



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

DECEMBER 11, 2023, 3:30 P.M.

Committee Members Present:

Rachel Tomas Morgan, Troy Warner, Eli Wax, Henry Davis Jr., Kaine Kanczuzewski, Thomas Kurzhal

Presenters:

Eric Glavich

Agenda:

Bill No. 84-23 – An Ordinance Authorizing the City of South Bend to Fund Its “Taxable Economic Development Revenue Note, Series 2023 Monreaux Project” and Approving and Authorizing Other Actions in Respect Thereto (Substitute)

Bill No. 23-65 – A Designating Resolution of the Common Council for Property Located at 3607 South Main Street for Purposes of a Nine-Year Real Property Tax Abatement for The Nexis Center 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=377391>

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

**Bill No. 84-23 – An Ordinance Authorizing the City of South Bend to Fund Its “Taxable Economic Development Revenue Note, Series 2023 Monreaux Project” and Approving and Authorizing Other Actions in Respect Thereto (Substitute)**

Committee Vice-Chair Warner motioned to accept Substitute Bill No. 84-23, seconded by Committee Member Wax, and carried by a vote of four (4) ayes, one (1) nay, and one (1) committee members response recused.

Committee Chair Rachel Tomas Morgan - Aye	Committee Vice-Chair Troy Warner - Aye
Citizen Member Thomas Kurzhal - Aye	Committee Member Henry Davis - Aye
Citizen Member Thomas Kurzhal - Nay	Citizen Member Kaine Kanczuzewski - Recused

Eric Glavich, Director, Growth and Opportunity with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building, noted that the Bill is a substitute because of the addition of attachments. This project began in 2022. The site is currently a vacant lot. The developer recently received a LIHTC grant. It will be a minimum of four stories. The original building on the site had important historic masonry features that will be incorporated. There will be units for low-income individuals and families. LIHTC has expedited timelines due to forgivable loans. The EDC has recently approved elements that allow them to move forward. Ground will break in spring 2024. Council member Davis asked why South Bend was selected for the developer’s first project. This was because of her connections to Notre Dame and the community. She noted that she lives in Chicago.

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

Committee Member Wax motioned to send Bill No. 84-23 to the full Council with a favorable recommendation, seconded by Citizen Member Thomas Kurzhal, and carried by a vote of five (5) ayes, with one (1) committee member response recused.

Committee Chair Rachel Tomas Morgan - Aye	Committee Vice-Chair Troy Warner - Aye
Committee Member Henry Davis - Aye	Committee Member Eli Wax - Aye
Citizen Member Thomas Kurzhal - Aye	Citizen Member Kaine Kancuzewski - Recused

**Bill No. 23-65 – A Designating Resolution of the Common Council for Property Located at 3607 South Main Street, for Purposes of a Nine-Year Real Property Tax Abatement for The Nexus Center LLC**

Eric Glavich noted that this will be a mixed-use space. The abatement will help complete the renovations. The objective of the Nexus Center is to bring people together. The renovations are approximately \$2.4 million. There will be an addition of 10 new employees.

Pastor David Bugs, who represents the Nexus Center, 3607 S. Main St, South Bend, IN 46614, thanked Council for their guidance on this project. The pandemic slowed down the project. He noted that there have been challenges with previous abatements and the timeline due to circumstances outside of their control. These challenges have resulted in yearly tax payments of \$18,000.

Eric Glavich noted that the Bugs have done excellent work on this project. It was noted that mental health for the African American community is extremely important and this facility facilitates this.

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

Committee Vice-Chair Warner motioned to send Bill No. 23-65 to the full Council with a favorable recommendation, seconded by Citizen Member Kurzhal, and carried by a vote of six (6) ayes.

Committee Chair Rachel Tomas Morgan - Aye	Committee Vice-Chair Troy Warner - Aye
Committee Member Henry Davis - Aye	Committee Member Eli Wax - Aye



Citizen Member Thomas Kurzhal - Aye

Citizen Member Kaine Kanczuzewski - Aye

With no further business, Committee Chair Tomas Morgan adjourned the Community Investment Committee meeting at 3:50 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair

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