



## OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

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### COMMUNITY INVESTMENT

APRIL 27, 2026, 5:45 P.M.

Committee Members Present:

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

Committee Members Absent:

None

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

Agenda:

Bill No. 26-12 - Confirming 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=408139>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 5:48 P.M.

### **Bill No. 26-12 – Confirming Resolution - Real Property Tax Abatement for Wharf Partners LLC**

Erik Glavich presented the bill. He said the proposed abatement is for phase two (2) of the Cascade project, an eight (8)-story mixed use building. He said this is a fifty-million-dollar (\$50,000,000) investment that will create fifteen (15) new jobs. He explained the terms of the six (6)-year tax abatement, noting that taxes on the commercial space would be abated for the full six (6) years and taxes on the residential units would only be abated while they are still owned by the developer. He said this abatement is needed for the project to move forward.

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

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

Committee Vice Chair Karen L. White moved to send Bill No. 26-12 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 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 5:55 P.M.

Respectfully Submitted,

Troy Warner, Committee Chair