



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

FEBRUARY 14, 2022, 4:30 P.M.

Committee Members Present:

Committee Chair Rachel Tomas Morgan, Eli Wax,
Citizen Member Tom Kurzhal

Committee Members Absent:

Henry Davis Jr., Citizen Member Kaine
Kanczuzewski

Others Present:

Dawn Jones, Victoria Trujillo, Justin LePla, Bob
Palmer

Presenters:

Santiago Garces

Paul Mastronardi

Agenda:

Organizational Meeting

Bill No. 22-03- Confirming Resolution for Real
Property for JEM Farms, South Bend, LLC Tax
Abatement

Bill No. 22-05- Confirming Resolution for Real
Property for Greenleaf Tax Abatement

Bill No. 22-07- Confirming Resolution for Personal
Property for JEM Farms South Bend, LLC Tax
Abatement

Bill No. 22-09- Confirming Resolution for Personal
Property for Greenleaf Tax Abatement

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=351095>

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

Organizational Meeting

Committee Chair Tomas Morgan advised that the Community Investment Committee reviews all real and personal tax abatement requests and collaborates closely with the business development team. The Committee will appoint citizen members by the end of February 2022. Committee members and the Council will receive an email with a prompt to submit goals and topics to address in 2022.

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Committee Chair Tomas Morgan adjourned the organizational meeting.

Bill No. 22-03, Confirming Resolution for Real Property for JEM Farms, South Bend, LLC Tax Abatement and Bill No. 22-07, Confirming Resolution for Personal Property for JEM Farms South Bend, LLC Tax Abatement

Committee Chair Tomas Morgan entertained motions to hear Bill Nos. 22-03 and 22-07 simultaneously, as well as Bill Nos. 22-05 and 22-09.

Committee Member Wax motioned, which was seconded by Citizen Member Kurzhal and carried by a vote of three (3) ayes.

Committee Chair Tomas Morgan – <i>Aye</i>	Committee Member Wax – <i>Aye</i>
Committee Member Davis Jr. – <i>Absent</i>	Citizen Member Kurzhal – <i>Aye</i>
Citizen Member Kanczuzewski – <i>Absent</i>	

Santiago Garces, Executive Director of Community Investment with offices on the fourteenth (14th) floor of the county-city building, advised that tax abatements are incentives granted only if projects are completed as presented. JEM Farms clarified that it holds a relationship with Red Sun Farms, but the latter is not involved in the greenhouse project for which the abatement was requested.

Paul Mastronardi of JEM Farms apologized for the confusion and advised that JEM Farms is interested in proceeding with the greenhouse operation.

Committee Chair Tomas Morgan requested questions from the Committee.

The Committee Chair thanked the petitioner for the clarification and advised that the project is welcomed in South Bend.

The Committee Chair then requested questions from the Council.

Councilmember Lee expressed satisfaction at the petitioner continuing to pursue the opportunity.

The Committee Chair asked if the public wishes to speak in favor or against Bill No. 22-03 or 22-07.

Clerk Jones responded that no one from the public wished to speak in favor or against Bill Nos. 22-03 or 22-07.

Committee Chair Tomas Morgan entertained a motion to recommend sending Bill No. 22-03 to the Council.

Committee Member Wax motioned to send Bill No. 22-03 to the Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of three (3) ayes.

Committee Chair Tomas Morgan – <i>Aye</i>	Committee Member Wax – <i>Aye</i>
Committee Member Davis Jr. – <i>Absent</i>	Citizen Member Kurzhal – <i>Aye</i>



Citizen Member Kanczuzewski – <i>Absent</i>	
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Committee Member Wax motioned to send Bill No. 22-07 to the Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of three (3) ayes.

Committee Chair Tomas Morgan – <i>Aye</i>	Committee Member Wax – <i>Aye</i>
Committee Member Davis Jr. – <i>Absent</i>	Citizen Member Kurzhal – <i>Aye</i>
Citizen Member Kanczuzewski – <i>Absent</i>	

Bill No. 22-05- Confirming Resolution for Real Property for Greenleaf Tax Abatement and Bill No. 22-09- Confirming Resolution for Personal Property for Greenleaf Tax Abatement

Committee Chair Tomas Morgan requested questions from the Committee for the petitioner.

Committee Member Wax thanked the petitioner for the investment.

The Committee Chair requested questions from the Council for the petitioner.

Councilmember Lee expressed excitement for the community project.

Councilmember Niezgodski welcomed the petitioner to the city and thanked them for the significant investment.

The Committee Chair asked if the public wishes to speak in favor or against Bill Nos. 22-05 or 22-09.

Clerk Jones responded that nobody from the public wished to speak in favor of or against Bill Nos. 22-05 or 22-09.

Committee Chair Tomas Morgan entertained a motion to recommend sending Bill No. 22-05 to the Council.

Committee Member Wax motioned sending Bill No. 22-05 to the Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of three (3) ayes.

Committee Chair Tomas Morgan – <i>Aye</i>	Committee Member Wax – <i>Aye</i>
Committee Member Davis Jr. – <i>Absent</i>	Citizen Member Kurzhal – <i>Aye</i>
Citizen Member Kanczuzewski – <i>Absent</i>	

Committee Chair Tomas Morgan entertained a motion to recommend sending Bill No. 22-09 to the Council.

Committee Member Wax motioned to send Bill No. 22-09 to the Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of three (3) ayes.



Committee Chair Tomas Morgan – <i>Aye</i>	Committee Member Wax – <i>Aye</i>
Committee Member Davis Jr. – <i>Absent</i>	Citizen Member Kurzhal – <i>Aye</i>
Citizen Member Kanczuzewski – <i>Absent</i>	

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

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