



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

JUNE 27, 2022, 3:00 P.M.

Committee Members Present: Committee Chair Rachel Tomas, Eli Wax, Kaine Kancuzewski*, Tomas Kurzhal*

Committee Members Absent: Henry Davis Jr.

Others Present: Dawn Jones, Victoria Trujillo, Justin LePla, Bob Palmer

Presenters: Mark Bemenderfer

Agenda: Bill No. 22-31 — Resolution Approving and Adopting NW Site Plans
Bill No. 22-29 — Resolution Modifying and Confirming Res. 4833-19
Bill No. 22-30 — Resolution Confirming Real Property Tax Abatement for 3585 Moreau Ct.

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=355563>

Committee Chair Tomas Morgan called to order the Community Investment Committee meeting at 3:00 p.m.

Bill No. 22-31 — Resolution Approving and Adopting NW Site Plans

Committee Chair Tomas Morgan advised that Bill No. 22-31 was tabled to the July 11, 2022, meeting to provide adequate notice to the neighborhood association and residents.

Bill No. 22-29 — Resolution Modifying and Confirming Res. 4833-19

Bill No. 22-30 — Resolution Confirming Real Property Tax Abatement for 3585 Moreau Ct.

Mark Bemenderfer, Business Development Manager, Community Investment Department, City of South Bend, requested permission to present Bills No. 22-29 and 22-30 simultaneously.

Committee Member Wax motioned to approve presenting Bills No. 22-29 and 22-30 to the Committee simultaneously, which was seconded by Citizen Member Kancuzewski and carried by a vote of four (4) ayes.

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

Regarding Bill No. 22-29, Mark Bemenderfer advised that Toyo Seiko North America Inc. was granted a five-year (5) abatement and requested a designation period extension until November 2024. The petitioner committed one million dollars (\$1,000,000) to purchase new equipment and will retain five (5) full-time employees. Delays due to COVID and the subsequent supplier chain disruptions affected operations, and an extension is required.

Regarding Bill No. 22-30, the applicant requested a waiver of non-compliance as not all required abatement forms were filed on time. The petitioner committed one point six million dollars (\$1,600,000) to the property and has spent two point one million (\$2,100,000). The commitment to add one (1) full-time employee was surpassed as seven (7) were retained.

Larry Catanzarite, 3585 Moreau Court, South Bend, Indiana, 46628, Toyo Seiko North America Inc.’s General Manager, advised that he was unaware of the filing requirements and one (1) of three (3) forms were missed. The cost of bringing the machinery from overseas in containers increased from thirty-four hundred (\$3,400) dollars to twenty-two thousand dollars (\$22,000) per container, and ten (10) containers are required. Revenue also decreased due to COVID.

Committee Chair Tomas Morgan requested questions from the Committee to the petitioner. Committee Member Wax thanked the petitioner for the investment and asked if Bill No. 22-29 only requests a timeline adjustment and if all missed documents are now filed.

Mark Bemenderfer responded that all documents have been filed and that Bill No. 22-29 only requests a timeline adjustment.

Citizen Member Kurzhal asked about the process of identifying non-compliance.

Mark Bemenderfer responded that there were filing requirements with three agencies, and it is not uncommon for some to be missed. Reminders are distributed a few months prior to the due date, but the process could be reviewed for improvements.

Committee Chair Tomas Morgan requested questions from the Council to the petitioner.

Councilmember Hamann asked the petitioner if 2021 and 2022 reminders were received.

Larry Catanzarite responded that he was unsure if reminders were provided and that he became aware of the issue when he received a tax bill assessing the property, which was only thirty (30%) percent completed. All forms were filed except with the auditor’s office.

Councilmember White recommended that a one (1) page summary be drafted clarifying timelines and expectations.



Councilmember Lee asked the petitioner which measures were adopted to ensure that requirements are adhered to.

Larry Catanzarite responded that he is now aware of the process and that deadlines were added to a calendar.

Committee Chair Tomas Morgan thanked the petitioner for the investment and advised that she was involved in a presentation from the Community Investment offices regarding streamlining processes. A one (1) pager is now available, drafted after the abatement was granted.

Committee Member Wax motioned to forward Bill No. 22-29 to the full Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of four (4) ayes.

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

Committee Member Wax motioned to forward Bill No. 22-30 to the full Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of four (4) ayes.

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

Bill No. 22-30 — Resolution Confirming Real Property Tax Abatement for 3585 Moreau Ct.

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 3:19 p.m.

Respectfully Submitted,

Rachel Tomas Morgan, Committee Chair

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