



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

OCTOBER 9, 2023, 4:30 P.M.

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

Committee Members Absent: Thomas Kurzhal, Kaine Kanczuzewski

Presenters: Eric Glavitch, Jordan Richardson

Agenda: Bill No. 23-60 – A Resolution Confirming a Vacant Building Tax Abatement for Property Bros LLC
Bill No. 23-61 – A Resolution Confirming an Eight-Year Real Property Tax Abatement for 542 N. Scott St. and 530 Cottage Grove Ave.

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=371539>

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

Bill No. 23-60 – A Resolution Confirming a Vacant Building Tax Abatement for Property Bros LLC and Bill No. 23-61 – A Resolution Confirming an Eight-Year Real Property Tax Abatement for 542 N. Scott St. and 530 Cottage Grove Ave.

Committee Vice-Chair Warner motioned to hear Bill No. 23-60 and Bill No. 23-61 together, seconded by Committee member Wax, 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	Committee Member Henry Davis - Aye
Citizen Member Thomas Kurzhal - Absent	Citizen Member Kaine Kanczuzewski - Absent

Eric Glavich, Director, Growth and Opportunity with offices on the fourteenth (14th) floor of the County-City building, noted that this is for a small local development company in South Bend. For Bill No. 23-61, the intent is to refurbish the buildings that have been vacant for some time. For Bill No. 23-60, it is to create a new building. These projects will allow for a minimum of seven



new apartment units in South Bend. The total private investment is \$930,000. An employee will be managing the buildings once they are complete. The annual taxes on these current properties are \$3,000 and the developments will allow an increase to the taxes paid. Jordan Richardson, the petitioner, noted that he is very excited about developing these properties.

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

Committee Vice-Chair Warner motioned to send Bill No. 23-60 to the full Council with a favorable recommendation, seconded by Committee Chair 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	Committee Member Henry Davis - Aye
Citizen Member Thomas Kurzhal - Absent	Citizen Member Kaine Kanczuzewski - Absent

Committee Vice-Chair Warner motioned to send Bill No. 23-61 to the full Council with a favorable recommendation, seconded by Committee member Wax, 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	Committee Member Henry Davis - Aye
Citizen Member Thomas Kurzhal - Absent	Citizen Member Kaine Kanczuzewski - Absent

With no further business, Committee Chair Tomas Morgan adjourned the Community Investment Committee meeting at 4:45 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