



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

JANUARY 24, 2022, 4:30 P.M.

Committee Members Present: Rachel Tomas Morgan, Eli Wax, Kaine Kanczuzewski (Citizen Member), Tom Kurzhal (Citizen Member)

Committee Members Absent: Henry Davis Jr.

Other Council Present: Karen L. White, Troy Warner, Lori K. Hamann. Sharon L. McBride, Canneth Lee, Sheila Niezgodski

Other Council Absent: None

Others Present: Dawn Jones, Bianca Tirado, Rachael Coates, Elivet Navarro, Bob Palmer

Presenters: Santiago Garces, Angelina Billo, Paul Mastronardi, Joe McGuire

Agenda: *Bill No. 22-02* – Designating Resolution for Real Property for JEM Farms South Bend, LLC Tax Abatement
Bill No. 22-04 – Designating Resolution for Real Property for Greenleaf Tax Abatement
Bill No. 22-06 – Designation Resolution for Personal Property for JEM Farms South Bend, LLC Tax Abatement
Bill No. 22-08 – Designating Resolution for Personal Property for Greenleaf Tax Abatement

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 4:30 p.m.

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

Committeemember Eli Wax made a motion to hear *Bill No. 22-02* and *Bill No. 22-06* together, and *Bill No. 22-04* and *Bill No. 22-08* together. Citizen Member Tom Kurzhal seconded the motion, which carried by a voice vote of four (4) ayes.

Bill No. 22-02 and Bill No. 22-06

Santiago Garces, Executive Director of Community Investment, with offices on the fourteenth (14th) floor of the County-City Building, introduced *Bill No. 22-02* and *Bill No. 22-06*.





Angelina Billo, Assistant Director of Business Development, with offices on the fourteenth (14th) floor of the County-City Building, presented Bill No. 22-02 and Bill No. 22-06.

Paul Mastronardi, 1577 County Rd 34, Kingsville, Ontario, provided the history of JEM Farms.

Citizen Member Kaine Kanczuzewski requested confirmation that JEM Farms is moderate on its energy usage.

Mr. Mastronardi responded that energy efficiency is maximized at around 550 MCF per acre. Water is collected and reused.

Citizen Member Tom Kurzhal noted that the numbers in Line 1C appear to be switched in the public benefit section and should be nineteen (19) out of twenty-nine (29).

Councilmember Canneth Lee asked how the farm may be entirely pest-free.

Mr. Mastronardi responded that good bios are used to fight off bad bugs.

Councilmember Lee asked if there has been a discussion on reusing the pumps in the area near the ethanol plant to recycle water there.

Mr. Mastronardi responded that there are gutters that are efficient at hip height and on an angle. The water and fertilizer are recollected in a leech tank, where it is cleaned and reused.

Mr. Garces added that the wells are being used to get water from the ground.

Committeemember Troy Warner requested a breakdown of the bills.

Mr. Garces responded that there are two (2) parallel investments, the real property is for the building, and personal property is for equipment.

Ms. Billo added that the investment is sixty million dollars (\$60,000,000) for real property and one hundred eighteen million dollars (\$118,000,000) for equipment. The whole project involves one hundred ten (110) new jobs.

Councilmember Sheila Niezgodski stated that the facility has state-of-the-art technology. She asked if this would be one of the bigger developments in the United States in this field.

Mr. Mastronardi confirmed that this is one of the larger greenhouse projects.

Committeemember Wax made a motion to send Bill No. 22-02 to the Full Council with a favorable recommendation. Citizen Member Tom Kurzhal seconded the motion, which carried by a voice vote of four (4) ayes.

Committeemember Wax made a motion to send Bill No. 22-06 to the Full Council with a favorable recommendation. Citizen Member Kaine Kanczuzewski seconded the motion, which carried by a voice vote of three (3) ayes. Citizen Member Tom Kurzhal had stepped out of the meeting.

Bill No. 22-04 and Bill No. 22-08



Ms. Billo presented Bill No. 22-04 and Bill No. 22-08.

Joe McGuire, Pure Green Farms, 3820 W Calvert St, South Bend, Indiana, stated that Pure Green has been operating for just over a year. The product is great, thanks to accelerated technology in the industry.

Citizen Member Kurzhal asked about the potential expansion of the site and if the picture provided is the entire plot of land, at three hundred (300) acres.

Mr. McGuire responded that Greenleaf owns sixty (60) acres, and there are two hundred forty (240) acres surrounding which is for farming corn, which the entities who started Greenleaf own.

Citizen Member Kanczuzewski asked if these operations have difficulties in this climate, such as lack of sunlight and snow loads.

Mr. McGuire responded that the greenhouse is designed to operate anywhere. On a day where there is a lot of snow, additional heat must be used to melt it. LED and high-pressure sodium are given to the plants on low light days.

Councilmember Lee asked if products other than lettuce would be grown if the site were expanded.

Mr. McGuire responded that the current system is designed to grow lettuce, but there are various lettuces to grow, such as baby spinach.

Citizen Member Kurzhal made a motion to send *Bill No. 22-04* to the Full Council with a favorable recommendation. Citizen Member Kanczuzewski seconded the motion, which carried by a voice vote of three (3) ayes. Committeemember Eli Wax was unable to unmute his microphone for the vote.

Citizen Member Kurzhal made a motion to send *Bill No. 22-08* to the Full Council with a favorable recommendation. Citizen Member Kanczuzewski seconded the motion, which carried by a voice vote of four (4) ayes.

With no further business, Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 5:27 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair

