



# South Bend Common Council

**Troy Warner**

4<sup>th</sup> District Council Member

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To: South Bend Common Council  
Office of the City Clerk  
From: Councilmember Troy Warner and Chair, Community Investment Committee  
Date: December 18, 2025

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## 2025 Annual Report of the Community Investment Committee

Pursuant to the requirements of Section 2-10(i) of the South Bend Municipal Code, this report sets forth a summary of business conducted by the Common Council's Community Investment Committee for the year 2025.

**Duties:** The Community Investment Committee oversees the various activities of the Department of Community Investment. It reviews all real, personal, and residential tax abatement requests and works closely with the Business Development Team.

**Members:** Four (4) Council Members and two (2) Citizen Members served on the Committee. They included:

1. Councilmember District 4, Troy Warner, Chairperson
2. Councilmember At-Large, Karen L. White, Vice-Chairperson
3. Councilmember District 2, Ophelia Gooden-Rodgers, Member
4. Councilmember District 5, Sherry Bolden-Simpson, Member
5. Mr. Thomas Gryp, Citizen Member
6. Mr. Kaine Kanczuzewski, Citizen Member

**Meetings:** A total of seventeen (17) Community Investment committee meetings were held in 2025. All the committee meetings included business related to the authorization of tax increment revenue bonds, development loan agreements, tax abatement petitions, neighborhood plans, and City property purchases.

The committee meeting notices, minutes, and recordings have been posted and may be accessed in committee folders from the Common Council's website at <https://southbend.in.gov/department/common-council/>

The City of South Bend provides opportunities and resources for residents and businesses to relocate or expand within the City limits. Community Investment committee meetings are scheduled for the purpose of holding public hearings on special land use exceptions, tax abatement petition requests, and to provide updates and advisory recommendations to the Common Council.

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Meeting dates in 2025 and topics discussed are as follows:

**MEETING DATES**

**BUSINESS DISCUSSED**

January 13, hybrid

Bill No. 25-01 — Designating Resolution - Real Property Tax Abatement 225 South Michigan Street 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

January 27, hybrid

Organizational Meeting  
Bill No. 25-04 — Resolution Adopting Written Fiscal Plan and Establishing a Policy for the Provision of Services to the Lafayette Falls Extension Annexation Area  
Bill No. 25-06 — Designating Resolution - Vacant Building Tax Abatement for 635 South Main Street  
Bill No. 25-07 — Designating Resolution - Real Property Tax Abatement for 445 North Sheridan Street  
Bill No. 25-08 — Designating Resolution - Personal Property Tax Abatement for 445 North Sheridan Street

February 10, hybrid

Bill No. 25-09 — Confirming Resolution - Vacant Building Tax Abatement for 635 South Main Street  
Bill No. 25-10 — Confirming Resolution - Real Property Tax Abatement for 445 North Sheridan Street  
Bill No. 25-11 — Confirming Resolution - Personal Property Tax Abatement for 445 North Sheridan Street  
Bill No. 25-12 — Resolution Approving a Certain Declaratory Resolution for the River West Development Area Adopted by the South Bend Redevelopment Commission  
Bill No. 25-13 — Confirming Resolution - Real Property Tax Abatement for 225 and 229 South Michigan Street

February 24, hybrid

Bill No. 25-14 — Designating Resolution - Vacant Building Tax Abatement for 425 South Michigan Street  
Bill No. 25-15 — Designating Resolution - Real Property Tax Abatement for 425 South Michigan Street

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|                  | Bill No. <u>25-16</u> — Designating Resolution - Real Property Tax Abatement for 25471 Cleveland Road   |
| March 10, hybrid | Bill No. <u>25-17</u> — Confirming Resolution - Real Property Tax Abatement for 25471 Cleveland Road<br>Bill No. <u>25-18</u> — Confirming Resolution - Vacant Building Tax Abatement for 425 South Michigan Street<br>Bill No. <u>25-19</u> — Confirming Resolution - Real Property Tax Abatement for 425 South Michigan Street<br>Bill No. <u>08-25</u> — Authorizing the City to Issue One or More Series of its Taxable Economic Development Tax Increment Revenue Bonds and Approving and Authorizing Other Actions in Respect Thereto in Connection With the J. C. Hart Development Project |
| April 14, hybrid | Bill No. <u>25-20</u> — Resolution to Approve the Issuance of Scrap Metal / Junk Dealers / Recycling Operation Licenses<br>Bill No. <u>25-21</u> — Resolution to Deny a Scrap Metal / Junk Dealers / Recycling Operations License for US Scrap and Recycling LLC<br>Bill No. <u>25-23</u> — Resolution Authorizing and Approving the Execution of a First Amendment to the Certified Technology Park Agreement Between the City of South Bend, Indiana, and the South Bend Redevelopment Commission   |
| April 28, hybrid | Bill No. <u>25-26</u> — Designating Resolution - Real Property Tax Abatement for Allen Edwin Residential Builders, LLC  |
| May 12, hybrid   | Bill No. <u>25-27</u> — Resolution to Approve the Issuance of a Scrap Metal / Junk Dealers / Recycling Operation License for Alternative Two (2) LLC<br>Bill No. <u>25-28</u> — Resolution Approving the Issuance of Tax Increment Revenue Bonds for Improvements that Support Residential Housing Developments and All Matters Related Thereto<br>Bill No. <u>25-30</u> — Confirming Resolution - Real Property Tax Abatement for Allen Edwin Residential Builders, LLC  |
| May 28, hybrid   | Bill No. <u>25-27</u> — Resolution to Approve the Issuance of a Scrap Metal / Junk Dealers / Recycling Operation License for Alternative Two (2) LLC<br><i>(Substitute)</i>   |

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| June 23, hybrid      | Bill No. <u>36-25</u> — An Ordinance of the Common Council of the City of South Bend, Indiana, Amending the Loan Agreement and Approving and Authorizing Actions in Respect Thereto (Monreaux Project)<br>Bill No. <u>25-34</u> — Designating Resolution - Real Property Tax Abatement for KCG Companies, LLC<br>Bill No. <u>25-35</u> — Designating Resolution - Real Property Tax Abatement for South Bend Chippewa, LLC and South Bend Chippewa ACG, LLC  |
| July 14, hybrid      | Bill No. <u>25-36</u> — Confirming Resolution - Real Property Tax Abatement for KCG Companies, LLC   |
| August 25, hybrid    | Bill No. <u>48-25</u> — Amending the Historic Landmark Designation at 528 South Eddy Street<br>Bill No. <u>25-37</u> — Resolution to Approve the Plan Commission Order Adopting the Declaratory Resolution to Amend the River West Development Area and Establish the Lincoln and Kennedy Park Residential Housing Development Program Expansion Area<br>Bill No. <u>25-38</u> — Confirming Resolution - Real Property Tax Abatement for South Bend Chippewa, LLC and South Bend Chippewa ACG, LLC |
| September 22, hybrid | Bill No. <u>58-25</u> — Authorizing a Direct Loan to the Developer of an Economic Development Facility (Low-Barrier Intake Emergency Shelter Project) and Approving other Matters in Connection Therewith  |
| October 13, hybrid   | Bill No. <u>25-39</u> — Amending and Reconfirming Resolution - Real Property Tax Abatement for 505 South Michigan Street   |
| October 27, hybrid   | Bill No. <u>25-42</u> — Modifying and Reconfirming Resolution - Personal Property Tax Abatement for Verbio North America LLC at 3201 West Calvert Street<br>Bill No. <u>25-43</u> — Modifying and Reconfirming Resolution - Real Property Tax Abatement for Verbio North America LLC at 3201 West Calvert Street<br>Bill No. <u>25-45</u> — Designating Resolution - Real Property Tax Abatement for Michigan Motorsports LLC at 3315 William Richardson Court                                     |

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November 10, hybrid

Bill No. 25-46 — Confirming Resolution - Real Property Tax Abatement for Michigan Motorsports LLC at 3315 William Richardson Court

December 8, hybrid

Bill No. 25-49 — Resolution Authorizing the Purchase of Real Property Located at 749 Harrison Avenue

Bill No. 25-50 — Resolution Authorizing the Purchase of Real Property Located at 1024 Indiana Avenue

Bill No. 25-51 — Resolution Authorizing the Purchase of Real Property Located at 1829 Randolph Street

Department of Community Investment (DCI) Update — Neighborhood Plans

Respectfully submitted,

Troy Warner  
4<sup>th</sup> District Council Member  
Chair, Community Investment Committee  
South Bend Common Council

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