will come back to engage with residents on the specific issues.

Council Member White thanked the administration and the planners for acknowledging the issues of possible contamination and asked to know what prompted the change.

Tim Corcoran replied that there were concerns from the public as well as the Council regarding strengthening the language of the plan.



Council Member White stated the need for clarity with plans coming before the Council. White asked if the same language will be in future plans.

Tim Corcoran replied that the language will be present in those plans.

Council Member White stated her concern for possible contamination and her history of living in the neighborhood in those conditions.

Council Member Lee asked what the estimated impact of the plan is.

Tim Corcoran stated the goal is to show ways to build up the areas that are preserved and make better the areas that are already successful. Corcoran stated the city and county should be developing and strengthening neighborhoods that have existed for a length of time. Corcoran stated the economic benefit would be bringing more people into the areas, supporting neighborhoods, strengthening businesses, and addressing sustainability.

Council Member Lee agreed with the presenter and the ability to transform an area that needs it. Lee thanked the presenter.

Annie Mannix, 724 W. Washing St, President of Near West Side Neighborhood Association, stated they are in support of the plan and that it will help improve the neighborhood by bringing in homeowners, affordable housing, new parks, and streetscapes. Mannix stated they are looking forward to continued work with the city. Mannix stated the association plans to work with environmental companies for testing before development begins.

Jim Bogner, 807 W. Washington St, stated his agreement with Council Member White's concern for the area in development. Bogner stated the importance of more forward action and the acknowledgments of adjustment to the plan. Bogner stated the need for the County Health Department review.

Jonathan Nicoletti, 701 W. LaSalle Ave stated he is new to the area and express favor of the plan with the involvement of the community.

Committee Chair Tomas Morgan stated the letter that was shared by her to Council from Donnie Rogers; the letter was in support of the plan along with Mr. Steven Zieger and Micha Tori.

Clerk Dawn Jones stated there is no one wishing to speak in opposition to the plan.

Committee Chair Tomas Morgan thanked the residents and the members of Community Investment who have participated in the plan. Chair Toms Morgan thanked the Neighborhood President.

Committee Member Davis made a motion to send Substitute Bill *No. 22-31* to go to the full Council with a favorable recommendation. The motion was seconded by Committee Member Kanczuzewski and was carried by a voice of five (5) ayes.

With no further business, Committee President Rachel Tomas Morgan adjourned the meeting at 5:33 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair