



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

MAY 12, 2025 4:30 P.M.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Members Present:

Canneth Lee

Others Present:

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

Presenters:

Michelle Adams, Joseph Molnar, Caleb Bauer

Agenda:

Bill No. 25-27 – Resolution to Approve the Issuance of a Scrap Metal / Junk Dealers / Recycling Operation License for Alternative Two (2), LLC

Bill No. 25-28 – Resolution Approving the Issuance of Tax Increment Revenue Bonds for Improvements that Support Residential Housing Developments and All Matters Related Thereto

Bill No. 25-30 – Confirming Resolution - Real Property Tax Abatement for Allen Edwin Residential Builders, LLC

Members marked with an asterisk (*) are in virtual attendance.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=395499>

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Matthew Neal

DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch

DIRECTOR OF SPECIAL PROJECTS

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Committee Chair Troy Warner called to order the Community Investment Committee meeting at 4:30 p.m.

Bill No. 25-27 – Resolution to Approve the Issuance of a Scrap Metal / Junk Dealers / Recycling Operation License for Alternative Two (2), LLC

Michelle Adams, Administor, Department of Community Investment, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, presented Bill No. 25-27. Bill No. 25-27 is a resolution that would approve a scrap metal dealer license renewal for Alternative two (2), LLC, located at 700 West Chippewa Avenue, South Bend, IN 46614. Per section 4-51 of the Municipal Code, the property required review from the South Bend Police Department, the South Bend Fire Department, Neighborhood Resources, and the Zoning Department. All the agencies completed their reviews with no issues found.

Committee Chair Warner inquired if the Indiana Department of Environmental Management (IDEM) and Federal Environmental Protection Agency (EPA) both checked for violations.

Michelle Adams answered that only IDEM checks for violations.

Committee Chair Warner thanked the presenter.

Committee Member Ophelia Gooden-Rodgers asked where the property is located and its current zoning.

Michelle Adams answered it is 700 West Chippewa Avenue, South Bend, IN 46614 and zoned as Industrial.

Committee Member Gooden-Rodgers thanked the presenter.

Committee Member Sherry Bolden-Simpson asked what happens if the applicant acquires a felony after the initial investigation and how it would be tracked.

Michelle Adams answered periodic background checks are not performed and it most likely would surface during the next renewal period.

Committee Vice Chair Karen L. White inquired why Bill No. 25-27 was not included with the previous scrap metal dealer renewals and asked if any issues arose.

Michelle Adams stated that Bill No. 25-27 was waiting on an inspection by the South Bend Fire Department, which delayed submitting the resolution with the previous package of the scrap metal dealer renewals, and no issues were encountered.

Committee Chair Warner asked if they should expect any more renewals.

Michelle Adams stated that Bill No. 25-27 should be the last one.

Committee Chair Warner held the public hearing, and nobody spoke.



Committee Member Bolden-Simpson moved to send Bill No. 25-27 to the Full Council with a favorable recommendation, which was seconded by Committee Member Gooden-Rodgers 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>

Bill No. 25-28 – Resolution Approving the Issuance of Tax Increment Revenue Bonds for Improvements that Support Residential Housing Developments and All Matters Related Thereto

Caleb Bauer, Executive Director, Department of Community Investment, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, presented Bill No. 25-28 is a resolution authorizing the city to issue redevelopment bonds in support of the rehabilitation of the Portage and Elwood properties located at 1408 Elwood Avenue, South Bend, IN 46628. The City of South Bend was awarded a two-point-five-seven-million-dollar (\$2,570,000) loan from the Indiana Finance Authority (IFA) through the Residential Infrastructure Fund program. IFA provides municipalities access to low interest loans and purchases redevelopment bonds. The project that this loan would support is the redevelopment of the Drewry site, which is envisioned to house approximately one-hundred and ten (110) housing units ranging from small apartments to single family homes including some duplexes.

Committee Member Gooden-Rodgers asked if the interest rates will fluctuate.

Caleb Bauer stated that they interest rates are a fixed rate over the twenty (20) year term but they could change between now and closing.

Matt Eckerle, Principal with Baker Tilly Advisors, LLC, located at 8365 Keystone Crossing, STE 300, Indianapolis IN, 46240, stated that the interest rate would be a fixed rate and the current rate is three point one five percent (3.15%) and the bonds can be prepaid.

Citizen Member Kaine Kanczuzewski mentioned the presentation showed six million (\$6,000,000) dollars being required for public utilities and asked what that money is being allocated towards. Citizen Member Kaine Kanczuzewski also asked how much of the loan would start accruing interest and when.

Matt Eckerle stated that the six million (\$6,000,000) dollars will be used for infrastructure work including utilities and street. Matt expects the costs might be higher with higher levels of design and that the full loan would start accruing interest at closing.

Citizen Member Kaine Kanczuzewski asked how much money would it cost to be shovel ready.

Matt Eckerle stated between seven million (\$7,000,000) and eight million (8,000,000) dollars.



Citizen Member Thomas Gryp mentioned the presentation showed a sliver of industrial property remaining at the Drewry site and asked if the City had any intention in purchasing the property or if it will remain industrial.

Caleb Bauer stated that the City has no intention in purchasing the property now but they are open to entertaining conversations with the owner.

Committee Member Sherry Bolden-Simpson asked how many days until closing.

Caleb Bauer stated that it would close within sixty (60) days from the Committee's authorization.

President Canneth Lee thanked both Caleb Bauer and Matt Eckerle for their presentation and asked what developers they plan on using and if they are local.

Caleb Bauer answered that when they applied for the grant the proposal included South Bend Heritage Foundation and Intend Indiana, but he will need to revisit the scope with them because of the changes in federal funds. Caleb Bauer went on to say that they may need to bring other developers into the project.

President Lee asked if the homes would all look the same.

Caleb Bauer answered that the buildings would be a mix of apartments, walk-ups, duplexes, and single-family homes.

Committee Chair Warner held the public hearing, and nobody spoke.

Committee Chair Warner expressed his excitement for the much anticipated improvements.

Committee Member Bolden-Simpson moved to send Bill No. 25-28 to the Full Council with a favorable recommendation, which was seconded by Committee Member Gooden-Rodgers 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 Kancuzewski - <i>Aye</i>

Bill No. 25-30 – Confirming Resolution - Real Property Tax Abatement for Allen Edwin Residential Builders, LLC

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, presented Bill No. 25-30. Bill No. 25-30 is a real property tax abatement for Allen Edwin Homes as part of their plan to build sixteen (16) residential units at currently vacant property located near Marion and Leland Street, in the City of South Bend, IN. The total investment would be 2.5 million dollars (\$2,500,000).

Committee Chair Warner welcomed Brian Farkas back and asked if he had anything to add.



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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, expressed his excitement about starting the project.

Citizen Member Kanczuzewski asked is the funding private and is there adequate parking.

Brian Farkas stated that the funding is private and the parking is adequate.

Citizen Member Kanczuzewski asked if the funding has been secured and if it is City-funded.

Brian Farkas stated that they do have city funding and it has been secured and approved.

President Lee expressed his thanks.

Committee Chair Warner held the public hearing, and nobody spoke.

Committee Vice-Chair White moved to send Bill *No. 25-30* to the Full Council with a favorable recommendation, which was seconded by Committee Chair Warner 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 5:09 P.M.

Respectfully Submitted,

Troy Warner, Committee Chair

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