



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

FEBRUARY 23, 2026, 5:20 P.M.

Committee Members Present:

Ophelia Gooden-Rodgers, Sherry Bolden-Simpson, Tom Gryp, Kevin Upton*, Karen L. White, Troy Warner

Committee Members Absent:

None

Other Council Present:

Dr. Oliver Davis, Canneth Lee, Rachel Tomas Morgan, Sharon McBride

Others Present:

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

Presenters:

Joe Molnar, David Nufer

Agenda:

Bill No. 26-06 - Confirming 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=405101>

Committee Chair Warner called to order the Community Investment Committee meeting at 5:20 P.M. He thanked Committee Vice Chair Karen L. White for chairing the last meeting and spoke about the Citizen Member selection process for 2026.

Bill No. 26-06 - Confirming Resolution - Real Property Tax Abatement for David A. Nufer LLC (Burton's Laundry)

Committee Chair Warner explained the two (2)-step process for approving tax abatements. He stated that this is the second (2nd) resolution for this project.

Joe Molnar, Assistant Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said this is the second (2nd) resolution in the tax abatement process for Burton's Laundry. The proposal is for construction of a new

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laundromat on a vacant lot. He presented tax revenue projections for the property with and without the abatement.

David Nufer, owner of Burton's Laundry, 2409 Mishawaka Avenue, South Bend, IN 46615, thanked Council for their consideration. He said prices at the laundromat will be lowered by ten (10) to fifteen (15) percent during the term of the abatement.

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

Committee Member Sherry Bolden-Simpson thanked David Nufer for bringing a laundromat to the Fifth (5th) District.

Citizen Member Tom Gryp thanked David Nufer for everything he does in the community.

Council President Lee spoke about a recent positive experience he had with Burton's Laundry. He said the new facility will benefit the residents of the neighborhood.

Committee Member Bolden-Simpson moved to send Bill No. 26-06 to the Full Council with a favorable recommendation, which was seconded by Committee Member Ophelia 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 Tom Gryp – <i>Aye</i>	Citizen Member Kevin Upton – <i>Aye</i>

With no further business, Committee Chair Warner adjourned the Community Investment Committee meeting at 5:30 P.M.

Respectfully Submitted,

Troy Warner, Committee Chair