



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

JULY 11, 2023, 5:00 P.M.

Committee Members Present:	Rachel Tomas Morgan*, Troy Warner, Kaine Kanczuzewski, Thomas Kurzhal
Committee Members Absent:	Henry Davis, Eli Wax
Others Present:	Dawn Jones, Victoria Trujillo*, Justin LePla, Bob Palmer*, Lori K. Hamann*, Tom Gripe, Sarah Stuart
Presenters:	Caleb Bauer*
Agenda:	<u>Call to Order</u> <u>Presentation 2022 Department of Community Investment Annual Report</u> <u>Departmental Updates</u> <u>Questions and Discussion</u>

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=366229>

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 5:00 p.m.

Presentation 2022 Department of Community Investment Annual Report

Caleb Bauer, Executive Director of Community Investment, with offices on the fourteenth (14th) floor of the County-City building, provided an overview of the teams that comprise Community Investment and presented the Community Investment organization chart.

Community Investment accomplishments for 2022 were highlighted, including:

- Unlocked private investment of more than \$220 million with new tax phase-ins
 - Phase-ins include new market-rate and affordable apartment units, major industrial expansion in distribution and manufacturing, Pure Greens Farm expansion
- Issued more than \$4 million in low-interest loans for small local businesses
 - 10 of 26 loans issues to minority-owned businesses
- Oversaw major remediation of Wilson Shirt Factory and took ownership of Drewrys Brewery site, demolition of dangerous 1636 Lincolnway W. site
- Launched programming to support infill housing development through the New Neighborhood Homes Initiative

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- Included pre-approved building plans, sewer lateral reimbursement, city-owned property RFP, and affordable housing development RFP
- Supported projects slated to bring more than three hundred units of affordable housing to South Bend
 - The Monreaux, Diamond View Apartments, South Bend Thrive, Marmain, The Hill, Beacon Health, and Lifestyle District
- Launched the Energy Assistance and Solar Savings Initiative (EASSI)
 - Unlocked more than 400 kW of solar energy generation at nonprofit partner facilities, with other investments in energy efficiency upgrades
- Completed four neighborhood plans
 - New West Side, Kennedy Park, Rum Village, and Northeast Neighborhood
- Inaugural round of Upskill SB provided funding for 23 residents to receive new professional certifications
- Supported successful awards for READI funds

The 2023 Neighborhood Improvement bonds were authorized by the Common Council, the Redevelopment Commission, and the Redevelopment Authority in 2023. The Series A issued in April, providing more than \$34 million, and will fund:

- Walker Field and Rum Village improvements
- Southeast Park upgrades
- Kennedy Park match for potential grant award
- Portage-Elwood sidewalk project
- River Bridge Connector pedestrian bridge near Leeper Park
- MLK Center park improvements
- Lasalle Avenue streetscape improvements
- Mishawaka Avenue streetscape improvements
- Coquillard Park splashpad
- Hill Street and SB Avenue streetscape and trail

The Drewrys cleanup is ongoing. The fence has been installed, the site secured, and the environmental analysis completed. EPA mobilizing is scheduled for August 7, 2023, for removal of all debris, interior asbestos, and underground storage tanks.

The 2023 home repair is an ongoing grant program for homeowner-occupied homes in targeted census tracts. More than 150 full applications have been received and inspections are ongoing.

Vibrant Places is the expansion of the existing façade grant program to include all businesses in the city limits. More than 150 pre-applications have been received since expansion with 15 full applications and plans for more than \$450,000 in private investments from \$270,000 in grant funds.

The Vacant Building Credit Enhancement will be launched in the coming weeks. The program will provide secondary financing for redevelopment of vacant buildings on a revolving basis.

South Bend 2045 is drafting a plan based on the initial community outreach and is planning for a new round of outreach with a draft in early 2024.



Neighborhood cleanups are being conducted throughout 16 neighborhoods in the city with plans for more in fall, 2023.

The Homelessness Funding Support facilitated donations of funds to preserve ongoing operations of Motels4Now, supported new expansion of Weather Amnesty Services at Center for the Homeless, and continued planning around supporting the new low-barrier intake center.

Caleb Bauer reported that, in 2024, the department will continue to focus on housing development, support of two 2023 LIHTC projects, and will work for additional partnerships. DCI and Public Works will focus on the implementation of Neighborhood Improvement Bond projects and the design and scope of Four Winds Field and Century Center improvements funded with expanded PSCDA money. The department will continue its partnership with South Bend Housing Authority with the new executive director. It will expand funding for homelessness services to facilitate ongoing operational commitment for the low-barrier intake center.

Questions and Discussion

Councilmember Hamann asked if there has been consideration regarding the restructuring of abatements to include renewable energy, which is part of the community benefit.

Caleb Bauer confirmed that the department is open to discussing the restructuring of abatements. Currently the abatements do not include sustainability improvements in its scoring matrix.

Councilmember Hamann asked if there is a mini-neighborhood plan.

Caleb Bauer reported that the department has considered it and is working on its draft neighborhood plans.

Citizen Member Thomas Kurzhal asked for an update regarding the communication of tax abatements.

Caleb Bauer reported that there has been progress on that front and the department's staff have taken on dealing with the abatement compliance directly. The successful reporting rate has improved.

Councilmember Hamann asked if the development agreement has been signed.

Caleb Bauer reported that the development agreement has not been signed.

Councilmember Hamann asked for clarification regarding the dollar amount that a project needs to reach to no longer be bid out.

Caleb Bauer reported that a quote-based system was used in the past. The quote-based process will be preserved.

Councilmember Hamann asked what the impacts of the alcohol spill will be.

Caleb Bauer reported de-natured alcohol was discharged into a ditch. The primary lead agency on the response for the incident is the Indiana Department of Environmental Management and an investigation is ongoing. Alcohol has drained into the ditch which can impact oxygen in waterways



and could lead to the death of fish. It does not carry the toxicity that is present in an oil spill. The alcohol should dissipate over the coming weeks. There are no impacts to city drinking water.

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 6:24 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Rachel Tomas Morgan".

Rachel Tomas Morgan, Committee Chair

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Auxiliary Aid or Other Services may be Available upon Request at No Charge.
Please give Reasonable Advance Request when Possible