

REPORT OF SUB-COMMITTEE ON MINUTES

TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

DATE: 01-27-2025

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:



TROY WARNER



SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 02-10-2025

ATTEST:



BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Monday, January 27, 2025, at 7:00 p.m. Council President Canneth Lee called the meeting to order and gave the invocation.

City Clerk Bianca L. Tirado announced: Good Evening, members of the public. For audio quality, we will be muting everyone not speaking by default to maintain good audio quality for the Council and yourselves. If you would like to speak during the meeting on a specific agenda item, please submit your request in the chat - directions to do so are in the chat. We ask that you provide your [FULL NAME] and [ADDRESS], as those are required for all speakers at in-person Council meetings.

Please note the attached link for the meeting recording:

<http://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=390596>

Council meetings are also available at Michiana Access Channel on both their website and their Facebook page.

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1 st District, President
Ophelia Gooden-Rodgers	2 nd District
Sharon L. McBride	3 rd District
Troy Warner	4 th District, Committee of the Whole
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District
Dr. Oliver Davis	At-Large
Karen L. White	At-Large
Rachel Tomas Morgan	At-Large, Vice President

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

Bianca L. Tirado	City Clerk
Elivet Quijada-Navarro	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Tierra Whitley	Clerk’s Office Intern
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

<u>January 6, 2025</u>	<u>January 13, 2025</u>
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Council President Lee requested reports from the Sub-Committee on Minutes.

Clerk Tirado stated that the Sub-Committee on Minutes inspected the January 6, 2025 and January 13, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Sherry Bolden-Simpson moved to approve the January 6, 2025 and January 13, 2025 Common Council meeting minutes, which was seconded by Councilmember Troy Warner and carried via a vote by voice.

SPECIAL BUSINESS

Council President Canneth Lee stated that applications for the Police and Fire Merit Boards will be opened this week.

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Dr. Oliver Davis moved to resolve into the Committee of the Whole, which was seconded by Councilmember Troy Warner and carried via a vote by voice.

PUBLIC HEARINGSBILL NO.01-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 1408 ELWOOD AVENUE, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Warner requested the committee report.

Councilmember Dr. Davis stated that Bill No. 01-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 01-25 seeks to rezone land located at 1408 Elwood Avenue from Industrial (I) to Urban Neighborhood Three (U3). The land was home to Drewrys Brewery and the rezoning will help with future redevelopment of the site. The surrounding area primarily consists of a dense single-family neighborhood, and Bill No. 01-25 comes with a favorable recommendation from the South Bend Plan Commission.

Council President Lee asked how much money had been invested in the site by the Environmental Protection Agency (EPA).

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that the City acquired the property through the tax-sale process in 2022. The property went through two (2) phases of environmental testing before planning remediation efforts. With approximately one million seven hundred thousand dollars (\$1,700,000) from the EPA, the City was able to remove fourteen thousand tons (14,000t) of debris. The City petitioned and had the Indiana Department of Environmental Management (IDEM) work to remove the underground storage tanks at a cost of two hundred and fifty thousand dollars (\$250,000). The next phase of the project will occur this summer and include the removal of the remaining building foundations as well as final partial soil removal and testing.

Councilmember Dr. Davis asked what can be done to make residents feel safe in an area that had previously been contaminated.

Joseph Molnar stated that the goal is for the site to be cleared for contaminants by the EPA and IDEM.

Councilmember Warner asked about the smokestack on the property.

Joseph Molnar stated that the neighborhood had a planning meeting in 2018 where the community showed interest in keeping the smokestack intact.

Councilmember Sharon McBride asked if the next step in this project will include the Portage Elwood Market Area.

Joseph Molnar stated that Bill No. 01-25 only addresses a rezoning for the old Drewrys Brewery location and the City does not currently have plans to intertwine the two (2) sites.

Councilmember Warner held the public hearing and nobody spoke.

Council President Lee stated that he is looking forward to the next steps in the process.

Councilmember Warner commended City staff on gaining possession of the property and working to clean the area.

Councilmember Dr. Davis moved to send Bill No. 01-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Karen White and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

02-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 616 SHERMAN AVENUE, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Warner requested the committee report.

Councilmember Dr. Davis stated that Bill No. 02-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 02-25 seeks to rezone land located at 616 Sherman Avenue from Urban Neighborhood Three (U3) to Urban Neighborhood Two (U2). This project is part of the construction of several duplexes along Sherman Avenue. The owner is Property Brothers LLC, and Bill No. 02-25 comes with a favorable recommendation from the South Bend Plan Commission.

Chris Godlewski, Abonmarche, 315 West Jefferson Boulevard, South Bend IN 46601, stated that this rezoning originated with the replatting of the area from three (3) lots to four (4) lots. This rezoning will allow for more consistent zoning on Sherman Avenue.

Councilmember Dr. Davis asked how many homes in the area the petitioner plans on developing.

Chris Godlewski stated that for the current builder, there are four (4) lots available and they expect to see duplexes in those lots.

Councilmember Dr. Davis asked when the other projects would be completed.

Chris Godlewski stated that one (1) duplex has already been constructed and several others have been State-approved and will be constructed this year.

Councilmember Warner asked about other properties developed by Property Brothers in the area.

Skip Morrell stated that there will be a total of twelve (12) units being developed by Property Brothers on Sherman Avenue.

Councilmember Warner held the public hearing and nobody spoke.

Councilmember White stated that she is proud of Property Brothers for their work in South Bend.

Council President Lee commended Property Brothers and the City for working to improve the area.

Council Vice President Rachel Tomas Morgan thanked Property Brothers for their work.

Councilmember Dr. Davis moved to send Bill No. 02-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Sherry Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

03-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A USE VARIANCE FOR PROPERTY LOCATED AT 4022 OLD CLEVELAND ROAD, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Warner requested the committee report.

Councilmember Dr. Davis stated that Bill No. 03-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 03-25 seeks to rezone land located at 4022 Cleveland Road from Industrial (I) to Suburban Neighborhood Two (S2). Bill No. 03-25 also includes a Use Variance for a Group Residence. The proposed use is a low-barrier intake center, which would offer residential spaces and other services to guests at the site. The proposed use is consistent with the South Bend City Plan objective H5 to support existing transitional housing providers and shelters that offer a continuum of care to move people toward self-sufficiency. Bill No. 03-25 comes with a favorable recommendation from the South Bend Plan Commission.

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that in 2017 the South Bend Working Group on Chronic Homelessness issued a report that included a recommendation for the City to incorporate a housing first (1st) strategy for homelessness, including establishing a permanent intake center. The Redevelopment Commission approved the purchase of this property last year with the intention of it being developed as a low-barrier intake center.

Councilmember Dr. Davis requested clarification regarding the difference between the proposed low-barrier intake center and Oliver Apartments.

Joseph Molnar stated that Oliver and Hope Avenue Apartments are permanent supportive housing options, whereas the low-barrier intake center would receive people temporarily who are currently living on the street and are in need of shelter and services. The low-barrier intake center will be able to handle security as there will be counselors and services on-site.

Councilmember Dr. Davis stated that the City should reach out to the county and neighboring cities for help in addressing the problem of homelessness.

Council Vice President Tomas Morgan requested clarification regarding the development variance.

Skip Morrell stated that the development variance is to go from required building type to no building type due to the various needs the property will need to adhere to for the desired project.

Councilmember Ophelia Gooden-Rodgers asked about the intended purpose of the proposed low-barrier intake center.

Joseph Molnar stated that the low-barrier intake center will be a place for people to be able to get the help they need so that they can then move on to the next step.

Councilmember Warner opened the public hearing.

Sheila McCarthy, 911 Leland Avenue, South Bend IN 46616, spoke in favor of Bill No. 03-25.

John Fyrqvist, 19450 Orchard Heights Drive, South Bend IN 46614, spoke in favor of Bill No. 03-25.

Twila Newbill, 1051 Portage Avenue, South Bend IN 46616, spoke in favor of Bill No. 03-25.

Susannah Griffith, 123 South Home Street, Mishawaka IN 46544, spoke in favor of Bill No. 03-25.

Rebekah Go, 921 Cottage Grove Avenue, South Bend IN 46616, spoke in favor of Bill No. 03-25.

Becky Czarnecki, 805 Arch Avenue, South Bend IN 46601, spoke in favor of Bill No. 03-25.

Katie Elliot, 117 North Lafayette Boulevard, South Bend IN 46601, spoke in favor of Bill No. 03-25.

Kate Callaghan, 714 North Michigan Street, South Bend IN 46601, spoke in favor of Bill No. 03-25.

Edward Bradley, 17815 Woodthrush Lane, South Bend IN 46635, spoke in favor of Bill No. 03-25.

Catherine Osborne, 738 Leland Avenue, South Bend IN 46616, spoke in favor of Bill No. 03-25.

Logan Foster, 1138 College Street, South Bend IN 46616, spoke in opposition to Bill No. 03-25.

Councilmember Warner closed the public hearing.

Councilmember McBride thanked everyone involved in the low-barrier intake center project.

Councilmember Bolden-Simpson commended everyone involved with the project.

Councilmember Dr. Davis stated appreciation for everyone who worked on the project.

Council President Lee thanked everyone who worked on the project.

Council Vice President Tomas Morgan thanked everyone involved with the project.

Councilmember White thanked everyone and stated that Bill No. 03-25 comes from the City, and stated that the public has the right to voice their support for the Bill.

Councilmember Dr. Davis moved to send Bill No. 03-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember White and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

04-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2025 THROUGH 2028

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Warner requested the committee report.

Councilmember Niezgodski stated that Bill No. 04-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Kyle Willis, City Controller, with offices on the 12th floor of the County-City Building, stated that Bill No. 04-25 seeks to authorize an investment policy for the City for the next four (4) years. Previously, the City’s investment policy was brought forth annually, but State statute allows the City to set its investment policy for four years. The section of Bill No. 04-25 affecting certificates of deposits will still need to be addressed annually.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 04-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Dr. Davis and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RISE AND REPORT

Councilmember Dr. Davis moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Council Vice President Tomas Morgan and carried via a vote by voice.

Councilmember Warner moved to suspend the rules and hear Bill No. 25-04 prior to the start of third (3rd) readings, which was seconded by Council Vice President Tomas Morgan and carried via a vote by voice.

25-04

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA,
ADOPTING A WRITTEN FISCAL PLAN AND
ESTABLISHING A POLICY FOR THE
PROVISION OF SERVICES TO AN
ANNEXATION AREA IN CENTRE TOWNSHIP
(LAFAYETTE FALLS EXTENSION
ANNEXATION AREA)

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Warner stated Bill No. 25-04 was heard in the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 25-04 seeks to adopt a fiscal plan and establish a policy for the provision of services to the Lafayette Falls Extension Annexation Area. The annexation area is roughly forty-five (45) acres and will be added to the City’s fifth (5th) district.

Council President Lee opened the public hearing.

Richard Nussbaum, 210 South Michigan Street, South Bend IN 46601, spoke in favor of Bill No. 25-04.

Council President Lee closed the public hearing.

Councilmember Bolden-Simpson stated that she is looking forward to the project’s development.

Councilmember McBride expressed excitement to see development in the fifth (5th) district.

Councilmember Warner moved for the adoption of Bill No. 25-01, which was seconded by Councilmember Dr. Davis, and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

Councilmember Dr. Davis moved to end the suspension of the rules and return to the regular meeting, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

REGULAR MEETING RECONVENED

Council President Lee stated that the Full Council is now back in session. This portion of the meeting is where bills are given a third (3rd) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

63-24

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ANNEXING TO AND BRINGING WITHIN THE CITY LIMITS OF SOUTH BEND, INDIANA, CERTAIN LAND LOCATED IN CENTRE TOWNSHIP, CONTIGUOUS THEREWITH; COUNCILMANIC DISTRICT NO. 5, FOR LAND SOUTH OF LAFAYETTE FALLS PHASE I ANNEXATION AREA AND WEST OF SOUTH US-31 HIGHWAY, SOUTH BEND, INDIANA
(SUBSTITUTE) (THIRD READING ONLY)

Councilmember Dr. Davis moved to accept Substitute Bill No. 63-24, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

Clerk Tirado read the Substitute Bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Substitute Bill No. 63-24 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Substitute Bill No. 63-24, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

01-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 1408 ELWOOD AVENUE, COUNCILMANIC

DISTRICT NO. 2 IN THE CITY OF SOUTH
BEND, INDIANA

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 01-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Niezgodski moved for the passage of Bill No. 01-25, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

02-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING THE ZONING
ORDINANCE FOR PROPERTY LOCATED AT
616 SHERMAN AVENUE, COUNCILMANIC
DISTRICT NO. 1 IN THE CITY OF SOUTH
BEND, INDIANA

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 02-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Bolden-Simpson moved for the passage of Bill No. 02-25, which was seconded by Councilmember Dr. Davis and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

03-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING THE ZONING
ORDINANCE AND SEEKING A USE
VARIANCE FOR PROPERTY LOCATED AT
4022 OLD CLEVELAND ROAD,
COUNCILMANIC DISTRICT NO. 1 IN THE CITY
OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 03-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Tomas Morgan moved for the passage of Bill No. 03-25, which was seconded by Councilmember Niezgodski and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>

Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

04-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, ADOPTING AN
INVESTMENT POLICY FOR THE CITY OF
SOUTH BEND FOR CALENDAR YEAR 2025
THROUGH 2028

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 04-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Niezgodski moved for the passage of Bill No. 04-25, which was seconded by Councilmember McBride and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RESOLUTIONS

BILL NO.

25-05

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND INDIANA TO
APPOINT THE BOARD OF PUBLIC WORKS
AND ITS DELEGEES AS ITS AGENT FOR
OVERSEEING THE GUARANTEED ENERGY
SAVINGS CONTRACT FOR IMPROVEMENTS
FOR THE SOUTH BEND FIRE DEPARTMENT
AND VENUES, PARKS & ARTS

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Niezgodski stated Bill No. 25-05 was heard in the Public Works and Property Vacation Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Michael Schmidt, Assistant City Attorney, with offices on the 12th floor of the County-City Building, stated that Bill No. 25-05 authorizes the City’s Board of Public Works and an internal team to seek a guaranteed energy savings company to analyze and assess the City’s needs. Request For Proposals (RFP’s) will be solicited, and an interview process will occur. A scoring matrix will be implemented, and negotiations will ensue with the highest-scoring respondent.

Council President Lee held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved for the adoption of Bill No. 25-05, which was seconded by Councilmember McBride, and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>

Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

25-06

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 635 SOUTH MAIN STREET, SOUTH BEND, INDIANA 46601 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A TWO-YEAR (2) VACANT BUILDING TAX ABATEMENT FOR STUDEBAKER ADMIN QOZB LLC

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Warner stated Bill No. 25-06 was heard in the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that Bill No. 25-06 is a two-year (2) vacant building tax abatement for property located at 635 South Main Street. The building was constructed as the headquarters of Studebaker in the early twentieth (20th) century. The primary objective of the project is to stabilize the building, to preserve the building, and to position the building for future development. The project will include structural stabilization and environmental remediation, with a total investment of nine hundred and twenty thousand dollars (\$920,000).

Kevin Smith, petitioner, 326 West South Street, South Bend IN 46601, stated that he is looking forward to eliminating the impediments that are preventing the building from being developed.

Council President Lee held the public hearing, and nobody spoke.

Councilmember Dr. Davis thanked the petitioner for helping to revitalize the City.

Councilmember Gooden-Rodgers asked about the supervision of historic buildings.

Joseph Molnar stated that the Historic Preservation Commission monitors historic landmarks in the City, but supervision becomes more difficult when private owners choose not to invest in the upkeep of their property.

Councilmember McBride thanked the City and the petitioner for their work.

Councilmember Warner moved for the adoption of Bill No. 25-06, which was seconded by Council Vice President Tomas Morgan, and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

25-07

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 445 NORTH SHERIDAN STREET, SOUTH BEND, INDIANA 46619 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF

AN EIGHT-YEAR (8) REAL PROPERTY TAX ABATEMENT FOR GLC SHERIDAN, LLC

25-08

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 445 NORTH SHERIDAN STREET, SOUTH BEND, INDIANA 46619 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FIVE-YEAR (5) PERSONAL PROPERTY TAX ABATEMENT FOR GTA CONTAINERS, LLC

Councilmember Warner moved to hear Bill Nos. 25-07 and 25-08 together, which was seconded by Councilmember White and carried via a vote by voice.

Clerk Tirado read the resolutions to the Council.

After the reading Council President Lee requested the committee reports.

Councilmember Warner stated Bill Nos. 25-07 and 25-08 both were heard in the Community Investment Committee and both come to the Full Council with favorable recommendations.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that Bill No. 25-07 is an eight-year (8) real property tax abatement for property located at 445 North Sheridan Street and Bill No. 25-08 is a five-year (5) personal property tax abatement for property located at 445 North Sheridan Street. Great Lakes Capital (GLC) Sheridan is the property owner; however, GTA Containers will be the tax abatement recipient and beneficiary. The project will create fifteen (15) new full-time jobs, and the total investment will be fourteen million two hundred thousand dollars (\$14,200,000).

Isaac Hall, Great Lakes Capital, 7410 Aspect Drive, Granger IN 46530, stated that the project will redevelop a currently underutilized site into a Class A industrial facility.

Igor Popov, Chief Executive Officer of GTA Containers, 4201 Linden Avenue, South Bend IN 46619, stated that GTA Containers is a military contractor that provides both labor-intensive jobs and non-labor-intensive jobs. This development will allow for the expansion of GTA Container’s operation in South Bend without the need to relocate.

Council President Lee opened the public hearing.

Sue Kesim, 4022 Kennedy Drive, South Bend IN 46614, spoke regarding environmental considerations.

Council President Lee closed the public hearing.

Isaac Hall stated that Great Lakes Capital’s industrial developments are built in accordance with environmental requirements and often exceed energy efficiency rating requirements. Great Lakes Capital’s buildings are also designed to be solar-ready.

Councilmember Warner thanked the petitioner for their investment.

Council President Lee thanked the petitioner for their investment.

Councilmember Warner moved for the adoption of Bill No. 25-07, which was seconded by Councilmember Dr. Davis, and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

Councilmember Warner moved for the adoption of Bill No. 25-08, which was seconded by Councilmember Bolden-Simpson, and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride– <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

BILLS ON FIRST READING

BILL NO.

05-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 3527 LINCOLNWAY WEST COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its first (1st) reading.

Councilmember Dr. Davis motioned to send Bill No. 05-25 to the South Bend Planning Commission on February 17, 2025 and to the Zoning and Annexation Committee for a public hearing and third (3rd) reading on February 24, 2025, which was seconded by Councilmember McBride and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Council Vice President Tomas Morgan stated that there is a public open house for the South Shore Line airport realignment project on January 28, 2025, from 6:00p.m. to 8:00p.m. at Dickinson Intermediate Fine Arts Academy.

Councilmember Dr. Davis congratulated Council President Lee for receiving the Roland Kelly Award.

Councilmember Niezgodski stated that Transpo is in the early stages of their strategic plan and also stated that the Solid Waste Management District Board Director John Schewlnus will be retiring at the beginning of June.

PRIVILEGE OF THE FLOOR

Sue Kesim, 4022 Kennedy Drive, South Bend IN 46614, spoke regarding the accessibility of information.

Logan Foster, 1138 College Street, South Bend IN 46628, spoke regarding the South Bend municipal code.

ADJOURNMENT

Council President Canneth Lee adjourned the meeting at 9:24 p.m.