



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

MAY 23, 2022, 4:00 P.M.

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

Committee Members Absent: Vice-Chair Troy Warner, Henry Davis Jr.

Others Present: Dawn Jones

Presenters: Caleb Bower, Jeff Smoke

Agenda: Bill No. 22-21 -Resolution Designation Intersection of Dylan Dr., and Adams Dr.

Bill No. 22-23 - Resolution Waiver of Non-Compliance for Imagineering Finishing Technologies, Personal Property

Bill No. 22-24 - Resolution Waiver of Non-Compliance for Imagineering Finishing Technologies, Real Property

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=355065>

Committee Chair Rachel Tomas Morgan called to order the Community Investment Committee meeting at 4:00 p.m.

Bill No. 22-21 – Resolution Designation Intersection of Dylan Dr. and Adams Dr.

Mr. Caleb Bower presented for GLC Portage Prairie V LLC. This is a fifteen million three hundred thousand dollar (\$15,300,000) private investment and will create fifty (50) to two hundred (200) indirect jobs. It is a seven-year (7) abatement. The current taxes are one thousand five hundred dollars (\$1,500) per year. This development would create an anticipated three hundred sixty-seven thousand dollars (\$367,000) per year of taxes. Jeff Smoke of Great Lakes Capital noted that it is challenging to anticipate how many jobs will be created, as the tenants are unknown. There is an assumption of one (1) job per two thousand (2,000) square feet. There was discussion regarding traffic infrastructure, as it will be needed within the area due to the development. The Committee discussed if this project warranted the full tax abatement.

The floor was opened for public comment. There were no comments in favor or opposed to the resolution.

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd | South Bend, Indiana 46601 | p 574.235.9221 | f 574.235.9173 | TTD 574.235.5567 | www.southbendin.gov

Committee Chair Tomas Morgan now entertains a motion to send Bill No. 22-21 to full council with a favorable recommendation.

Committee member Wax motioned to send Bill No. 22-21 to full council with a favorable recommendation, seconded by Committee member Kanczuzewski, and carried by a vote of four (4) ayes.

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

Bill No. 22-23 – Resolution, Waiver of Non-Compliance for Imagineering Finishing Technologies, Personal Property

Bill No. 22-24 – Resolution, Waiver of Non-Compliance for Imagineering Finishing Technologies, Real Property

Committee Chair Tomas Morgan now entertains a motion to hear and discuss Bill No. 22-23 and No. 22-24 together.

Committee member Wax motioned to hear and discuss Bill No. 22-23 and No. 22-24 together, seconded by Committee member Kanczuzewski, and carried by a vote of four (4) ayes.

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

Caleb Bower presented both Bills. He noted that the company submitted a letter that outlines the missed deadline for the property abatements, which was a result of staffing changes. The company has been on track with their investment commitments and job creation commitments.

Committee Chair Tomas Morgan now entertains a motion to send Bill No. 22-23 to full council with a favorable recommendation.

Committee member Wax motioned to send Bill No. 22-23 to full council with a favorable recommendation, seconded by Committee member Kanczuzewski, and carried by a vote of four (4) ayes.

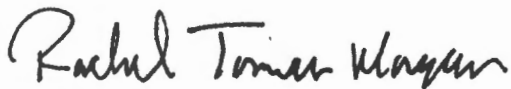
Committee Member Eli Wax - Aye	Committee Chair Rachel Tomas Morgan - Aye
Committee Vice-Chair Henry Davis Jr - Absent	Citizen Member Kaine Kanczuzewski - Aye
Citizen Member Thomas Kurzhal - Aye	Committee Vice Chair Troy Warner – Absent

Committee member Wax motioned to send Bill No. 22-24 to full council with a favorable recommendation, seconded by Citizen member Kurzhal, and carried by a vote of four (4) ayes.

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

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 4:46 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

Robert Turner Johnson