



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

AUGUST 12, 2024 5:00 P.M.

Committee Members Present:

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

Committee Members Absent:

Thomas Gryp

Others Present:

Bianca L. Tirado, Elivet Quijada-Navarro, Matthew Neal, Samuel Turck, Bob Palmer, Canneth Lee

Presenter(s):

Erik Glavich

Agenda:

Bill No. 24-25 — Confirming Resolution – Real Property Tax Abatement 711-713 Leland Avenue

Bill No. 24-26 — Declaratory Resolution – Real Property Tax Abatement 1710 North Sheridan Street

Bill No. 24-23 — Resolution Terminating the Ten-Year Real Property Tax Abatement for Commerce Center Development, LLC

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=382880>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 5:00 p.m.

Bill No. 24-23 — Resolution Terminating the Ten-Year Real Property Tax Abatement for Commerce Center Development, LLC

Committee Chair Warner stated that Bill No. 24-23 has been asked to be tabled by the Director of Community Investment Caleb Bauer until August 26, 2024.

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Elivet Quijada-Navarro
CHIEF DEPUTY CITY CLERK

Matthew Neal
DEPUTY/ DIRECTOR OF POLICY

Samuel Turck
DIRECTOR OF SPECIAL OF PROJECTS

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Committee Vice Chair Rachel Tomas Morgan motioned to table Bill No. 24-23 until August 26, 2024, which was seconded by Committee Member Ophelia Gooden Rodgers and carried by a vote of five (5) ayes and one (1) Committee Member absent.

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>Aye</i>	Committee Member Thomas Gryp - <i>Absent</i>

Bill No. 24-25 — Confirming Resolution – Real Property Tax Abatement 711-713 Leland Avenue

Erik Glavich, Director of Growth and Opportunity with offices on the 14th floor of the County-City building spoke regarding Bill No. 24-25. The new tax benefit from this property when it is completed would go from two thousand seven hundred and twenty dollars (\$2,720) to eleven thousand eight hundred and seventy six dollars (\$11,876) per year. This would allow a new breakfast restaurant to be opened. The top floor as well as a detached building would serve as residential units.

Committee Chair Warner stated that every tax abatement includes a declaratory and confirming resolution. The Council passed the declaratory bill two weeks before this meeting.

Committee Chair Warner held the public hearing and nobody spoke.

Committee Member Sherry Bolden-Simpson thanked the petitioner for getting in contact with the church adjacent to the property.

Committee Vice Chair Tomas Morgan motioned to send Bill No. 24-25 to the Full Council with a favorable recommendation which was seconded by Committee Member Bolden-Simpson and carried by a vote of five (5) ayes and one (1) Committee Member absent.

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>Aye</i>	Committee Member Thomas Gryp - <i>Absent</i>

Bill No. 24-26 — Declaratory Resolution – Real Property Tax Abatement 1710 North Sheridan Street

Mark Bemenderfer, Business Development Manager with offices on the 14th floor of the County-City Building spoke regarding Bill No. 24-26. Hoosier Tank & Manufacturing is at this address, it would allow for the purchasing of new equipment to increase their production. This expansion will create fifteen (15) new jobs. There will be \$320,803 in new taxes during the first five (5) years of the abatement period.

John Maddox, Hoosier Tank & Manufacturing, 1710 North Sheridan Street, South Bend IN 46628 listed the upgrades that will go into the facility.

Committee Vice Chair Tomas Morgan asked how long this equipment will last.



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John Maddox answered about ten (10) to fifteen (15) years.

Committee Member Gooden Rodgers asked what is the pay scale.

John Maddox answered the starting rate is \$19.75 a hour.

Committee Member Bolden-Simpson asked how many new employees will be hired.

John Maddox stated five (5) per year for the first three (3) years.

Committee Member Bolden-Simpson asked about the education level of the workers.

John Maddox answered the entry level postions require a high school diploma.

Committee Vice Chair Tomas Morgan asked for clarification on the hiring schedule.

Committee Chair Warner held the public hearing and nobody spoke.

Committee Member Bolden-Simpson motioned to send Bill No. 24-26 to the Full Council with a favorable recommendation which was seconded by Committee Vice Chair Tomas Morgan and carried by a vote of five (5) ayes and one (1) Committee Member absent.

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>Aye</i>	Committee Member Thomas Gryp - <i>Absent</i>

With no further business, Committee Chair Troy Warner adjourned the Community Investment Committee meeting at 5:13 p.m.

Respectfully Submitted,

Troy Warner, Committee Chair

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