



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

### COMMUNITY INVESTMENT

APRIL 8, 2024 5:20 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, Dr. Oliver Davis, Karen L. White

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

Presenters: Erik Glavich

Agenda: Bill No. 24-11 — Declaratory Resolution – Personal Property Tax Abatement Steel Warehouse, LLC 2803 Tucker Drive, and 2920 Tucker Drive

Bill No. 24-12 — Declaratory Resolution – Real Property Tax Abatement Steel Warehouse Company, LLC 2803 Tucker Drive, and 2920 Tucker Drive

Update — Department of Community Investment 2023 TIF Annual Report

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>

Please note the attached link for the presentations:

<https://docs.southbendin.gov/WebLink/0/foI/381869/Row1.aspx>

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Danica Kulemeka  
CHIEF DEPUTY/ CHIEF OF STAFF

Elivet Quijada-Navarro  
DEPUTY/ DIRECTOR OF POLICY

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

Committee Chair Warner, without objection, asked to hear the the bills on the agenda first (1<sup>st</sup>) due to time constraints.

**Bill No. 24-11 — Declaratory Resolution – Personal Property Tax Abatement Steel Warehouse, LLC 2803 Tucker Drive, and 2920 Tucker Drive**

**Bill No. 24-12 — Declaratory Resolution – Real Property Tax Abatement Steel Warehouse Company, LLC 2803 Tucker Drive, and 2920 Tucker Drive**

Erik Glavich, Director of Growth and Opportunity, with offices on the 14<sup>th</sup> floor of the County-City Building, stated that Bill No. 24-11 is a declaratory resolution for a personal property tax abatement and Bill No. 24-12 is a declaratory resolution for a real property tax abatement. Steel Warehouse has been investing in South Bend for years. Steel Warehouse will be installing a new production line and building a new building. These abatements will help to retain twenty-one (21) employees and add eleven (11) new employees by the end of 2027. The personal property abatement is for the equipment and the real property abatement is for the new building.

Gerry Lerman, 1121 East Woodside Street, South Bend IN 46614, stated that Steel Warehouse has over five hundred (500) employees and it is because Steel Warehouse has been able to maintain its competitive edge through investing in cutting-edge equipment.

Committee Member Ophelia Gooden-Rodgers requested clarification regarding Steel Warehouse’s employment numbers.

Erik Glavich stated that the twenty-one (21) employees noted on the petition are solely for the production line being discussed, but Steel Warehouse overall employs over five hundred (500) employees.

Gerry Lerman, 1121 East Woodside Street, South Bend IN 46614, stated that these bill will increase employment.

Committee Vice Chair Rachel Tomas Morgan thanked Steel Warehouse for their investment in South Bend and requested information regarding the new machinery.

Gerry Lerman stated that the new line will be replacing an outdated line, which will help keep Steel Warehouse competitive in the market.

Erik Glavich stated that Council is being asked to approve percentages, rather than the estimated dollar amounts.

Committee Member Gooden-Rodgers thanked Steel Warehouse for investing in South Bend.

Committee Chair Warner held the public hearing for Bill No. 24-11, and nobody spoke.

Committee Member Gryp motioned to send Bill No. 24-11 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Gooden-Rodgers and carried by a vote of five (5) ayes with one (1) Committee Member abstaining.



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| 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>             |

Committee Chair Warner held the public hearing for Bill No. 24-12, and nobody spoke.

Committee Member Gryp motioned to send Bill No. 24-12 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Tomas Morgan and carried by a vote of five (5) ayes with one (1) Committee Member abstaining.

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| 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>             |

**Update — Department of Community Investment 2023 TIF Annual Report**

Erik Glavich, Director of Growth and Opportunities, with offices on the 14<sup>th</sup> floor of the County-City Building, presented the 2023 TIF Annual Report. Erik Glavich summarized the South Bend Redevelopment Commission, explained TIF financing, overviewed South Bend’s TIF districts, overviewed South Bend’s 2023 revenues and expenditures, and discussed the assessed values of South Bend’s TIF districts over the last five (5) years.

Committee Member Gooden-Rodgers requested a copy of the presentation.

Erik Glavich stated that he would share the presentation with councilmembers.

Councilmember Karen L. White stated that she will send Erik Horvath and Committee Chair Warner questions she may have.

With no further business, Committee Chair Troy Warner adjourned the Community Investment Committee meeting at 5:50 p.m.

Respectfully Submitted,

Troy Warner, Committee Chair

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