



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

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## COMMUNITY INVESTMENT

AUGUST 8, 2022, 3:00 P.M.

Committee Members Present: Rachel Tomas Morgan, Henry Davis Jr., Eli Wax,  
Thomas Kurzhal (arrived late)

Committee Members Absent: Kaine Kanczuzewski

Others Present: Dawn Jones, Lori Hamann

Presenters: Caleb Bauer, Zack Grassi

Agenda: Bill No. 22-37 – Resolution for a Waiver of Noncompliance Regarding the Vacant Building Abatement for 3602 Sample, LLC  
Bill No. 22-38 – Resolution Designating Tax Abatement for 505 S. Michigan St., South Bend, Indiana

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=356598>

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

### **Bill No. 22-37 – Resolution for a Waiver of Noncompliance regarding the Vacant Building Abatement for 3602 Sample LLC**

Caleb Bauer noted that the company missed filing their Form three-twenty-two (322) with the St. Joseph county auditor's office and were late on their 2022 filing. This has all been resolved. The company has exceeded their intended investment of three hundred and fifty thousand dollars (\$350,000). There have been fifty-six (56) full-time employees added. The original objective had been twelve (12) full-time employees. Zack Grassi noted that the company moved from Chicago to South Bend and are very happy with this move. It was confirmed that the company is within compliance now. There was discussion regarding the abatement calculation. Community investment, which is five hundred thousand dollars (\$500,000) in this case, is usually included in the calculation but not in the case of abandon building abatements, which this is. There was discussion regarding notices being sent for failing to comply with filings and if the auditor's office should be sending reminders.

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

Committee member Wax motioned to send Bill No. 22-37 to full council with a favorable recommendation, seconded by Citizen member Kurzhäl, and carried by a vote of four (4) ayes.

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| Committee Chair Rachel Tomas Morgan - Aye | Committee Vice Chair Henry Davis Jr. - Aye |
| Council Member Eli Wax - Aye              | Citizen Member Thomas Kurzhäl- Aye         |

**Bill No. 22-38 – Resolution Designating Tax Abatement for 505 S. Michigan St., South Bend, Indiana**

Caleb Bauer apologized for the error at the last meeting. The project has sixty (60) units, and forty-six (46) of these are affordable housing units at a variety of AMI levels. There would be a mix of retail and living units on the main floor. This building would create eight (8) full-time jobs. There was discussion that the resolution does not need to be included in the tax abatement application. This application is a strong application for the tax abatement. If it is not selected, there will be discussion with the developer on how to proceed with the project.

Committee member Wax motioned to send Bill No. 22-38 to full council with a favorable recommendation, seconded by Committee member Davis Jr., and carried by a vote of four (4) ayes.

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| Committee Chair Rachel Tomas Morgan - Aye | Committee Vice Chair Henry Davis Jr. - Aye |
| Council Member Eli Wax - Aye              | Citizen Member Tom Curson - Aye            |

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 3:25 p.m.

Respectfully Submitted,



Rachel Tomas Morgan, Committee Chair

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Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
Please give Reasonable Advance Request when Possible