



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

JANUARY 13, 2025 4:30 P.M.

Committee Members Present:

Troy Warner, Karen L. White, Ophelia Gooden-Rodgers, Sherry Bolden-Simpson

Committee Members Absent:

None

Other Council Present:

Sheila Niezgodski, Dr. Oliver Davis, Rachel Tomas Morgan

Others Present:

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

Presenters:

Joseph Molnar, Christina Miller, Erik Glavich, Joe McGuire

Agenda:

Bill No. 25-01 – Designating Resolution - Real Property Tax Abatement 225, 227, and 229 South Michigan Street

Bill No. 25-02 – Reconfirming Resolution - Real Property Tax Abatement 3820 West Calvert Street

Bill No. 25-03 – Reconfirming Resolution - Personal Property Tax Abatement 3820 West Calvert Street

Please note the attached link for the meeting recording:

<http://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=389810>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 4:35 p.m.

Bill No. 25-01 – Designating Resolution - Real Property Tax Abatement 225, 227, and 229 South Michigan Street

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Elivet Quijada-Navarro
CHIEF OF STAFF / CHIEF DEPUTY CITY CLERK

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

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Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, presented Bill No. 25-01. Bill No. 25-01 is an eight-year (8) real property tax abatement for Center City Place which has been vacant for the last decade. Locally based development company RSPG Global Consulting, LLC purchased Center City Place and will be spearheading the rehabilitation project. The project will consist of restoring the historic façade, completing extensive repairs, opening a hotel, and bringing in active businesses. The total estimated investment is five million eight hundred and twenty-five thousand dollars (\$5,825,000).

Christina Miller, petitioner, 1311 Sunnymede Avenue, South Bend IN 46615, stated that RSPG Global has been working on developing the Dainty Maid Bake Shop for several years and now would like to work on developing the Center City Place property.

Committee Vice-Chair Karen L. White asked what the capacity of the proposed hotel would be, and asked where customers might park.

Christina Miller stated that the hotel would contain around thirty to thirty-five (30-35) rooms with possible extended stay options. The ground floor is eleven thousand square feet (11,000ft²) and the future layout will depend on the spatial demand of potential businesses.

Committee Member Ophelia Gooden-Rodgers asked if local and/or union contractors would be used for the construction efforts.

Christina Miller answered that RSPG Global is currently working with local company Alliance Architects regarding interior demolition plans, and they are recommending local contractors. There is not a set hiring target for union or non-union workers.

Councilmember Rachel Tomas Morgan requested information regarding the timeline of the project.

Christina Miller stated that it is their goal to have the first (1st) floor completely activated by the end of the summer in 2026. It is also their goal to have the hotel fully operational by the end of the summer in 2026, but there is a plan in place to phase in the hotel rooms if not all of them are completed.

Committee Chair Warner requested information regarding the condition of the building.

Christina Miller stated that because the building has been vacant for a decade, it now requires an entirely new roof, and repairs need to be made to combat the water damage found throughout the building. According to a structural engineering report, the building is structurally sound; however, there has been some asbestos found in the basement.

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

Committee Chair Warner expressed excitement for the project.

Committee Member Gooden-Rodgers moved to send Bill No. 25-01 to the Full Council with a favorable recommendation, which was seconded by Committee Vice-Chair White and carried by a vote of four (4) ayes.



Committee Chair Troy Warner - <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>

Bill No. 25-02 – Reconfirming Resolution - Real Property Tax Abatement 3820 West Calvert Street

Bill No. 25-03 – Reconfirming Resolution - Personal Property Tax Abatement 3820 West Calvert Street

Committee Chair Warner moved, without objection, to hear Bill Nos. 25-02 and 25-03 together.

Erik Glavich, Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that Bill Nos. 25-02 and 25-03 are both reconfirming resolutions. Bill No. 25-02 is a resolution reconfirming a nine-year (9) real property tax abatement for Pure Green Farms, and Bill No. 25-03 is a resolution reconfirming a five-year (5) personal property tax abatement for Pure Green Farms. These bills would extend the designation period of both abatements from the end of January 2025 to the end of 2026. Pure Green Farms will retain twenty-five (25) full-time jobs and create seventy-five (75) new full-time jobs. Pure Green Farms commits to a fifteen dollar an hour (\$15/hr) minimum wage with a two percent (2%) increase every year over the life of the abatement.

Joe McGuire, CEO of Pure Green Farms, 3820 West Calvert Street, South Bend IN 46613, stated that Pure Green Farms has just begun their fifth (5th) year of production. Pure Green Farms hopes to quadruple in size, and will soon be working with Meijer and Kroger. Pure Green Farms sells their product in conjunction with the company Earthbound Farm under their Great Lakes label.

Committee Chair Warner asked if Pure Green Farms would be expanding to produce fruits.

Joe McGuire answered that an investor of Pure Green Farms has applied for an abatement pertaining to strawberries and tomatoes, and that they operate separately from Pure Green Farms. Pure Green Farms plans to expand with herbs and microgreens.

Committee Member Sherry Bolden-Simpson asked if Pure Green Farms is currently sold in stores.

Joe McGuire answered that Pure Green Farms had been sold in Kroger stores previously, and soon they will be selling in Kroger stores again. Pure Green Farms will also be selling in Meijer stores soon.

Committee Member Bolden-Simpson stated that she has tried and enjoyed lettuce from Pure Green Farms.

Committee Member Gooden-Rodgers stated that Pure Green Farms has exceptional lettuce and would be open to touring their facility.

Joe McGuire stated that a few councilmembers have toured their facility, and welcomed everyone to also take a tour.



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Committee Chair Warner stated that Pure Green Farms has an incredible facility.

Committee Vice-Chair White stated that Pure Green Farms has a great facility and great lettuce.

Councilmember Sheila Niezgodski requested confirmation that Pure Green Farms currently produces two million pounds (2,000,000lbs) of lettuce annually, and with this expansion, production will increase to eight million pounds (8,000,000lbs) annually.

Joe McGuire answered yes.

Councilmember Niezgodski thanked the petitioner for their investment.

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

Committee Vice-Chair White moved to send Bill No. 25-02 to the Full Council with a favorable recommendation, which was seconded by Committee Chair Warner and carried by a vote of four (4) ayes.

Committee Chair Troy Warner - <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>

Committee Vice-Chair White moved to send Bill No. 25-03 to the Full Council with a favorable recommendation, which was seconded by Committee Chair Warner and carried by a vote of four (4) ayes.

Committee Chair Troy Warner - <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>

With no further business, Committee Chair Troy Warner adjourned the Community Investment Committee meeting at 5:01 p.m.

Respectfully Submitted,

Troy Warner, Committee Chair

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