



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

FEBRUARY 9, 2026, 4:15 P.M.

Committee Members Present:

Ophelia Gooden-Rodgers, Sherry Bolden-Simpson (*arrived late*), Tom Gryp* (*arrived late*), Kevin Upton, Karen L. White

Committee Members Absent:

Troy Warner

Other Council Present:

Rachel Tomas Morgan, Dr. Oliver Davis, Sheila Niezgodski

Others Present:

Bianca L. Tirado, Matthew Neal, Jasmine Jackson, Veronica Pitt-Payne, Bob Palmer

Presenters:

None

Agenda:

Organizational Meeting

Bill No. 05-26 - Ordinance Authorizing the City to Issue One or More Series of its Taxable Economic Development Tax Increment Revenue Bonds and Approving and Authorizing Other Actions in Respect Thereto in Connection With the Colfax Corner ML, LLC Project

Bill No. 26-05 - Designating Resolution - Real Property Tax Abatement for David A. Nufer LLC (Burton's Laundry)

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=0,0,0,0,0&mediaid=404640>

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Committee Vice Chair Karen L. White called to order the Community Investment Committee meeting at 4:15 P.M. The meeting began at 4:21 P.M. following the confirmation of a quorum.

Organizational Meeting

Committee Vice Chair White reviewed the 2025 Annual Report of the Community Investment Committee and the duties of the Committee. She encouraged Committee Members to share their goals for 2026 with Committee Chair Troy Warner.

Bill No. 05-26 - Ordinance Authorizing the City to Issue One or More Series of its Taxable Economic Development Tax Increment Revenue Bonds and Approving and Authorizing Other Actions in Respect Thereto in Connection With the Colfax Corner ML, LLC Project

Caleb Bauer, Executive Director of Community Investment, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He gave an overview of the Innovation Development District (IDD) tax capture tool and the Colfax Corner project. He said the project would develop the old South Bend Tribune building into a research and office facility for four hundred (400) new jobs, with the University of Notre Dame as the anchor tenant. He said the bill authorizes the City to issue a developer-backed bond that will be purchased by the developer and repaid by future IDD tax revenues generated by the project.

Tom Sardelli, Vice President of Development at Ancora, 1625 Eye Street, Washington, DC 20006, expressed gratitude for the partnerships with the City and state. He opened for questions from the Committee.

Councilmember Rachel Tomas Morgan asked about the maturity date of the bonds.

Caleb Bauer said the bonds have a thirty (30)-year term, but property tax increment will be paid over a twenty-five (25) year term.

Committee Vice Chair White opened the public hearing.

Bethany Hartley, President of the South Bend-Elkhart Regional Partnership, 635 South Lafayette Boulevard, South Bend, IN 46601, spoke in favor of the bill. She said the Colfax Corner project will strengthen the downtown ecosystem and pipeline from education to employment in the region. She spoke about the financial terms of the project and said it is a fiscally responsible investment for the City.

William Elliot Smith, 728 Whitehall Drive, South Bend, IN 46615, spoke against the bill, citing issues with the IDD in Lebanon, Indiana. He said the vote should be postponed until all documents related to the City's agreement with the Indiana Economic Development Corporation (IEDC) are made public.

Caleb Bauer responded, stating that the IDD agreement is a public record and encouraging concerned citizens to submit a public records request for more information.

Committee Vice Chair White closed the public hearing.

Committee Member Sherry Bolden-Simpson asked if future IDD projects would need to come before the Council.



Caleb Bauer said that depends on the project's financing. He stated that any project receiving taxable economic development tax increment bonds would require Council approval.

Committee Member Bolden-Simpson moved to send Bill No. 05-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Citizen Member Kevin Upton and carried by a vote of five (5) ayes with one (1) Committee Member absent.

Committee Chair Troy Warner – <i>Absent</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 Tom Gryp – <i>Aye</i>	Citizen Member Kevin Upton – <i>Aye</i>

Bill No. 26-05 - Designating Resolution - Real Property Tax Abatement for David A. Nufer LLC (Burton's Laundry)

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the petitioner is planning to build a laundromat on a vacant lot on the City's south side. He provided values for current and projected property tax revenue.

David Nufer, owner of Burton's Laundry, 2409 Mishawaka Avenue, South Bend, IN 46615, spoke about the need for a laundromat on the south side. He said they would reduce pricing by ten to twelve percent (10-12%) for customers during the abatement period.

Committee Member Ophelia Gooden-Rodgers said she supports a new laundromat and appreciates Davis Nufer's work in the community with the homeless population. She expressed concerns about litter and dumping at another Burton's Laundry location.

David Nufer said the litter problem is an ongoing issue due to dumpster diving at that location. He said he is addressing the issue by sending maintenance staff to clean up the area around the dumpster every Monday and Friday. He added that the new manager is proactive about calling maintenance when needed.

Committee Member Bolden-Simpson said she is excited for a laundromat in the Fifth (5th) District. She asked about operating hours and expressed concern about potential loitering and dumping. She asked if there is a plan for security.

David Nufer said the store would close at 9:00 P.M. daily. He said they do not anticipate the same issues with litter and dumpster diving in this particular area, and they will be adding more outside lighting.

Committee Member Bolden-Simpson asked if the four (4) employees are local hires.

David Nufer said they have not hired anybody yet, but they try to hire within the neighborhood when possible.

Councilmember Bolden-Simpson said there are many teenagers and high school students in the neighborhood. She encouraged David Nufer to recruit in that area.



Committee Vice Chair White held the public hearing, and nobody spoke.

Committee Member Gooden-Rodgers moved to send Bill No. 26-05 to the Full Council with a favorable recommendation, which was seconded by Committee Member Bolden-Simpson and carried by a vote of five (5) ayes with one (1) Committee Member absent.

Committee Chair Troy Warner – <i>Absent</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 Tom Gryp – <i>Aye</i>	Citizen Member Kevin Upton – <i>Aye</i>

With no further business, Committee Vice Chair White adjourned the Community Investment Committee meeting at 5:03 P.M.

Respectfully Submitted,

Karen L. White, Committee Vice Chair