



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

## COMMUNITY INVESTMENT

MARCH 13, 2023, 4:30 P.M.

Committee Members Present: Rachel Tomas Morgan, Eli Wax, Troy Warner\*, Kaine Kanczuzewski

Committee Members Absent: Tomas Kurzhal, Henry Davis Jr.

Others Present: Dawn Jones, Victoria Trujillo, Justin LePla, Bob Palmer

Presenters: Erik Glavich, Brian Henry, Olivia Cimo

Agenda: Bill No. 23-03 — A Resolution Designating a Tax Abatement for Property Located at 2652 Jaclyn Court and 3161 Youngs Court, South Bend, Indiana

Bill No. 23-09 — A Resolution Confirming a Tax Abatement for Property Located at 536 South Main, South Bend, Indiana

Bill No. 23-10 — A Resolution Designating a Tax Abatement for Property Located at 7468 Voorden Parkway, South Bend, Indiana

Members marked with an asterisk (\*) were present digitally

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=363895>

Committee Chair Tomas Morgan called to order the Community Investment Committee meeting at 4:30 p.m.

### **Bill No. 23-03— A Resolution Designating a Tax Abatement for Property Located at 2652 Jaclyn Court and 3161 Youngs Court, South Bend, Indiana**

Erik Glavich, Director of Growth and Opportunity, with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building, advised of the Robert Henry Corporation's request for a declaratory resolution for a six (6) year abatement for two (2) properties. The petitioner has been in the Howard Park neighborhood since 1974 and is seeking to expand their facilities. The project is a six-point-five (\$6,500,000) million-dollar investment for a truck maintenance

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd | South Bend, Indiana 46601 | p 574.235.9221 | f 574.235.9173 | TTD 574.235.5567 | www.southbendin.gov

facility, new offices, and a training lab. Current taxes are eight-hundred thirty-three (\$833) dollars per year. If the abatement is granted, first-year (1<sup>st</sup>) taxes would be one-thousand two hundred (\$1,200) dollars, which would increase to six-hundred thousand (\$600,000) over six (6) years and to four-point-seven (\$4,700,000) million over twenty (20) years.

Brian Henry, 404 South Frances Street, South Bend, Indiana, 46617, advised that the corporation is a third-generation family business and that the current facility limits its growth.

Committee Chair Tomas Morgan requested questions from the Committee.

Citizen Member Kanczuzewski asked if the current facility would be sold.

Brian Henry responded that the current facility would be sold.

Committee Chair Tomas Morgan asked when the new facility would be completed.

Brian Henry responded that the new facility would be completed by summer 2024.

Committee Chair Tomas Morgan requested questions from the Council.

Councilmember Lee asked if any jobs would be created.

Brian Henry responded that the aim is to grow the workforce.

Councilmember Hamann praised the company’s workforce diversity and asked Erik Glavich to explain the job creation point system.

Erik Glavich responded that they would confirm the point system with the municipal code but that removing job creation points would not lower the abatement.

Committee Chair Tomas Morgan held the public hearing.

Peter Agostino, 131 South Taylor Street, South Bend, Indiana, 46601, advised that he appreciates the recognition of a long-term family business that created two hundred and ten (210) union jobs.

Committee Member Wax motioned to send Bill *No. 23-03* to the full Council with a favorable recommendation, seconded by Citizen Member Kanczuzewski and carried by a vote of four (4) ayes, with one (1) committee member absent.

Committee Chair Tomas Morgan– <i>Aye</i>	Committee Member Wax– <i>Aye</i>
Committee Member Warner – <i>Aye</i>	Citizen Member Kurzhal– <i>Absent</i>
Citizen Member Kanczuzewski– <i>Aye</i>	Committee Member Henry Davis Jr. – <i>Absent</i>

**Bill No. 23-09— A Resolution Confirming a Tax Abatement for Property Located at 536 South Main, South Bend, Indiana**



Erik Glavich advised that the petitioner invest more than two (\$2,000,000) million dollars to convert a vacant eight (8) unit apartment building affected by fires into a twelve (12) unit complex. Some units will be reserved for low to moderate-income households. Two hundred and ten thousand (\$210,000) dollars would be abated during the eight (8) year abatement period. Two hundred fifteen thousand (\$215,000) dollars would be collected in tax annually after ten (10) years.

Councilmember Hamann asked about the oversight for commitments to retain local contractors.

Erik Glavich responded that no formal monitoring system exists, but discussions are ongoing with petitioners regarding commitments.

Committee Chair Tomas Morgan held the public hearing, and nobody spoke.

Citizen Member Kanczuzewski motioned to send Bill *No. 23-09* to the full Council with a favorable recommendation, seconded by Committee Member Wax and carried by a vote of four (4) ayes, with one (1) committee member absent.

Committee Chair Tomas Morgan– <i>Aye</i>	Committee Member Wax– <i>Aye</i>
Committee Member Warner – <i>Aye</i>	Citizen Member Kurzhal– <i>Absent</i>
Citizen Member Kanczuzewski– <i>Aye</i>	

**Bill No. 23-10— A Resolution Designating a Tax Abatement for Property Located at 7468 Voorden Parkway, South Bend, Indiana**

Erik Glavich advised that the petitioner, California-based chemical distributor Coast Southwest Inc., wishes to relocate their distribution center to South Bend and is requesting a ten (10) year abatement for a vacant lot. The petitioner would invest eight-point-two (\$8,200,000) million dollars in a one-hundred thousand (\$100,000) square foot facility. First-year taxes would be thirteen hundred (\$1,300) dollars, in comparison to nine hundred forty (\$940) dollars without the abatement. Three-point-two-five (\$3,250,000) million dollars in taxes would be collected after twenty (20) years.

Olivia Cimo, 7468 Borden Parkway, Coast Southwest Inc.'s General Manager, advised that the company is a third-generation family business founded by her grandfather in 1985. She, her brother, and her father graduated from the University of Notre Dame.

Committee Chair Tomas Morgan requested questions from the Committee.

Committee Member Wax asked how many jobs would be created during the second expansion phase.

Olivia Cimo responded that between forty (40) and fifty (50) would be possibly added.

Committee Chair Tomas Morgan requested questions from the Council.

Councilmember Hamann asked if additional infrastructure is required, such as utility connections or roads.

Olivia Cimo responded that the local construction company retained advised that no additional infrastructure would be required.

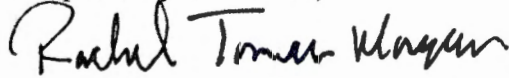
Committee Chair Tomas Morgan held the public hearing, and nobody spoke.

Committee Member Wax motioned to send Bill No. 23-10 to the full Council with a favorable recommendation, seconded by Committee Member Warner and carried by a vote of four (4) ayes, with one (1) committee member absent.

Committee Chair Tomas Morgan– <i>Aye</i>	Committee Member Wax– <i>Aye</i>
Committee Member Warner – <i>Aye</i>	Citizen Member Kurzhal– <i>Absent</i>
Citizen Member Kanczuzewski– <i>Aye</i>	

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 5:02 p.m.

Respectfully Submitted,



Rachel Tomas Morgan, Committee Chair

**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**  
Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
Please give Reasonable Advance Request when Possible