



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

AUGUST 28, 2023, 4:15 P.M.

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

Committee Members Absent: Henry Davis Jr.

Presenters: Eric Glavich, Tim Corcoran

Agenda: Bill No. 23-34 – A Resolution Correcting Scrivener’s Error in Resolution No 5031-23, 1405 Portage Ave.
Bill No. 23-53 – A Resolution Approving and Adopting the Monroe Park, Edgewater Neighborhood Plan
Update 2022 Tax Abatement Report

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=370231>

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 4:15 p.m.

Bill No. 23-34 – A Resolution Correcting Scrivener’s Error in Resolution No 5031-23, 1405 Portage Ave.

Eric Glavich, Director, Growth and opportunity, with offices on the fourteenth (14th) floor of the County-City building, provided an overview regarding the Bill. There was an issue that two of the parcels were not included in the tax abatement.

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

Committee member Wax motioned to send Bill No. 23-43 to the full Council with a favorable recommendation, seconded by Committee Vice-Chair Warner, and carried by a vote of five (5) ayes, with one (1) committee member absent.

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

Bill No. 23-53 – A Resolution Approving and Adopting the Monroe Park, Edgewater Neighborhood Plan

Tim Corcoran, Director of Planning and Community Resources, with offices on the fourteenth (14th) floor of the County-City building, noted that there is a broad land use plan. Neighborhood plans are a 5-20-year time frame with a long-range vision. It is primarily a physical plan, addressing what a neighborhood wants to achieve. Infrastructure is a significant element in this. It is about specific areas of the neighborhood that are problematic and then addressed. For this plan, there was an extensive community engagement effort. The information was consolidated into a plan and presented to the community. An element in this plan is traffic calming on Monroe Street. Housing is an issue and the City will use code enforcement to improve this.

The neighborhood sees Howard Park as their neighborhood park and it was noted that access to the park should be easy and safe. Areas that are in disrepair or abandoned can be addressed to improve the area. For Monroe Street, there is consideration to add a meridian and bike lanes. The Riverfront West area is being considered for improvements, as the parking lots are under-utilized. There is an opportunity here, although it is undecided. There is a plan to apply for the Reconnecting Communities grant for this area. The Cloverleaf ramps may be removed to improve the area and recover land. There are considerations for trees, traffic calming, connections, bike lanes, etc. While housing cannot be directly addressed by the neighborhood plan, it can be via other avenues in the City. Taylor’s Field and Edgewater are being nominated to be national historic districts. This will allow for more tax credits for rehabilitation of homes. The tree canopy is currently 7%. Using city-controlled land, this could increase to 16%, which would improve the area. The goal is to increase the canopy to 30% by 2050. Zoning is a consideration to create a more fluid neighborhood.

There was discussion regarding bike lanes and utilization of them. Mr. Corkran noted that utilization is not as high as they would like. As bike lanes are added and the network grows, it will be utilized more frequently.

Caleb Bauer, Executive Director with offices on the fourteenth (14th) floor on the County-City building, noted that the next plan to pursue has not been identified yet. It is important to have an organized neighborhood association to support the planning. Zoning needs to be considered to support this. There was discussion regarding nearby industrial sites and challenges associated with this. The planning team was thanked for their diligence and work.

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

Committee Vice-Chair Warner motioned to send Bill No. 23-53 to the full Council with a favorable recommendation, seconded by Committee member Wax, and carried by a vote of five (5) ayes, with one (1) committee member absent.

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



Update 2022 Tax Abatement Report

Eric Glavich noted that in 2022 there were five (5) real property abatements and three personal property abatements. For these eight projects, there was approximately \$318.9 million in investments. Waivers for non-compliance were presented, which is an ongoing issue that the office is addressing. Real property tax abatements are for new assessed value and do not impact the current valuation. Abatements are an investment from the City, as it allows for additional future revenue. It also allows for private investments so that the projects can occur. For tax abatements, retained and new jobs information is required. There has been some discrepancies due to project delays. Assessed value changes are significant, allowing for more tax revenues. It was noted that tax abatement is not giving away money but a way to increase investment. When a tax abatement is received, there is no tax benefit received if the project does not happen. As a result, this is risk free to the tax payer.

Matt Garrett, *address was not provided*, noted that he is a fan of tax abatement. He asked what occurs when a tax abatement recipient does not pay their taxes in a timely fashion. It was noted that this is a violation of terms and could be at risk of losing the designation. It would need to come before council in that case. Matt Garrett asked that this be done on current properties that are in arrears. There was discussion regarding active properties and the designation period.

With no further business, Committee Chair Tomas Morgan adjourned the Community Investment Committee meeting at 5:29 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair

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