



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

DECEMBER 8, 2025, 4:45 P.M.

Committee Members Present:

Troy Warner, Karen L. White, Ophelia Gooden-Rodgers, Sherry Bolden-Simpson, Kaine Kanczuzewski

Committee Members Absent:

Thomas Gryp

Other Council Members Present:

Canneth Lee, Rachel Tomas Morgan, Sheila Niezgodski, Dr. Oliver Davis

Others Present:

Bianca Tirado, Matthew Neal, Jasmine Jackson, Bob Palmer

Presenters:

Joe Molnar, Tim Corcoran

Agenda:

Bill No. 25-49 - Resolution Authorizing the Purchase of Real Property Located at 749 Harrison Avenue

Bill No. 25-50 - Resolution Authorizing the Purchase of Real Property Located at 1024 Indiana Avenue

Bill No. 25-51 - Resolution Authorizing the Purchase of Real Property Located at 1829 Randolph Street

Department of Community Investment (DCI) Update – Neighborhood Plans

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

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=402355>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 5:15 P.M.

INTEGRITY | SERVICE | ACCESSIBILITY

Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

300 City Hall | 215 S. Dr. Martin Luther King Jr. Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | www.southbendin.gov



Bill No. 25-49 - Resolution Authorizing the Purchase of Real Property Located at 749 Harrison Avenue

Joe Molnar, Assistant Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the City is requesting authorization to purchase a historic church on the near northwest side. The church is deteriorating and the current owners can no longer maintain it. The purchase would add a property to the City’s portfolio in an area that has been extensively developed with affordable housing in recent years.

Committee Vice Chair Karen L. White asked about the City’s plan for the church building.

Joe Molnar confirmed that the church would be torn down.

Committee Vice Chair White expressed support for the City’s plan and for the recent developments on the near northwest side.

Committee Member Ophelia Gooden-Rodgers asked how old the church is.

Joe Molnar said the church is over one hundred (100) years old, and it has seriously deteriorated.

Committee Member Sherry Bolden-Simpson asked if the property is vacant.

Joe Molnar said the historic church building is vacant, but another smaller structure on the property is still in use.

Council President Canneth Lee asked about safety concerns.

Joe Molnar said the building has had some structural failures, including falling bricks.

Committee Chair Warner opened the public hearing.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, spoke against the bill. He expressed concern that the City owns other vacant properties that have not yet been developed.

Committee Chair Warner closed the public hearing.

Council President Lee spoke in support of the bill, saying that many of his constituents in the First (1st) District have complained about the condition and safety of the property.

Committee Member Gooden-Rodgers moved to send Bill No. 25-49 to the Full Council with a favorable recommendation, which was seconded by Citizen Member Kaine Kancuzewski and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Troy Warner – <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Thomas Gryp – <i>Absent</i>	Citizen Member Kaine Kancuzewski – <i>Aye</i>

Bill No. 25-50 - Resolution Authorizing the Purchase of Real Property Located at 1024 Indiana Avenue



Joe Molnar presented the bill. He said the City is requesting authorization to purchase a historic neighborhood social hall and four (4) adjacent parcels of land. The property will be used for a community center in the Rum Village neighborhood. The Boys and Girls Club will partner with the City to renovate the building and run programs for the new center.

Councilmember Dr. Oliver Davis asked if there are renderings of the renovated design. He expressed concern about the current state of the building.

Joe Molnar said the design is not finalized yet, but both the City and the Boys and Girls Club have seen the space and believe that it will work.

Committee Member Gooden-Rodgers asked about the adjacent parcels of land.

Joe Molnar showed the location of the other parcels on a map. He said the same owner currently owns these parcels and the building itself.

Committee Member Bolden-Simpson asked if neighborhood residents have been part of the process.

Joe Molnar said the community center is part of the Rum Village Neighborhood Plan, which has had significant involvement from residents and Sixth (6th) District Councilmember Sheila Niezgodski.

Committee Chair Warner opened the public hearing.

David Buggs, 3607 South Main Street, South Bend, IN 46614, spoke in favor of the bill. He spoke about his work with the Nexus Center and the need for youth programs in the Sixth (6th) District.

Jorden Giger spoke in favor of the bill. He said residents have been asking for a community center for several years.

Committee Chair Warner closed the public hearing.

Councilmember Sheila Niezgodski thanked David Buggs and spoke about potential collaboration with the Nexus Center. She spoke about working with Rum Village residents to uplift the neighborhood throughout her time in office. She asked the Committee for their support in passing the bill.

Committee Vice Chair White moved to send Bill No. 25-50 to the Full Council with a favorable recommendation, which was seconded by Committee Member Bolden-Simpson and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Troy Warner – <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Thomas Gryp – <i>Absent</i>	Citizen Member Kaine Kanczuzewski – <i>Aye</i>

Bill No. 25-51 - Resolution Authorizing the Purchase of Real Property Located at 1829 Randolph Street



Joe Molnar presented the bill. He said the City is required to build new water quality infrastructure per Environmental Protection Agency (EPA) regulations. The Board of Public Works is seeking authorization to purchase three (3) parcels of land to install a large underground storage tank. The three (3) parcels have the same owner, and the City already owns adjacent land.

Committee Member Bolden-Simpson asked about the opinions of nearby property owners.

Joe Molnar said the new infrastructure would not impact nearby properties, and the City has had positive communications with property owners.

Committee Member Gooden-Rodgers asked how many appraisals the City will seek.

Joe Molnar said they will work with two (2) licensed appraisers. The City will average both appraisals and cannot purchase the property for more than that.

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

Committee Member Gooden-Rodgers moved to send Bill No. 25-51 to the Full Council with a favorable recommendation, which was seconded by Committee Vice Chair White and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Troy Warner – <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Thomas Gryp – <i>Absent</i>	Citizen Member Kaine Kanczuzewski – <i>Aye</i>

Department of Community Investment (DCI) Update – Neighborhood Plans

Tim Corcoran, Director of Planning, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, gave a progress report on three (3) active planning areas. He shared completed actions and next steps related to the neighborhood plans of Lasalle Park, Downtown, and River Park.

Committee Vice Chair White asked for a future update on the Harrison neighborhood.

With no further business, Committee Chair Warner adjourned the Community Investment Committee meeting at 5:48 P.M.

Respectfully Submitted,

Troy Warner, Committee Chair

NOTICE FOR HEARING AND SIGHT IMPAIRED
PERSONS
Auxiliary Aid or Other Services may be Available upon Request at No Charge.
Please give Reasonable Advance Request when Possible