



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

MARCH 25, 2024 4:00 P.M.

Committee Members Present:

Troy Warner, Rachel Tomas Morgan, Ophelia Gooden-Rodgers, Sherry Bolden-Simpson, Kaine Kanczuzewski, Thomas Gryp

Committee Members Absent:

None

Other Council Present:

Canneth Lee, Sharon McBride

Others Present:

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

Presenters:

Erik Glavich

Agenda:

Bill No. 24-08 – Confirming Resolution: Mixed Use Development Real Property Tax Abatement Petition for the Momentum Development Group, LLC

Bill No. 24-09 – Resolution Correcting Scrivener’s Error in Resolution No. 5015-23 Designating 722 Harrison Avenue and 726 Harrison Avenue

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=381559>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 4:00 p.m.

Bill No. 24-08 – Confirming Resolution: Mixed Use Development Real Property Tax Abatement Petition for the Momentum Development Group, LLC

Erik Glavich, Director of Growth and Opportunities, with offices on the 14th floor of the County-City Building, stated that Bill No. 24-08 is a confirming resolution for an abatement the Council

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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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had considered at the last meeting. The abatement is for the Momentum Development Group for property located at 510 South Main Street.

Committee Chair Warner stated that for every tax abatement there are two (2) resolutions: a declaratory resolution at one (1) meeting and then a confirming resolution at the next meeting. Committee Chair Warner requested clarification regarding the property’s future taxes.

Erik Glavich stated that Momentum Development Group will still be required to pay taxes during the course of the abatement, as the abatement is applied only to the increased assessed value of the property.

Committee Member Ophelia Gooden-Rodgers requested clarification regarding the future jobs that are expected to come to the property.

Mark Neal, Momentum Development Group, with offices located at 112 W Jefferson Boulevard, South Bend IN 46601, stated that all of the starting positions will have wages of twenty dollars (\$20) or more an hour. Momentum Development Group anticipates future jobs to also make around twenty dollars (\$20) an hour. Mark Neal stated that the people employed by Momentum Development Group directly will have benefits.

Committee Chair Troy Warner held the public hearing and nobody spoke.

Committee Member Kaine Kanczuzewski stated that he will be abstaining from the vote due to having done business with one of the petitioners on a separate project.

Committee Vice Chair Tomas Morgan motioned to send Bill No. 24-08 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Sherry Bolden-Simpson and carried by a vote of five (5) ayes with one (1) Committee Member abstaining.

Committee Chair Troy Warner - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Committee Member Kaine Kanczuzewski - <i>Abstain</i>	Committee Member Thomas Gryp - <i>Aye</i>

Bill No. 24-09 – Resolution Correcting Scrivener’s Error in Resolution No. 5015-23 Designating 722 Harrison Avenue and 726 Harrison Avenue

Erik Glavich, Director of Growth and Opportunities, with offices on the 14th floor of the County-City Building, stated that Bill No. 24-09 is a resolution correcting a scrivener’s error on a tax abatement approved by the Council a year ago. The abatement was for a home building project done by Cross Community Inc. This resolution, as recommended by the Legal Department, strikes the original parcels in the abatement resolutions and replaces them with the correct parcels.

Councilmember Canneth Lee requested information regarding how the error was made.

Erik Glavich stated that the error occurred because the abatement was tied to the house numbers rather than the properties’ parcel numbers, but the error was caught before the abatement would have taken effect.

Committee Chair Warner held the public hearing and nobody spoke.



Committee Vice Chair Tomas Morgan motioned to send Bill No. 24-09 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Kaine Kancuzewski and carried by a vote of six (6) ayes.

Committee Chair Troy Warner - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Committee Member Kaine Kancuzewski - <i>Aye</i>	Committee Member Thomas Gryp - <i>Aye</i>

With no further business, Committee Chair Troy Warner adjourned the Community Investment Committee meeting at 4:19 p.m.

Respectfully Submitted,

Troy Warner, Committee Chair

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