

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

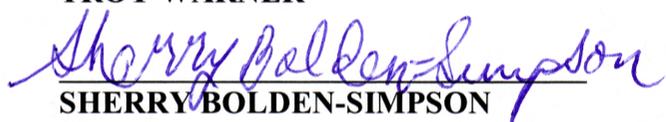
DATE: 01-26-2026

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: 02-09-2026

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 26th, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by President Lee, and the Pledge to the Flag was given.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=404180>

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

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1st District, President
Ophelia Gooden-Rodgers	2 nd District
Sharon L. McBride	3 rd District
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District, Vice President
Karen L. White	At-Large
Rachel Tomas Morgan	At-Large

COUNCILMEMBERS ABSENT

Troy Warner	4 th District, Committee of the Whole
Dr. Oliver Davis	At-Large

OTHERS PRESENT

Bianca Tirado	City Clerk
Jasmine Jackson	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Veronica Pitt-Payne	Director of Special Projects
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

January 12, 2026

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

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the January 12, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Sherry Bolden-Simpson moved to approve the January 12, 2026 Common Council meeting minutes, which was seconded by Councilmember Ophelia Gooden-Rodgers and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

Dezha Moore, Chief of Venues and Promotions, with offices at 221 North Michigan Street, South Bend, IN 46601, presented a PowerPoint about recent improvements to the Raclin Murphy Encore Center.

Councilmember Karen L. White expressed excitement for the changes.

Councilmember Sharon McBride commented on the improved access to restrooms and concessions.

Councilmember Gooden-Rodgers asked about viewing hours for the Equity in the Arts Gallery.

Dezha Moore said the gallery will be open to patrons before and after shows at the Morris Performing Arts Center. The space will also have its own calendar of events.

Council President Lee acknowledged Dezha Moore and the Department of Venues Parks and Arts (VPA) for their work on the project.

PUBLIC HEARINGS

None.

BILLS ON THE THIRD READING

None.

RESOLUTIONS

BILL NO.

25-44

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, CALLING FOR RELIEF FROM THE DEVASTATING IMPACT OF SENATE ENROLLED ACT 1 ON THE CITY OF SOUTH BEND AND OTHER LOCAL GOVERNMENTAL ENTITIES WITHIN THE STATE OF INDIANA

Bill No. 25-44 was tabled indefinitely.

25-52

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE LASALLE PARK NEIGHBORHOOD PLAN (SUBSTITUTE)

Councilmember White moved to accept Substitute Bill No. 25-52, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

Clerk Tirado read the bill to the Council.

Councilmember Gooden-Rodgers stated that Substitute Bill No. 25-52 went before the Community Investment Committee and comes with a favorable recommendation.

Chris Dressel, Senior Planner, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented a PowerPoint about the LaSalle Park neighborhood plan. He showed the plan area boundary map and spoke about the history of the neighborhood.

Hannah Sherinian, Planner, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, continued the presentation. She spoke about the plan’s twelve (12) project proposals related to housing, greenspace, and infrastructure.

Councilmember McBride expressed support for housing improvements in the neighborhood.

Councilmember Gooden-Rodgers thanked City administration and the presenters for their involvement in the process.

Council President Lee opened the public hearing.

Stacey Odom, 209 East Bronson Street, South Bend, IN 46601, spoke in favor of the bill. She said LaSalle Park residents have a good relationship with the City and they look forward to continuing their collaborative efforts.

Council President Lee closed the public hearing.

Councilmember White spoke about the significance of the LaSalle Park community.

Councilmember Rachel Tomas Morgan thanked the residents and the Department of Community Investment for their work on the neighborhood plan.

Council President Lee acknowledged LaSalle Park community leaders.

Councilmember Gooden-Rodgers moved for the passage of Substitute Bill No. 25-52, which was seconded by Councilmember White and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

26-01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2026

Clerk Tirado read the bill to the Council.

Council Vice President Sheila Niezgodski stated that Bill No. 26-01 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis, City Controller, with offices on the second (2nd) floor of City Hall, South Bend, IN 46601, presented the bill. He referred to the 2025 Annual Investment Report that went before the Board of Finance.

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

Council Vice President Niezgodski moved for the passage of Bill No. 26-01, which was seconded by Councilmember Gooden-Rodgers and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

26-02

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING THE CITY CONTROLLER AS SIGNATORY FOR THE STATE REVOLVING LOAN PROGRAM

Clerk Tirado read the bill to the Council.

Council Vice President Niezgodski stated that Bill No. 26-02 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis presented the bill. He said this is an administrative action that is needed to make him an authorized signer on disbursement requests.

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

Council Vice President Niezgodski moved for the passage of Bill No. 26-02, which was seconded by Councilmember Bolden-Simpson and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

26-03

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AN ORDER OF THE SOUTH BEND PLAN COMMISSION APPROVING A CERTAIN DECLARATORY RESOLUTION FOR THE RIVER WEST DEVELOPMENT AREA ADOPTED BY THE SOUTH BEND REDEVELOPMENT COMMISSION

Clerk Tirado read the bill to the Council.

Councilmember White stated that Bill No. 26-03 went before the Community Investment Committee and comes with a favorable recommendation.

Caleb Bauer, Executive Director of Community Investment, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented a PowerPoint about the City’s plan to establish an Innovation Development District (IDD) in the River West development area. He said this bill redraws area boundaries to set a new base rate for Tax Increment Financing (TIF), which is needed prior to establishing the IDD.

Council Vice President Niezgodski asked about the Indiana Economic Development Corporation (IEDC)’s terms for disbursing the tax increment to the IDD.

Caleb Bauer said the state will disburse up to fifteen million dollars (\$15,000,000) in tax increment each year over the IDD’s thirty (30) year term. The first seven-point-five million dollars (\$7,500,000) is remitted annually, and IEDC authorization is required for the remaining seven-point-five million dollars (\$7,500,000) to be disbursed. He confirmed that the IEDC could deny distribution of that portion if they disagree with the City’s intended use of the funds.

Councilmember Bolden-Simpson asked Caleb Bauer to clarify the changes to the River West TIF.

Caleb Bauer clarified that the River West TIF is not being dissolved. He said the bill establishes eight (8) new allocation areas within the River West TIF.

Council President Lee opened the public hearing.

Steve Francis, Juday Lake Drive, South Bend, IN 46635, spoke in favor of the bill. He expressed support for using IDD funds for environmental remediation and asked if Ignition Park is encompassed by the area boundary.

Caleb Bauer said the north and west parcels of Ignition Park are included.

Council President Lee closed the public hearing.

Councilmembers Tomas Morgan and McBride thanked Caleb Bauer for the presentation.

Councilmember Bolden-Simpson expressed support for using IDD funds to improve the City’s water infrastructure.

Council President Lee spoke in support of the bill and the City’s plan to establish an IDD.

Councilmember Tomas Morgan moved for the passage of Bill No. 26-03, which was seconded by Councilmember Bolden-Simpson and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

26-04

A RESOLUTION OF THE SOUTH BEND COMMON COUNCIL APPOINTING SHARON BANICKI, KOMONIQUE THOMAS AND GEORGE JONES TO THREE-YEAR TERMS AS

MEMBERS OF THE COMMUNITY POLICE REVIEW BOARD (SUBSTITUTE)

Councilmember White moved to accept Substitute Bill No. 26-04, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

Clerk Tirado read the bill to the Council.

Councilmember Gooden-Rodgers stated that Substitute Bill No. 26-04 went before the Community Relations Committee and comes with a favorable recommendation.

Council President Canneth Lee, 1929 North Huey Street, South Bend, IN 46628, presented bill and explained the new appointments to the Community Police Review Board. He said Komonique Thomas moved out of the Second (2nd) District and has been reappointed At Large. George Jones has been appointed to replace her in the Second (2nd) District, and Sharon Banicki has been appointed to fill the Sixth (6th) District vacancy. All appointees will serve three (3) year terms.

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

Councilmember Gooden-Rodgers moved for the passage of Substitute Bill No. 26-04, which was seconded by Council Vice President Niezgodski and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

BILLS ON THE FIRST READING

BILL NO.

01-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, REPEALING, SUPERSEDING AND REPLACING CHAPTER 2, ARTICLE 1, SECTION 2-10.1 BY ESTABLISHING THE POWERS AND DUTIES OF THE COMMON COUNCIL RULES COMMITTEE AND ELIMINATING THE PROCESS AND PROCEDURES FOR FILING COMPLAINTS AGAINST COUNCIL MEMBERS

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

Council President Lee entertained a motion to send Bill No. 01-26 to the Rules Committee for public hearing and third (3rd) reading on February 9, 2026.

Councilmember Tomas Morgan moved to send Bill No. 01-26 to the Rules Committee for public hearing and third (3rd) reading on February 9, 2026, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

02-26

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 1114 MAYFLOWER ROAD COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 02-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on February 9, 2026.

Councilmember Bolden-Simpson moved to send Bill No. 02-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on February 9, 2026, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

03-26

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 1307 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 03-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on February 9, 2026.

Council Vice President Niezgodski moved to send Bill No. 03-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on February 9, 2026, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

04-26

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 1301 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 04-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on February 9, 2026.

Council Vice President Niezgodski moved to send Bill No. 04-26 to the Zoning and Annexation Committee for public hearing and third (3rd) reading on February 9, 2026, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

05-26

FIRST READING 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 REVENUE BONDS AND APPROVING AND AUTHORIZING OTHER ACTIONS IN RESPECT THERETO IN CONNECTION WITH THE COLFAX CORNER ML, LLC PROJECT

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

Council President Lee entertained a motion to send Bill No. 05-26 to the Community Investment Committee for public hearing and third (3rd) reading on February 9, 2026.

Councilmember Bolden-Simpson moved to send Bill No. 05-26 to the Community Investment Committee for public hearing and third (3rd) reading on February 9, 2026, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Bolden-Simpson spoke about the successful Lafayette Falls town meeting that occurred on January 22, 2026.

NEW BUSINESS

Council Vice President Niezgodski announced that there will be a meeting on January 29, 2026, for public input on the Rum Village Park Master Plan.

Council President Lee spoke about the upcoming ribbon cutting activities for the Raclin Murphy Encore Center.

Councilmember Bolden-Simpson stated that the South Bend Community School Corporation (SBCSC) is having e-learning days and encouraged students to continue attending their classes online.

Councilmember White announced that orientation for the new Youth Advisory Council cohort will take place on January 31, 2026.

Council President Lee congratulated organizers for another successful year of Martin Luther King Jr. Day celebrations.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Carlos Leyva, 737 Beale Street, South Bend, IN 46616, thanked Councilmember Bolden-Simpson for advocating for SBCSC against Indiana Senate Bill two-hundred-forty-eight (248).

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, expressed opposition to the proposed changes to the Council Rules Committee.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:34 P.M.