



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

### PERSONNEL & FINANCE

APRIL 8, 2024 5:00 P.M.

Committee Members Present:

Troy Warner, Canneth Lee, Rachel Tomas Morgan, Karen L. White

Committee Members Absent:

Sheila Niezgodski

Other Council Present:

Dr. Oliver Davis, Ophelia Gooden-Rodgers, Sherry Bolden-Simpson\*, Sharon McBride\*

Others Present:

Bianca L. Tirado, Elivet Quijada-Navarro, Danica Kulemeka, Matthew Neal, Bob Palmer

Presenter(s):

Kyle Willis

Agenda:

Bill No. 21-24 — 2024 General Fund Additional Appropriation Ordinance

Bill No. 24-10 — Resolution Approving a Lease Between the South Bend Redevelopment Authority and the South Bend Redevelopment Commission Relating to the Four Winds Field at Coveleski Stadium

Members marked with an asterisk (\*) are in virtual attendance.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=381865>

Committee Vice Chair Troy Warner called to order the Personnel & Finance Committee meeting at 5:00 p.m.

Type

### **Bill No. 21-24 – 2024 General Fund Additional Appropriation Ordinance**

Kyle Willis, City Controller, with offices on the 12<sup>th</sup> floor of the County-City Building, stated that Bill No. 21-24 appropriates an additional nine million dollars (\$9,000,000) from the general

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Danica Kulemeka  
CHIEF DEPUTY/ CHIEF OF STAFF

Elivet Quijada-Navarro  
DEPUTY/ DIRECTOR OF POLICY

Matthew Neal  
DIRECTOR OF SPECIAL PROJECTS

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fund to put toward phase two (2) of the Morris Performing Arts Center renovation project. The nine million dollars (\$9,000,000) will be reimbursed by the Professional Sports and Convention Development Areas (PSCDA) fund over the next six-to-seven (6-7) years. There is currently six million dollars (\$6,000,000) in private donations going toward phase two (2), as well as one-point-five million dollars (\$1,500,000) from the READI grant. There are no new local tax dollars being levied for phase two (2) of the Morris Performing Arts Center renovation project. Phase three (3) of the Morris Performing Arts Center renovation project will include the development of a parking garage.

Committee Member Tomas Morgan requested information regarding the balance of the general fund.

Kyle Willis stated that the general fund currently sits somewhere between twenty-five to thirty million dollars (\$25,000,000-\$30,000,000).

Committee Member Karen L. White requested clarification regarding the timeline for the reimbursement of the nine million dollars (\$9,000,000).

Kyle Willis stated that the reimbursement of the nine million dollars (\$9,000,000) has a tentative timeline of six-to-seven (6-7) years.

Committee Member Canneth Lee requested clarification regarding the PSCDA fund.

Kyle Willis stated that the PSCDA funds will be used to reimburse the nine million dollars (\$9,000,000).

Committee Vice Chair Warner held the public hearing, and no members of the public spoke.

Committee Member Tomas Morgan motioned to send Bill No. 21-24 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Lee and carried by a vote of four (4) ayes with one (1) Committee Member absent.

Committee Chair Sheila Niezgodski - <i>Absent</i>	Committee Vice Chair Troy Warner – <i>Aye</i>
Committee Member Canneth Lee - <i>Aye</i>	Committee Member Rachel Tomas Morgan – <i>Aye</i>
Committee Member Karen L. White - <i>Aye</i>	

**Bill No. 24-10 — Resolution Approving a Lease Between the South Bend Redevelopment Authority and the South Bend Redevelopment Commission Relating to the Four Winds Field at Coveleski Stadium**

Kyle Willis, City Controller, with offices on the 12<sup>th</sup> floor of the County-City Building, stated that Bill No. 24-10 authorizes the City to issue lease rental revenue bonds for the renovation and expansion of Four Winds Field. The Four Winds Field renovation and expansion project will result in the issuance of around forty-five million dollars (\$45,000,000) worth of bonds, which will be paid for using PSCDA funds. The PSCDA funds are taxes that were previously sent to the State but are now staying locally to support sporting and performance venues. Some of the renovations include the building of a new entrance, a new administration building, and increase seating capacity by almost fifty percent (50%).



Richard Nussbaum, 210 South Michigan Street, Suite 500, South Bend IN 46601, stated that while the City can only collect up to five million dollars (\$5,000,000) worth of PSCDA funds, the pool of taxes that the five million dollars (\$5,000,000) is pulled from reaches upward of eight million dollars (\$8,000,000) annually; therefore, creating a large cushion to prevent the need to levy a tax to pay for the bonds. Other cities are undertaking projects nearing one hundred million dollars (\$100,000,000) because they have not kept up with their stadiums as well as South Bend has.

Committee Vice Chair Warner asked the committee for comments and nobody spoke.

Committee Vice Chair Warner held the public hearing, and no members of the public spoke.

Committee Vice Chair Warner stated that this project is a combined partnership with the State, the City, and the team. Committee Vice Chair Warner recognized Senator Mishler, Senator Niezgodski, Representative Teshka, and Representative Bauer who worked to move forward with the PSCDA legislation on the State level.

Committee Member Lee stated that Four Winds Field is unique to South Bend and important for its residents.

Committee Member Lee motioned to send Bill No. 24-10 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Tomas Morgan and carried by a vote of four (4) ayes with one (1) Committee Member absent.

Committee Chair Sheila Niezgodski - <i>Absent</i>	Committee Vice Chair Troy Warner - <i>Aye</i>
Committee Member Canneth Lee - <i>Aye</i>	Committee Member Rachel Tomas Morgan - <i>Aye</i>
Committee Member Karen L. White - <i>Aye</i>	

With no further business, Committee Vice Chair Warner adjourned the Personnel & Finance Committee meeting at 5:19 p.m.

Respectfully Submitted,

Sheila Niezgodski, Committee Chair

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