



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

JULY 24, 2023, 3:50 P.M.

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

Committee Members Absent: Henry Davis Jr., Thomas Kurzhal

Presenters: Mark Bemenderfer, Pat Reagan

Agenda: Bill No. 23-49 – A Resolution Confirming Mixed-Use Development Real Property Tax Abatement Petition for Five Corners LLC
Bill No. 23-50 – A Resolution Confirming Personal Property Tax Abatement for Crossword Solar Enterprises 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=369532>

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 3:50 p.m.

Bill No. 23-49 – A Resolution Confirming Mixed-Use Development Real Property Tax Abatement Petition for Five Corners LLC

Mark Bemenderfer, Business Development Manager, with offices on the fourteenth (14th) floor of the County-City building, noted that this is a request for a real property tax abatement for 10 years. This development will have apartments, commercial, and condos. Current taxes are \$13,000 and will increase to \$500,000 on completion.

Paul Fair with Holiday Properties, with offices at 3454 Douglas Road, South Bend, IN 46635, noted that this development will add residential units that are needed in this area. It will be a vibrant community. The abatement will allow the project to get through the threshold to attract investors and execute the project.

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

Committee member Eli Wax motioned to send Bill No. 23-49 to the Council of the Whole with a favorable recommendation, seconded by Committee Vice-Chair Warner, and carried by a vote of four (4) ayes, with two (2) committee members absent.

Committee Chair Rachel Tomas Morgan - Aye	Committee Vice-Chair Troy Warner - Aye
Committee Member Eli Wax - Aye	Citizen Member Kaine Kanczuzewski - Aye
Committee Member Henry Davis Jr. - Absent	Citizen Member Thomas Kurzhal - Absent

Bill No. 23-50 – A Resolution Confirming Personal Property Tax Abatement for Crossword Solar Enterprises LLC

Mark Bemenderfer noted that this is a newer business in South Bend. This business provides felons with work to re-enter society. The intent is to quadruple their business. There will be a significant tax increase with this expansion.

Pat Reagan noted that there has been progression in this expansion.

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

Committee member Wax motioned to send Bill No. 23-50 to the Council of the Whole with a favorable recommendation, seconded by Committee member Tomas Morgan, and carried by a vote of four (4) ayes, with two (2) committee members absent.

Committee Chair Rachel Tomas Morgan - Aye	Committee Vice-Chair Troy Warner - Aye
Committee Member Eli Wax - Aye	Citizen Member Kaine Kanczuzewski - Aye
Committee Member Henry Davis Jr. - Absent	Citizen Member Thomas Kurzhal - Absent

With no further business, Committee Chair Tomas Morgan adjourned the Community Investment Committee meeting at 4:05 p.m.

Respectfully Submitted,



Rachel Tomas Morgan, Committee Chair

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Auxiliary Aid or Other Services may be Available upon Request at No Charge.
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