



## OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

### COMMUNITY INVESTMENT

APRIL 28, 2025 5:00 P.M.

Committee Members Present:

Troy Warner, Karen L. White, Sherry Bolden-Simpson, Ophelia Gooden-Rodgers, Thomas Gryp, Kaine Kanczuzewski

Committee Members Absent:

None

Other Council Present:

Canneth Lee, Rachel Tomas Morgan

Others Present:

Bianca L. Tirado, Matthew Neal, Margaret Gotsch, Bob Palmer

Presenter(s):

Joseph Molnar

Agenda:

Bill No. 25-26 – Designating Resolution - Real Property Tax Abatement for Allen Edwin Residential Builders, LLC

**Please note the attached link for the meeting recording:**

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=394616>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 5:15 p.m.

### **Bill No. 25-26 – Designating Resolution - Real Property Tax Abatement for Allen Edwin Residential Builders, LLC**

Joe Molnar, Assistant Director of Growth and Opportunity, with offices on the fourteenth (14<sup>th</sup>) floor of the County City Building, South Bend, IN 46601, stated that Bill No. 25-26 is a designating resolution for a nine-year (9) real property tax abatement for Allen Edwin Residential Builders, LLC. The property is currently vacant and is owned by the Redevelopment Commission. Bill No. 25-26 will allow for the development of sixteen (16) new rental units, twelve (12) of which must be designated as affordable units. With this development, the property's annual tax revenue will increase by thirty-five thousand dollars (\$35,000). The total investment is two million five hundred thousand dollars (\$2,500,000).

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Matthew Neal

DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch

DIRECTOR OF SPECIAL PROJECTS

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Brian Farkas, Director of Workforce Housing at Allen Edwin Homes, with offices at 795 Clyde Court, Southwest, Byron Center, MI 49315, stated that Allen Edwin is excited to be building in South Bend.

Committee Chair Warner requested information regarding the project timeline.

Brian Farkas stated that they intend to begin construction in July.

Citizen Member Thomas Gryp asked how much the land costed.

Brian Farkas answered one thousand dollars (\$1,000).

Citizen Member Gryp requested information regarding estimated rent pricing.

Brian Farkas stated that for fifteen (15) years the rent for at least twelve (12) units must remain under one hundred and twenty percent (120%) of the Area's Median Income (AMI). For a two (2) bedroom home the maximum rent would be between one thousand five hundred dollars (\$1,500) a month and one thousand six hundred dollars (\$1,600) a month.

Citizen Member Gryp asked what would happen if the owner sold before the abatement ended.

Joseph Molnar stated that the affordability commitments would remain.

Citizen Member Gryp asked if the City was concerned the project's asctetic disrupting the area.

Joseph Molnar answered that Allen Edwin worked with the City on the design of the project.

Committee Member Ophelia Gooden-Rodgers requested clarity regarding low-income units.

Joseph Molnar stated that a separate deal with Advantix will result in the creation of more low-income housing in the area.

Committee Chair Warner held the public hearing and nobody spoke.

Committee Member Sherry Bolden-Simpson thanked the petitioner.

Council Vice President Rachel Tomas Morgan thanked the petitioner.

Council President Canneth Lee thanked the petitioner.

Committee Chair Warner moved to send Bill *No. 25-26* to the Full Council with a favorable recommendation, which was seconded by Committee Vice Chair Karen White and carried by a vote of six (6) ayes.

Committee Chair Troy Warner - <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Thomas Gryp - <i>Aye</i>	Citizen Member Kaine Kanczuzewski - <i>Aye</i>

With no further business, Committee Chair Troy Warner adjourned the Community Investment Committee meeting at 5:28 p.m.



Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Troy Warner".

Troy Warner, Committee Chair

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