
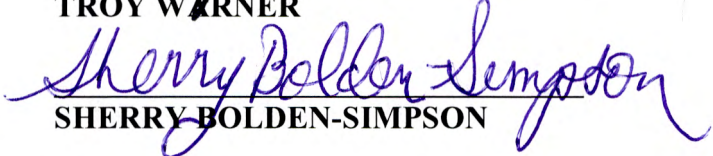


**REPORT OF SUB-COMMITTEE ON MINUTES**

**TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:  
THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE**

**DATE: 03-10-2025**

**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: 03-24-2025**

**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, March 10, 2025, at 7:00 p.m. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Jo An Schaetzle of First African Methodist Episcopal Zion Church and Pledge to the Flag was given.

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:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=392509>

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

ROLL CALL

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

Bianca L. Tirado	City Clerk
Matthew Neal	Deputy Director of Policy
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

February 24, 2025

Council President Lee requested reports from the Sub-Committee on Minutes.

Clerk Tirado stated that the Sub-Committee on Minutes inspected the February 24, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Troy Warner moved to approve the February 24, 2025 Common Council meeting minutes, 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>	

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

Caleb Bauer, Executive Director of Community Investment, with offices on the 14<sup>th</sup> floor of the County-City Building, gave an update regarding major projects happening within the City. Within the Department of Community Investment (DCI) there are many different teams: the Planning and Community Resources team, the Office of Sustainability, the Growth and Opportunity team, the Engagement and Economic Empowerment (EEE) team, the Neighborhoods Division, the Neighborhood Health and Housing Office, the Federal Fund Management team, and the South Bend Animal Resource Center (SBARC). Caleb Bauer shared some of DCI's accomplishments from 2024. In 2024, the Department of Community Investment issued two million five hundred thousand dollars (\$2,500,000) worth of low-interest loans to support small businesses, brought in forty million dollars (\$40,000,000) in private investment through the issuance of new tax phase-ins, facilitated the adoption of three hundred and seventy-eight (378) animals at SBARC, provided funding to operate emergency overnight shelter for unhoused residents, leveraged two (2) forgivable loans to fund the construction of more than one hundred and twenty (120) infill housing units in disinvested neighborhoods, conducted seven hundred and seventy-four (774) inspections, provided more than four hundred and twenty thousand dollars (\$420,000) in matching grants, removed nearly one million five hundred pounds (1,500,000lbs) of litter and debris, and assisted with twenty-three (23) neighborhood cleanups. The Department of Community Investment also continued neighborhood planning processes, facilitated more than six hundred thousand dollars (\$600,000) in public and private investment for energy efficiency, invested eighty-one thousand dollars (\$81,000) in neighborhood-led projects through the IGNITE program, organized five (5) Linden Avenue Farmers Markets, acquired several properties for strategic investments, provided more than one million dollars (\$1,000,000) in home repairs, opened more than ten thousand (10,000) environmental citation cases, led a robust engagement process for the Downtown Plan, demolished the remaining buildings at the former Drewrys Brewery site, and completed work on the Link Trail. There are many major projects currently happening in South Bend: the Beacon Patient Tower and Madison Lifestyle District, the Diamond View apartments and Stadium Flats, the Five (5) Corners project, the Four (4) Winds Field Expansion, cleaning of the former Drewrys Brewery site, the J.C. Hart Riverwalk project, Intend Indiana's Lincoln Park project, Momentum/SoMa Lofts, the Mishawaka Avenue Streetscape project, South Bend Thrive, the Tech and Talent District, 466 Works' home constructions in the Southeast Neighborhood, Phase One (1) of the Potawatomi Park project, cleaning the YMCA Site, the Western Avenue Transformation District, as well as many neighborhood improvement bond projects. There were many South Bend projects that received funding from READI 2.0, the Lilly Endowment Inc., and the Revolving Infrastructure Loan Program.

Councilmember Sharon McBride asked Caleb Bauer to investigate improving safety measures near Potawatomi Park.

Councilmember Sheila Niezgodski asked if the homes being constructed by Intend Indiana will all be for sale.

Caleb Bauer answered yes.

Council Vice President Rachel Tomas Morgan asked Caleb Bauer about the process for purchasing the newly constructed homes.

Caleb Bauer stated that 466 Works typically pre-sells their homes and then builds them; whereas, Intend Indiana builds the homes and then hosts a number of engagement opportunities for prospective buyers. The Diamond View project will consist of rental units.

Councilmember Ophelia Gooden-Rodgers requested more information regarding the Kennedy Park project.

Caleb Bauer stated that the City is in the design process for the Kennedy Park project. The Kennedy Park project was awarded a seven million five hundred thousand dollar (\$7,500,000) Indiana Department of Natural Resources (DNR) grant that will be matched by the City for a total fifteen million dollar (\$15,000,000) project design.

Councilmember Sherry Bolden-Simpson requested information regarding the Twyckenham Neighborhood Plan.

Caleb Bauer stated that the City will be looking at the Twyckenham Neighborhood Plan later this year, which will focus more on infrastructure and park investments.

Councilmember Dr. Oliver Davis requested information regarding the remodeling of the Potawatomi Conservatory.

Caleb Bauer stated that there have been internal conversations attempting to identify funding sources to preserve and upgrade the facility.

Councilmember Warner stated appreciation for the Department of Community Investment.

Councilmember Karen White requested information regarding the Home Repair Program.

Caleb Bauer stated that the City is looking to utilize the remainder of the American Rescue Plan funds on the next round of home repairs before returning to the typical annual three hundred and fifty thousand dollar (\$350,000) to four hundred thousand dollar (\$400,000) commitment.

Council President Canneth Lee requested information regarding the recipients of the thirteen (13) low-interest loans.

Caleb Bauer stated that La Esperanza and Ivy Alley were two (2) of the recipients, and stated that he can follow up to provide Council with a full list.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Bolden-Simpson moved to resolve into the Committee of the Whole, which was seconded by Councilmember Gooden-Rodgers 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>	

PUBLIC HEARINGS

BILL NO.

08-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, 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 J.C. HART DEVELOPMENT PROJECT

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

After the second (2<sup>nd</sup>) reading, Councilmember Warner stated that Bill No. 08-25 went before the Community Investment 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.

Caleb Bauer, Executive Director of Community Investment, with offices on the 14<sup>th</sup> floor of the County-City Building, stated that Bill No. 08-25 authorizes the issuance of taxable economic development tax increment revenue bonds for J.C. Hart’s Riverwalk Project. The bonds are developer-backed; therefore, the risk of the bond falls onto the developer rather than the City in the case of a bond default. The Riverwalk project aims to create two hundred and ninety-one (291)



apartments as well as a three hundred and ninety-eight (398) space parking garage. The minimum private investment for the project is sixty-one million five hundred thousand dollars (\$61,500,000). The debt service payments will be funded through the future tax payments of this singular development. J.C Hart anticipates completing construction by the end of 2028.

Councilmember Tomas Morgan asked if the project-based Tax Increment Financing (TIF) model will be something the City will begin implementing more.

Caleb Bauser answered yes. Caleb Bauer stated that larger developments can benefit from a project-based TIF model as it minimizes risk to the City.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Bolden-Simpson asked why the project-based TIF model is now being attempted.

Caleb Bauer stated that the City has been looking at project-based TIFs for a while now as they are common throughout the State, and felt a project-based TIF made sense for this larger project.

Councilmember Warner stated excitement for housing developments in downtown.

Councilmember Niezgodski moved to send Bill No. 08-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Gooden-Rodgers 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>	

09-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11161-24 FIXING THE ANNUAL PAY AND MONETARY FRINGE BENEFITS OF SWORN MEMBERS OF THE SOUTH BEND FIRE DEPARTMENT FOR CALENDAR YEAR 2025 TO AMEND AND CLARIFY THE SALARY CLASSIFICATIONS AT SECTION II OF THIS ORDINANCES

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

After the second (2<sup>nd</sup>) reading, Councilmember Warner requested the committee report.

Councilmember Niezgodski stated that Bill No. 09-25 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 12<sup>th</sup> floor of the County-City Building, stated that Bill No. 09-25 adjusts the salaries of certain non-captain position salaries to the level of a captain’s salary, which is in accordance with the discussions had during the 2024 negotiations. The change was inadvertently omitted from the firefighters’ Collective Bargaining Agreement (CBA).

Councilmember Dr. Davis asked if the salaries have now been properly updated to reflect the correct amounts.

Kyle Willis answered yes.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 09-25 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>	

10-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11160-24, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2025, TO MAKE POSITION CHANGES IN INNOVATION & TECHNOLOGY AND THE FIRE DEPARTMENT

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

After the second (2<sup>nd</sup>) reading, Councilmember Warner requested the committee report.

Councilmember Niezgodski stated that Bill No. 10-25 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 12<sup>th</sup> floor of the County-City Building, stated that Bill No. 10-25 changes the titles of two (2) positions and adds one (1) position to the Fire Department.

Councilmember Niezgodski stated that the new position being added will help to spread fire safety information throughout the South Bend community.

Council President Lee stated that the new position expands on the community outreach work the Fire Department already does, and will ensure increased presence in the community.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Tomas Morgan moved to send Bill No. 10-25 to the Full Council with a favorable recommendation, which was seconded by Council President Lee 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>	

11-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11155-24, WHICH FIXED MAXIMUM WAGES OF TEAMSTER EMPLOYEES FOR CALENDAR YEAR 2025, 2026, 2027, AND 2028, TO ADD A FULL-TIME EMPLOYEE TO ONE (1) EXISTING POSITION

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

After the second (2<sup>nd</sup>) reading, Councilmember Warner requested the committee report.

Councilmember Niezgodski stated that Bill No. 11-25 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 12<sup>th</sup> floor of the County-City Building, stated that Bill No. 11-25 adds a full-time maintenance positon in anticipation of the new City Hall. The position will be a part of the Teamster’s Union as well as an employee of the City.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 11-25 to the Full Council with a favorable recommendation, 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>	

12-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2025 (SUBSTITUTE)

Councilmember Niezgodski moved to accept Substitute Bill No. 12-25, 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>	

Clerk Tirado read the Substitute bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Warner requested the committee report.

Councilmember Niezgodski stated that Substitute Bill No. 12-25 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 12<sup>th</sup> floor of the County-City Building, stated that Substitute Bill No. 12-25 authorizes budget transfers for various departments within the City.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Substitute Bill No. 12-25 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>	

13-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2025 OF \$1,464,798 FROM THE GENERAL FUND (#101), \$535,028 FROM THE PARKS AND RECREATION FUND (#201), \$5,000 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$655,000 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$54,198 FROM THE CENTRAL SERVICES FUND (#222), \$489,000 FROM THE IT/INNOVATION/311 CALL CENTER FUND (#279), \$350,000 FROM THE FIRE DEPARTMENT CAPITAL FUND (#287), \$9,425,000 FROM THE LOCAL INCOME TAX – ECONOMIC DEVELOPMENT FUND (#408), \$250,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), AND \$82,500 FROM THE UNEMPLOYMENT COMPENSATION FUND (#713)

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

After the second (2<sup>nd</sup>) reading, Councilmember Warner requested the committee report.

Councilmember Niezgodski stated that Bill No. 13-25 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 12<sup>th</sup> floor of the County-City Building, stated that Bill No. 13-25 authorizes budget appropriations for certain departmental and City services operations. Kyle Willis stated that the City has budgetted one hundred and eighty thousand dollars (\$180,000) for the Sewer Lateral Reimbursement Program this year.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Gooden-Rodgers moved to send Bill No. 13-25 to the Full Council with a favorable recommendation, 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>	

RISE AND REPORT

Councilmember Gooden-Rodgers moved to rise from the Committee of the Whole and report back to the Full Council, 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>	





10-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11160-24, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2025, TO MAKE POSITION CHANGES IN INNOVATION & TECHNOLOGY AND THE FIRE DEPARTMENT

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

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

Councilmember Warner stated that Bill No. 10-25 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. 10-25, which was seconded by Councilmember Gooden-Rodgers 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>	

11-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11155-24, WHICH FIXED MAXIMUM WAGES OF TEAMSTER EMPLOYEES FOR CALENDAR YEAR 2025, 2026, 2027, AND 2028, TO ADD A FULL-TIME EMPLOYEE TO ONE (1) EXISTING POSITION

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

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

Councilmember Warner stated that Bill No. 11-25 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 Bill No. 11-25, 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>	

12-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2025 (SUBSTITUTE)

Councilmember Dr. Davis moved to accept Substitute Bill No. 12-25, 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>	

Clerk Tirado read the Substitute bill to the Council for its third (3<sup>rd</sup>) reading.

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

Councilmember Warner stated that Substitute Bill *No. 12-25* was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Substitute Bill *No. 12-25*, which was seconded by Councilmember Warner 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>	

13-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2025 OF \$1,464,798 FROM THE GENERAL FUND (#101), \$535,028 FROM THE PARKS AND RECREATION FUND (#201), \$5,000 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$655,000 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$54,198 FROM THE CENTRAL SERVICES FUND (#222), \$489,000 FROM THE IT/INNOVATION/311 CALL CENTER FUND (#279), \$350,000 FROM THE FIRE DEPARTMENT CAPITAL FUND (#287), \$9,425,000 FROM THE LOCAL INCOME TAX – ECONOMIC DEVELOPMENT FUND (#408), \$250,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), AND \$82,500 FROM THE UNEMPLOYMENT COMPENSATION FUND (#713)

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

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

Councilmember Warner stated that Bill *No. 13-25* 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. 13-25*, which was seconded by Councilmember Warner 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.



25-17

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 25471 CLEVELAND ROAD, SOUTH BEND, INDIANA 46628 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SEVEN-YEAR (7) REAL PROPERTY TAX ABATEMENT FOR BLUEPRINT, LLC

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Warner stated Bill No. 25-17 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.

Erik Glavich, Director of Growth and Opportunity, with offices on the 14<sup>th</sup> floor of the County-City Building, stated that Bill No. 25-17 is a seven-year (7) real property tax abatement for property located at 25471 Cleveland Road. The property will be the new headquarters for HRP Construction, allowing them to consolidate all operations within the region into one (1) location in South Bend. The project will allow HRP Construction to retain forty-eight (48) full-time jobs and create six (6) new full-time jobs. The property’s pre-project estimated annual taxes are six thousand one hundred and forty-two dollars (\$6,142), whereas after the project, the estimated annual taxes are one hundred thirty-two thousand three hundred and seventy-five dollars (\$132,375). The petitioner’s total investment in the project is seven million three hundred thousand dollars (\$7,300,000).

Matt Cain, HRP Construction, 5777 Cleveland Road, South Bend, IN 46628, stated that HRP Construction is a union contractor primarily engaged in public works construction, and began in South Bend in 1980.

Councilmember Gooden-Rodgers requested information regarding the location of the proposed headquarters.

Matt Cain stated that the headquarters would be located on Old Cleveland Road near Tire Rack.

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

Councilmember McBride moved for the adoption of Bill No. 25-17, 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>	

25-18

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 425 S. MICHIGAN STREET, SOUTH BEND, INDIANA 46601 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A TWO-YEAR (2) VACANT BUILDING TAX ABATEMENT FOR PENNY HILL HOMES LLC

25-19

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 425 S. MICHIGAN STREET, SOUTH BEND, INDIANA 46601 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN TEN-YEAR (10) REAL PROPERTY TAX ABATEMENT FOR PENNY HILL HOMES LLC

Councilmember Bolden-Simpson moved to hear Bill Nos. 25-18 and 25-19 together, which was seconded by Councilmember Gooden-Rodgers 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>	

Clerk Tirado read the resolutions to the Council.

After the reading Council President Lee requested the committee reports.

Councilmember Warner stated Bill Nos. 25-18 and 25-19 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.

Erik Glavich, Director of Growth and Opportunity, with offices on the 14<sup>th</sup> floor of the County-City Building, stated that Bill No. 25-18 is a two-year (2) vacant building tax abatement for property located at 425 South Michigan Street, and Bill No. 25-19 is a ten-year (10) real property tax abatement for property located at 425 South Michigan Street. The property is the former Inwoods building, which was purchased in 2022 by Penny Hill Homes LLC, a female-owned company based in South Bend. The building has been vacant since 1999, and the project will provide a mixture of creative and commercial spaces. Bill No. 25-18 will allow the petitioner to invest in their project the majority of the annual six thousand seven hundred and sixty-four dollars (\$6,764) they would pay in taxes. Bill No. 25-19 abates new taxes generated by the project for the next ten (10) years while still accruing more tax revenue than would be accumulated without the renovation project and tax abatements.

Sarah Hill, petitioner, 1512 Wayne Street, South Bend, IN 46615, was present for questions.

Council President Lee held the public hearing and nobody spoke.

Councilmember Warner thanked the petitioner for their commitment to the City.

Councilmember Warner moved for the adoption of Bill No. 25-18, 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>	

Council Vice President Tomas Morgan moved for the adoption of Bill No. 25-19, 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>	

BILLS ON FIRST READING

BILL NO.

14-25

FIRST 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 GERMAN TOWNSHIP, CONTIGUOUS THEREWITH; COUNCILMANIC DISTRICT NO. 1, NORTH OF THE INTERSECTION OF EDISON ROAD AND SUNDOWN ROAD, SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 14-25 to the Zoning and Annexation Committee for a second (2<sup>nd</sup>) reading and public hearing on April 28, 2025, and to the Full Council for a third (3<sup>rd</sup>) reading on May 12, 2025.

Councilmember White moved to send Bill No. 14-25 to the Zoning and Annexation Committee for a second (2<sup>nd</sup>) reading and public hearing on April 28, 2025, and to the Full Council for a third (3<sup>rd</sup>) reading on May 12, 2025, 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>	

UNFINISHED BUSINESS

Council President Lee thanked everyone that participated in the Raclin Murphy steel topping ceremony. Council President Lee commended the Delta Sigma Theta Sorority for holding an informational meeting regarding taxes. Council President Lee thanked all the residents that applied for the fire and police merit boards.

NEW BUSINESS

Councilmember Niezgodski stated that John Schwelnus will be leaving the Solid Waste Management District Board and will be replaced by solid waste educator Ben Carson. Councilmember Niezgodski stated that a new recycling location will be opening on Kerr Street in Mishawaka.

PRIVILEGE OF THE FLOOR

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, spoke regarding sidewalks surrounding Marshall Elementary School.

Joseph Jones, 1311 South 33<sup>rd</sup> Street, South Bend, IN 46615, read from the Declaration of Independence.

Logan Foster, 1138 College Street, South Bend, IN 46628, spoke regarding the South Bend Municipal Code and the Indiana Open Door Law.

ADJOURNMENT

Council President Canneth Lee adjourned the meeting at 9:20 p.m.