

**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: 08-25-2025**

**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: 09-08-2025**

**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, August 25, 2025, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Dr. Eli Williams of First Unitarian Church, and the 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=399151>**

**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
Ophelia Gooden-Rodgers*	2 <sup>nd</sup> District
Sharon L. McBride*	3 <sup>rd</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
Jasmine Jackson	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Margaret Gotsch	Director of Special Projects
Lari'onna Green	Administrative Assistant
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

August 11, 2025

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

Clerk Tirado stated that the Sub-Committee on Minutes inspected the August 11, 2025, Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the August 11, 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

Special Business is a Special Resolution recognizing the positive results of a partnership between the South Bend Department of Venues Parks & Arts and Logan Center.

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Dr. Davis moved to resolve into the Committee of the Whole, which was seconded by Councilmember Sheila 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>	

PUBLIC HEARINGS

BILL NO.

39-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1039 LINCOLN WAY WEST & 50 SHERMAN, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA  
(SUBSTITUTE)

Substitute Bill No. 39-25 was tabled until September 9, 2025.

40-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1527 SOUTH MICHIGAN STREET COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

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

After the second (2<sup>nd</sup>) reading, Council Vice President Rachel Tomas Morgan stated that Bill No. 40-25 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.

Tim Staub, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 40-25 requests a special exception for property located at 1527 South Michigan Street for the use of Vehicle Service, Minor. The site was previously occupied by an automobile dealership and comes with a favorable recommendation from the Board of Zoning Appeals.

Fares Farhan, Property Owner, 1828 Tea Rose Lane, Mishawaka, IN 46544, stated that his family has been maintaining and repairing the property located at 1527 South Michigan Street and requests a special exception for the use of Vehicle Service, Minor.

David Saleh, Property Manager, 2617 West Grace Street, South Bend, IN 46619, provided a brief overview of improvements, community impact and support, and the proposed use of the property with emphasis on minor auto services like oil changes, basic repairs, and diagnostics.

Councilmember Dr. Davis expressed his support.

Councilmember Sheila Niezgodski, Councilmember Sharon McBride, Council Vice President Rachel Tomas Morgan, and Council President Lee thanked the petitioner for their presentation.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 40-25 to the Full Council with a favorable recommendation, 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>	

46-25

PUBLIC HEARING ON AN ORDINANCE OF  
THE COMMON COUNCIL OF THE CITY OF  
SOUTH BEND, INDIANA, AMENDING THE  
ZONING ORDINANCE FOR PROPERTY  
LOCATED 1432 SOUTH BEND AVENUE  
COUNCILMANIC DISTRICT NO. 4 IN THE CITY  
OF SOUTH BEND, INDIANA

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

After the second (2<sup>nd</sup>) reading, Council Vice President Rachel Tomas Morgan stated that Bill No. 46-25 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.

Mark Dellostritto, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, requests to rezone property located at 1432 South Bend Avenue from Urban Flex (UF) and Suburban Neighborhood One (S1) to Urban Neighborhood Three (U3). The petitioner seeks to rezone the property to bring both parcels under the same zoning designation and comes with a favorable recommendation from the Area Plan Commission.

Michael Danch, President, Danch, Harner, and Associates, with offices located at 1643 Commerce Drive, South Bend, IN 46628, presenting on behalf of Brennan’s Walk Holding LLC, requests the rezoning to build a five-story (5) building that would be a condominium development and create thirty (30) new condos with two (2) variances, one (1) for the height of the building and one (1) for the length of the façade.

Councilmember Dr. Davis asked for clarification regarding the conversation had with one of the neighbors.

Michael Danch stated that he provided the neighbor with a site plan, and they were now satisfied.

Councilmember Ophelia Gooden-Rodgers asked what the cost would be for the condominiums.

Michael Danch stated that they would be in the one-million-dollar (\$1,000,000) price range.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Tomas Morgan stated that she heard from the President of the Northeast Neighborhood Revitalization Organization (NNRO) and the Organization has no opposition.

Councilmember Dr. Davis moved to send Bill No. 46-25 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>	

47-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED 431 DUNDEE ST, COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

Bill No. 47-25 was tabled until September 22, 2025.

48-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE HISTORIC LANDMARK DESIGNATION AT 528 SOUTH EDDY STREET, LOCATED WITHIN THE CITY OF SOUTH BEND, INDIANA

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. 48-25 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.

Ross Van Overberghe, Historic Preservation Administrator, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, presented the amendment of property located at 528 South Eddy Street to correct an error in the original amendment making this a historic landmark. The original landmark was intended to focus on the Jefferson School building and no other mention to other buildings or grounds was made. The South Bend Community School Corporation (SBCSC) has worked with the Historic Preservation Department and Bill No. 48-25 comes with a favorable recommendation from the Historic Preservation Commission.

Jospeh Summers, Executive Director of SBCSC Facilities Management, with offices at 737 Beale Street, South Bend, IN 46616. James Mason, Director of Custodial Services, with offices at 737 Beale Street, South Bend, IN 46616. Kendra Key, Legal Counsel for SBCSC, with offices at 737 Beale Street, South Bend, IN 46616. Jospeh Summers stated that SBCSC requests the change to deem only the Jefferson School building as a historic landmark because the SBCSC intends on making improvements to the other service buildings on the property.

Councilmember Dr. Davis and Councilmember Bolden-Simpson stated that they are employed by the SBCSC.

Councilmember Bolden-Simpson asked about the types of upgrades and improvements that will be made.

Joseph Summers stated that they will be upgrading the windows in the service building.

Councilmember Niezgodski asked for clarification on the existing ordinance.



Ross Van Overberghe stated that the original ordinance designates the entire parcel whereas the new legal description will encompass only the School building.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill *No. 48-25* to the Full Council with a favorable recommendation, which was seconded by Councilmember Karen L. 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>	

RISE AND REPORT

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

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 (3<sup>rd</sup>) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

40-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1527 SOUTH MICHIGAN STREET COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

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. 40-25* 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. 40-25*, 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>	

46-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH



Joseph Molnar, Deputy Director, Department of Community Investment, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, presented Bill No. 25-37, that is a resolution to amend the River West Development Area and establish the Lincoln and Kennedy Park Residential Housing Development Program Expansion Area, which allows the captured taxes in a Tax Increment Financing (TIF) Allocation Area can be dedicated to improve the specific area. Joseph Molnar also stated what is unique about this bill is that the City has only done Commercial TIF's in the past and this area is a single family residential area. Joseph Molnar went on to say what the TIF can be used for, provided an overview of the boundary lines, and stated that those residents already living in this area will not incur a property tax increase.

Council Vice President Tomas Morgan clarified that this is the first time residential TIF is being used.

Joseph Molnar answered yes.

Council President Lee asked how are the neighbors and residents notified.

Joseph Molnar stated that the public is notified via mail.

Councilmember Gooden-Rodgers stated that this area is a part of the Lynden Legacy.

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

Councilmember Niezgodski moved for the adoption of Bill No. 25-37, 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>	

25-38

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 701 WEST CHIPPEWA AVENUE, SOUTH BEND, IN 46614 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN EIGHT-YEAR (8) REAL PROPERTY TAX ABATEMENT FOR SOUTH BEND CHIPPEWA, LLC AND SOUTH BEND CHIPPEWA ACG, LLC

Clerk Tirado read the resolution to the Council.

Councilmember Warner stated Bill No. 25-38 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.

Erik Glavich, Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 25-38 is a confirming resolution for a real property tax abatement for South Bend Chippewa, LLC and South Bend Chippewa ACG, LLC. The project is complicated by having to remove the aviation test cells that were in the back of the property and a costly venture to improve the viability of the building.

Matt DeVicchio, Vice President and Senior Portfolio Manager, IRG Realty Advisors, LLC, with offices at 4020 Kinross Lakes Parkway Suite 200, Richfield, OH 44286, stated that the initiative preserved the historic site and created last economic oppurtunitied for the City. Matt DeVicchio provided an update and expressed his thanks and appreciation to the Committee Members and Councilmembers.

Councilmember Dr. Davis asked if sidewalks are going to be installed.



Erik Glavich stated that he would follow up.

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

Councilmember Dr. Davis moved for the adoption of Bill No. 25-38, 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.

49-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: VARIOUS PIECES OF PROPERTY NEAR THE INTERSECTION OF LINCOLNWAY WEST, LELAND AVENUE, AND WEST MARION STREET

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. 49-25 to the Public Works and Property Vacation Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025.

Councilmember Niezgodski moved to send Bill No. 49-25 to the Public Works and Property Vacation Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025, 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>	

50-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: AN EAST-WEST STUB STREET EXTENDING EASTERLY FROM EMERSON FOREST PARKWAY AND 95 FEET SOUTH OF IRVINGTON DRIVE IN WOODHAVEN SECTION ONE SUBDIVISION

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. 50-25 to the Public Works and Property Vacation Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025.

Councilmember Dr. Davis moved to send Bill No. 50-25 to the Public Works and Property Vacation Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 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>	

51-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 1, SECTIONS 2-12.1.1 THROUGH AND INCLUDING ARTICLE 1, SECTION 2-12.1.7 TO UPDATE PROCEEDINGS FOR APPOINTMENT TO AND DUTIES OF THE SOUTH BEND COMMON COUNCIL YOUTH ADVISORY COUNCIL

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. 51-25* to the Residential Neighborhoods Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025.

Councilmember Bolden-Simpson moved to send Bill *No. 51-25* to the Residential Neighborhoods Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025, 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>	

52-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1133 HARVEY STREET & 522 BLAINE AVENUE COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF 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. 52-25* to the Board of Zoning Appeals for public hearing on September 2, 2025, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025.

Councilmember Dr. Davis moved to send Bill *No. 52-25* to the Board of Zoning Appeals for public hearing on September 2, 2025, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025, 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>	

53-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 1, SECTIONS 2-12.1.15(C) AND 2-

12.1.17(A) TO ADD THE DUTY TO REVIEW ALL LAW ENFORCEMENT RECORDINGS RELEVANT TO ANY COMPLAINT FILED WITH THE COMMUNITY POLICE REVIEW BOARD TO THE DUTIES OF THE COMMUNITY POLICE REVIEW BOARD RESPECTIVELY

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. 53-25 to the Community Relations Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 2025.

Councilmember Dr. Davis moved to send Bill No. 53-25 to the Community Relations Committee for public hearing and third (3<sup>rd</sup>) reading on September 8, 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

Councilmember Bolden-Simpson thanked all who attended the neighborhood spruce-up on August 23, 2025, and recognized the Public Works Department for filling potholes.

Council Vice President Tomas Morgan thanked all who attended the Health & Public Safety Committee Meeting on August 14, 2025.

Councilmember Niezgodski recognized La Casa de Amistad for building a new playground in the Sixth (6<sup>th</sup>) District and announced that Rum Village will be hosting a Family Fair Event on September 6, 2025.

Councilmember Gooden-Rodgers announced that the South Bend Heritage Foundation presented the Washington Dunbar Apartments with a new park on August 19, 2025.

President Lee announced that a groundbreaking ceremony was held at Leeper Park that will bring new tennis courts to the City. President Lee also recognized Dennis Givens for his contributions to the City.

NEW BUSINESS

Council Vice President Tomas Morgan announced that she will be hosting an Information & Technology Committee Meeting on August 26, 2025.

PRIVILEGE OF THE FLOOR

Sue Kesim, 422 Kennedy Drive, South Bend, IN 46614, spoke with concerns regarding per- and polyfluoroalkyl substances (PFAS) and expressed concern for access to clean water, neighborhood safety, and business diversification.

ADJOURNMENT

Council President Lee adjourned the meeting at 9:00 P.M.