



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

FEBRUARY 14, 2022, 4:30 P.M.

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

Committee Members Absent: Henry Davis Jr., Kaine Kanczuzewski (Citizen Member)

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, Elivet Navarro, Bob Palmer

Presenters: Santiago Garces, Paul Mastronardi

Agenda: *Organizational Meeting*
JEM Farms Clarification
Bill No. 22-03 – Confirming Resolution for Real Property for JEM Farms South Bend, LLC Tax Abatement
Bill No. 22-05 – Confirming Resolution for Real Property for Greenleaf Tax Abatement
Bill No. 22-07 – Confirming Resolution for Personal Property for JEM Farms South Bend, LLC Tax Abatement
Bill No. 22-09 – Confirming 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.

Chair Rachel Tomas Morgan stated that the objective of the Committee is to oversee the various activities of the Department of Community Investment, review all tax abatement requests, and work closely with the business development team. Applications for Committee continue to be received for Citizen Members to be appointed in February 2022. Chair Rachel Tomas Morgan will send a form to Committeemembers to determine goals and objectives for the year.

Committeemember Eli Wax made a motion to hear Bill No. 22-03 and Bill No. 22-07 together, and Bill No. 22-05 and Bill No. 22-09 together. Citizen Member Tom Kurzhal seconded the



motion, which carried by a voice vote of three (3) ayes.

Bill No. 22-03 and Bill No. 22-07

Santiago Garces, Executive Director of Community Investment, with offices on the fourteenth (14th) floor of the County-City Building, presented Bill No. 22-03 and Bill No. 22-07.

Paul Mastronardi, 1577 County Rd 34, Kingsville, Ontario, stated that JEM Farms is still interested in developing a greenhouse project in South Bend.

Councilmember Canneth Lee stated that residents want to see this opportunity be pursued.

Chair Rachel Tomas Morgan thanked the petitioner for clarifying the relationship between JEM Farms and Red Sun Farms.

Committeemember Eli Wax made a motion to send Bill No. 22-03 to the Full Council with a favorable recommendation. Citizen Member Tom Kurzhal seconded the motion, which carried by a voice vote of three (3) ayes.

Committeemember Eli Wax made a motion to send Bill No. 22-07 to the Full Council with a favorable recommendation. Citizen Member Tom Kurzhal seconded the motion, which carried by a voice vote of three (3) ayes.

Bill No. 22-05 and Bill No. 22-09

Committeemember Eli Wax, Councilmember Sheila Niezgodski, and Councilmember Canneth Lee thanked the petitioner for their investment in the city and wished them all the best.

Committeemember Eli Wax made a motion to send Bill No. 22-05 to the Full Council with a favorable recommendation. Citizen Member Tom Kurzhal seconded the motion, which carried by a voice vote of three (3) ayes.

Committeemember Eli Wax made a motion to send Bill No. 22-09 to the Full Council with a favorable recommendation. Citizen Member Tom Kurzhal seconded the motion, which carried by a voice vote of three (3) ayes.

With no further business, Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 4:44 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair

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