



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

## COMMUNITY INVESTMENT

May 8, 2023, 3:30 P.M.

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

Committee Members Absent: Thomas Kurzhal

Others Present: Dawn Jones, Victoria Trujillo, Bob Palmer, Shayla Kimbrough, Joseph R. Molnar\*, Sharon L McBride\*, Tim Corcoran\*, Sheila Niezgodski, Canneth Lee

Presenters: Erik Glavich, Director of Growth and Opportunity

Agenda: Bill No. 23-21 – A Resolution Designating Certain Areas Within the City of South Bend, Indiana, Commonly Known as 3201 W. Calvert Street, South Bend, IN 46613 an Economic Revitalization Area for Purposes of a Five-Year (5) Personal Property Tax Abatement for Verbio North America LLC

Bill No. 23-22 – A Resolution Designating Certain Areas Within the City of South Bend, Indiana, Commonly Known as 3201 W. Calvert Street, South Bend, IN 46613 an Economic Revitalization Area for Purposes of an Eight-Year (8) Real Property Tax Abatement for Verbio North America LLC

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

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=369529>

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 3:30 p.m.

**Bill No. 23-21 – A Resolution Designating Certain Areas Within the City of South Bend, Indiana, Commonly Known as 3201 W. Calvert Street, South Bend, IN 46613 an Economic Revitalization Area for Purposes of a Five-Year (5) Personal Property Tax Abatement for Verbio North America LLC**

Committee Chair Tomas Morgan asked if the residents in the area have raised any concerns or expressed support for the project.

Erik Glavich, Director of Growth and Opportunity, with offices on the twelfth (12<sup>th</sup>) floor of the County-City building, noted that no concerns were raised, and discussions are going on with a neighboring greenhouse owner to utilize the facility's excess CO2.

Committee Chair Rachel Tomas Morgan requested questions from Council.

Vice President Sheila Niezgodski asked about any input from the community and noted that CO2 usage was discussed before the purchase, mentioning that the property in question already utilizes CO2 and is planning a significant expansion. The project is sustainable, using corn byproducts to make fuels and gas and carbon dioxide for greenhouses and will create employment.

Committee Chair Rachel Tomas Morgan asked if the public in the chamber wished to speak in favor of or against the bills.

Alison Herzig, Director of Economic Development at the South Bend Regional Chamber, with offices at 101 North Michigan Street, noted that the project has the potential to generate a salary impact of \$60 million annually once all jobs are at full production. The additional eight (8) jobs will contribute an extra \$8 million. The construction will have an impact of approximately \$232 million investment amounts to over \$351 million for the project's three-year (3) duration and will directly and indirectly employ and support over 600 workers.

Committee Chair Rachel Tomas Morgan asked if the public online wished to speak in favour of or against the bills. Clerk Jones confirmed that there were none.

Committee Chair Rachel Tomas Morgan asked if the committee had further questions regarding the bills. There were none. Committee Chair Rachel Tomas Morgan noted that each bill is to be taken and voted on separately.

Committee Member Eli Wax motioned to forward Bill *No. 23-21* to the full Council with a favorable recommendation, which was seconded by Citizen Member Kaine Kanczuzewski and carried by a vote of six (6) ayes.

Committee Chair Rachel Tomas Morgan– <i>Aye</i>	Committee Member Eli Wax– <i>Aye</i>
Committee Vice Chair Troy Warner – <i>Aye</i>	Citizen Member Thomas Kurzhal– <i>Aye</i>
Committee Member Henry Davis Jr – <i>Aye</i>	Citizen Member Kaine Kanczuzewski– <i>Aye</i>

**Bill No. 23-22 – A Resolution Designating Certain Areas Within the City of South Bend, Indiana, Commonly Known as 3201 W. Calvert Street, South Bend, IN 46613 an Economic Revitalization Area for Purposes of an Eight-Year (8) Real Property Tax Abatement for Verbio North America LLC**

Committee member Eli Wax motioned to send Bill No. *23-22* to the full Council with a favorable recommendation, seconded by Citizen Member Kaine Kanczuzewski and carried by a vote of three (3) ayes, two (2) nays, and one (1) committee member absent.



Committee Chair Rachel Tomas Morgan– <i>Aye</i>	Committee Member Eli Wax– <i>Aye</i>
Committee Vice Chair Troy Warner – <i>Nay</i>	Citizen Member Thomas Kurzhal– <i>Nay</i>
Committee Member Henry Davis Jr – <i>Absent</i>	Citizen Member Kaine Kanczuzewski– <i>Aye</i>

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 4:11 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair

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