



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

COMMUNITY INVESTMENT

OCTOBER 24, 2022, 4:30 P.M.

Committee Members Present:

Rachel Tomas Morgan, Henry Davis Jr., Eli Wax,
Troy Warner*, Tomas Kurzhaj*, Kaine
Kanczuzewski,

Others Present:

Dawn Jones, Victoria Trujillo, Justin LePla, Bob
Palmer, Sheila Niezgodski, Karen White

Presenters:

Tim Corcoran, Director of Planning
Erik Glavich, Director of Growth and Opportunity

Agenda:

Bill No. 22-45 – Resolution Approving and Adopting
Northeast Neighborhood Plan
Bill No. 22-46 – Resolution Modifying and Adopting
Rum Village Neighborhood Plan
Bill No. 22-48 – Resolution Confirming the
Adoption of a Declaratory Resolution of a Five Year
Personal Property Tax Abatement for Steel
Warehouse Company 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=358354>

Committee Chair Tomas Morgan called to order the Community Investment Committee meeting at 4:42 p.m.

Bill No. 22-45 – Resolution Approving and Adopting Northeast Neighborhood Plan

Bill No. 22-46 – Resolution Approving and Adopting Rum Village Neighborhood Plan

Committee Chair Tomas Morgan entertained a motion for Bill Nos. 22-45 and 22-46 to be presented simultaneously.

Committee Member Wax motioned to approve for Bill Nos. 22-45 and 22-46 to be presented simultaneously, which was seconded by Citizen Member Kurzhaj and carried by a vote of six (6) ayes.

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

Tim Corcoran, Director of Planning, with offices on the fourteenth (14th) floor of the County-City building, advised that the neighborhood plans encompass a five (5) to twenty (20) year period and act as a guide and starting point. They are based on community engagement and include infrastructure, housing, parks and open spaces, zoning, and building types. The planning principles are that the neighborhoods should be urban and walkable, attractive, healthy, equitable, and sustainable. Images are informational only. The specific issues affecting the Northeast neighborhood are housing affordability, development pressure, and connectivity to downtown and Notre Dame. The area requires curb and sidewalk repairs, consistent lighting, housing diversity, park upgrades, and rezoning from Urban Neighborhood One (1) to Two (2) to increase housing diversity. The main issues affecting Rum Village are pedestrian and cyclist connectivity and safety, housing repairs, and a lack of a community center and public space. The area requires curb and sidewalk repairs, consistent lighting, housing repair programs and code enforcement, and upzoning.

Committee Chair Tomas Morgan requested questions from the Committee.

Committee Member Davis Jr. asked if the plans are commensurate with funding, noting that projects take years and may provide false hope to residents, and if funding was awarded for immediate projects such as swing sets.

Tim Corcoran responded that some infrastructure projects are city-led while others rely on private markets. The city is interested in increasing funding for projects with immediate results.

Committee Chair Tomas Morgan requested questions from the Council.

Councilmember White requested confirmation that four (4) neighborhood plans were drafted this year and that each takes two (2) years to complete.

Tim Corcoran responded that the plans took longer to draft due to the pandemic and that one (1) is usually drafted per year. Development of the Monroe Street and Edge Water Neighborhood Plan has commenced, and the goal is to complete it in six (6) months.

Councilmember Niezgodski asked if the Rum Village Neighborhood Association’s letter of support was received.

Tim Corcoran responded that it was received and included in the package.

Committee Chair Tomas Morgan asked if anyone from the public wishes to speak in favor or opposition to the bill.

Clerk Jones responded that no one from the public wished to speak in favor of or opposition to the bill.

Citizen Member Kurzhal motioned to forward Bill No. 22-45 to the full Council with a favorable recommendation, which was seconded by Committee Member Warner and carried by a vote of six (6) ayes.

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

Committee Member Wax motioned to forward Bill No. 22-46 to the full Council with a favorable recommendation, which was seconded by Citizen Member Kurzhal and carried by a vote of six (6) ayes.

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

Bill No. 22-48 – Resolution Confirming the Adoption of a Declaratory Resolution of a five (5) Year Tax Abatement for Steel Warehouse Company LLC.

Erik Glavich, Director of Growth and Opportunity, with offices on the fourteenth (14th) floor of the County-City building, advised that the bill was approved by the Common Council on September 12, 2022, but was included in the meeting’s agenda due to a holiday. The petitioner requested a five (5) year tax abatement for a three-point seven (\$3.,700,000) million-dollar investment into new equipment. Up to twelve (12) additional staff will be retained and the facility will be expanded.

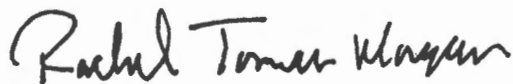
Committee Chair Tomas Morgan held the public hearing, and nobody spoke.

Citizen Member Kurzhal motioned to forward Bill No. 22-48 to the full Council with a favorable recommendation, seconded by Committee Member Warner and carried by a vote of six (6) ayes.

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

With no further business, Committee Chair Rachel Tomas Morgan adjourned the Community Investment Committee meeting at 5:13 p.m.

Respectfully Submitted,



Rachel Tomas Morgan, Committee Chair

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Rachel Tomas Morgan