



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

APRIL 13, 2026, 5:00 P.M.

Committee Members Present:

Ophelia Gooden-Rodgers, Kevin Upton,
Karen L. White, Troy Warner

Committee Members Absent:

Sherry Bolden-Simpson, Tom Gryp

Other Council Present:

Dr. Oliver Davis, Canneth Lee, Rachel
Tomas Morgan

Others Present:

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

Presenters:

Erik Glavich, Thomas Panzica

Agenda:

Bill No. 26-11 - Designating Resolution -
Real Property Tax Abatement for Wharf
Partners 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=0,0,0,0,0&mediaid=407303>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at
5:00 P.M.

Bill No. 26-11 - Designating Resolution - Real Property Tax Abatement for Wharf Partners LLC

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 spoke about the successful phase one (1) of the Cascade project, and said the developer met or exceeded all commitments for their previous tax abatement. He explained the delays that have impacted phase two (2), including the City's Seitz Park project and the hydroelectric project. He said the developer has supported the City through these delays and donated land to the City for the riverwalk. He explained the financial terms of the proposed tax abatement for the phase two (2) mixed-use development. The eight (8)-story building will contain twenty-two (22) to thirty-two (32) market-rate condominiums.

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Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne
DIRECTOR OF SPECIAL PROJECTS

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Commercial space would receive a six (6)-year tax abatement, and taxes would be abated for the residential units while they are still owned by the developer. Over the abatement period, he projected two-point-five million dollars (\$2,500,000) in taxes would be paid, and two-point-seven million dollars (\$2,700,000) in taxes would be abated.

Thomas Panzica, Petitioner, 320 East Colfax Avenue, South Bend, IN 46617, spoke about the project. He said the goal is to bring more people to Downtown South Bend. He spoke about the design and materials, and how they contribute to the expense of the project. He noted that these units are on the upper end of the cost spectrum, and they represent about one percent (1%) of recently constructed units in the City.

Committee Chair Warner asked Erik Glavich to confirm that there were no unmet commitments in phase one (1) of the project.

Erik Glavich confirmed that is correct.

Committee Member Ophelia Gooden-Rodgers asked about employee benefits and rate of pay.

Thomas Panzica said the primary employer in the phase one (1) building is Navarre Hospitality, and he understands that they offer a competitive compensation package. He said they do not yet know who the tenants will be in the phase two (2) building. He stated that the developer will not directly employ anyone once construction is complete.

Erik Glavich said based on the estimated number of jobs and total projected payroll, the average wage would be approximately fifty-thousand dollars (\$50,000) per year.

Committee Vice Chair Karen L. White asked about the construction timeline and a potential phase three (3).

Thomas Panzica said they anticipate starting construction in June, and there will not be a phase three (3) due to the need for surface parking.

Councilmember Rachel Tomas Morgan asked if all phase one (1) units are occupied.

Thomas Panzica confirmed all units are occupied. He said the units are primary residences for most residents.

Councilmember Tomas Morgan asked if there are current conversations with commercial partners about leasing the retail space.

Thomas Panzica said they have discussed a café bistro and spa. He said potential commercial partners want to see them begin construction before entering any agreements.

Council President Canneth Lee asked if any units will be leased.

Thomas Panzica said that residents will have the right to enter into leases, but the developer is not marketing it as a rental property.

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



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Committee Chair Warner thanked Thomas Panzica for investing in the City.

Committee Member Gooden-Rodgers moved to send Bill No. 26-11 to the Full Council with a favorable recommendation, which was seconded by Committee Vice Chair White and carried by a vote of four (4) ayes with one (1) Committee Member and one (1) Citizen Member absent.

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>Absent</i>
Citizen Member Tom Gryp – <i>Absent</i>	Citizen Member Kevin Upton – <i>Aye</i>

With no further business, Committee Chair Warner adjourned the Community Investment Committee meeting at 5:28 P.M.

Respectfully Submitted,

Troy Warner, Committee Chair