



South Bend Common Council

Sheila Niezgodski

6th District Council Member

To: South Bend Common Council
Office of the City Clerk
From: Council Member Sheila Niezgodski, Public Works & Property Vacation Committee Chair
Date: December 22, 2025

2025 Annual Report of the Public Works & Property Vacation Committee

Dear Council Members:

As Chairperson of the South Bend Common Council's Public Works & Property Vacation Committee, I am pleased to file the 2025 Annual Committee Report. Pursuant to Section 2-10 (i) of the South Bend Municipal Code. This report sets forth a summary of the key activities conducted by the Public Works & Property Vacation Committee for the year 2025.

Duties: Per South Bend Municipal Code, the Public Works & Property Vacation is charged with the following duties:

“Overseeing the various activities performed by the Building Department, the Department of Public Works and related public works and property vacation issues”

Members: Five (5) Committee Members served on the Committee for the year. they included:

1. Council Member Sheila Niezgodski, Chair 6th District
2. Council Member Ophelia Gooden-Rodgers, Vice Chair 2nd District
3. Council Member Troy Warner, 4th District
4. Council Member Dr. Oliver Davis, At-Large
5. Citizen Member Carl Littrell

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Organizational Meeting:

The Public Works and Property Vacation Committee held its organizational meeting on January 27th, 2025. A review of the committee's duties and responsibilities were discussed as well as reviewing the Annual Report of the previous year.

Meetings Held in 2025: The Public Works and Property Vacation Committee held (9) meetings. The final meeting was held on September 9th, 2025. Of the (9) meetings held (10) bills were heard and (6) updates to the committee were conducted. The updates included the Alley Vacation Process & Ordinance, Floodplain Regulations, proposed revisions to the Building Department Ordinance (2), PFAS and discussion about the curb and sidewalk council allocation process.

2025 Legislative Action:

Bill No. 04-05 appointing the Board of Public Works and its delegates as the Common Council's agent for overseeing the Guaranteed Energy Savings Contract for improvements for the South Bend Fire Department.

Bill No. 07-25 Amending Chapter 18, Article 5 of the South Bend Municipal Code to update the procedures for the Vacation of Public Ways and Public Places.

Bill No. 22-25 ROW vacation at 416 North Main Street and 425 North Dr. Martin Luther King Jr. Drive.

Bill No. 25-22 adopting Indiana Code 5-23 its entirety and authorizing the City of South Bend of Public Works to take all other actions related thereto. This action will authorize the Board of Public Works to utilize the Build, Operate, Transfer (BOT) procurement mechanism as outlined in the state statute should the need arise in the future. This will strengthen South Bend's ability to address future infrastructure needs efficiently.

Bill No. 23-25 amending Chapter 6, Article 9, of the South Bend Municipal Code to update the regulations for flood damage prevention.

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Bill No. 38-25 amending Articles 1 through 7 and Article 11 of Chapter 6 of the South Bend Municipal Code to update regulations governing the Building Department.

Bill No. 49-25 Alley Vacation – Various properties near the intersection of Lincolnway West, Leland Avenue, and West Marion Street.

Bill No. 50-25 Right of Way Vacation – Property located near the intersection of Emerson Forest Parkway and Irvington Drive.

All committee meeting notices, minutes, and recordings have been posted and may be accessed in committee folders on the Common Council's website at:

<https://southbendin.gov/department/commoncouncil/>

Respectfully Submitted,

A handwritten signature in cursive script that reads "Sheila Niezgodski".

Sheila Niezgodski
Public Works & Property Vacation Committee, Chair
Common Council 6th District
South Bend Common Council

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