



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: BIANCA L. TIRADO, CITY CLERK
DATE: THURSDAY, MARCH 5, 2026
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, March 9, 2026:**

Council Chambers
3rd Floor City Hall
215 S. Dr. Martin Luther King Jr. Blvd.
South Bend, IN 46601

The Council Chambers will be Open to the Public. Members of the Public may Attend this Meeting Virtually via Microsoft Teams Meeting app here: <https://tinyurl.com/030926CC>

6:40 P.M. **PUBLIC WORKS & PROPERTY VACATION** **CHAIRPERSON, GOODEN-RODGERS**
1. [Bill No. 06-26](#) - Alley Vacation - East/West Alley Between 516 South Michigan Street and 520 South Michigan Street

Council President Canneth Lee has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Public Works & Property Vacation Committee Meeting.

INFORMAL MEETING OF THE COMMON COUNCIL

PRESIDENT, C. LEE

1. Discussion of Council Agenda
2. Update and Announcements
3. Adjournment

INTEGRITY | SERVICE | ACCESSIBILITY

Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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



cc: Mayor James Mueller
Committee Meeting List
Media

NOTICE FOR VIRTUAL ATTENDEES

Virtual attendees wishing to speak during the public portion of the meeting must activate their camera, displaying the speaker, to be recognized by the 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



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, March 9, 2026
7:00 P.M.

The South Bend Common Council meeting will be open to the public at the Council Chambers on the 3rd floor of the South Bend City Hall, 215 South Dr. Martin Luther King Jr. Blvd., South Bend, IN 46601 or available by way of a virtual meeting using the Microsoft Teams Meeting App. Public access to the meeting can be granted by this Microsoft Teams Link:

<https://tinyurl.com/SBCC030926>

1. **INVOCATION**

MINISTER LAQUITA ALDRIDGE-HUGHES | NEW HORIZONS OUTREACH MINISTRIES

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**

FEBRUARY 23, 2026

5. **SPECIAL BUSINESS**

6. **REPORTS FROM CITY OFFICES**

7. **COMMITTEE OF THE WHOLE**

TIME: _____

BILL NO.

06-26 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE EAST/WEST ALLEY SOUTH OF MONROE, BETWEEN 516 SOUTH MICHIGAN AND 520 SOUTH MICHIGAN, STARTING AT MICHIGAN ON THE WEST AND ENDING AT THE NORTH/SOUTH ALLEY BEHIND 516 SOUTH MICHIGAN ON THE EAST

8. **BILLS ON THIRD READING**

TIME: _____

BILL NO.

06-26 THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE EAST/WEST ALLEY SOUTH OF MONROE, BETWEEN 516 SOUTH MICHIGAN AND 520 SOUTH MICHIGAN, STARTING AT MICHIGAN ON THE WEST AND ENDING AT THE NORTH/SOUTH ALLEY BEHIND 516 SOUTH MICHIGAN ON THE EAST

9. **RESOLUTIONS**

10. **BILLS ON FIRST READING**

BILL NO.

07-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE FIRST EAST/WEST ALLEY NORTH OF PRAST, BETWEEN ELMER AND THE FIRST NORTH/SOUTH ALLEY WEST OF ELMER

08-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11233-25, 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 2026, TO INCREASE SALARIES OF CERTAIN POSITIONS WITHIN THE HUMAN RIGHTS COMMISSION

09-26 FIRST 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 2026

10-26 FIRST 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 \$976,000 FROM THE GENERAL FUND (#101), \$150,000 FROM THE PARKS AND RECREATION FUND (#201), \$465,000 FROM THE MOTOR VEHICLES HIGHWAY FUND (#202), \$500,000 FROM THE COMMUNITY INVESTMENT OPERATING FUND (#211), \$50,000 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$114,300 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$2,750 FROM THE CENTRAL SERVICES FUND (#222), \$21,099 FROM THE IT/INNOVATION/311 CALL CENTER FUND (#279), \$296,600 FROM THE POLICE FEDERAL DRUG ENFORCEMENT FUND (#299), \$2,150,000 FROM THE LOCAL INCOME TAX – ECONOMIC

DEVELOPMENT FUND (#408), \$1,100,000 FROM THE PROFESSIONAL SPORTS CONVENTION DEVELOPMENT AREA FUND (#413), \$3,800,000 FROM THE WATER WORKS CAPITAL FUND (#622), \$20,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), \$600,000 FROM THE STORM SEWER FUND (#667), \$71,265 FROM THE CENTURY CENTER OPERATIONS FUND (#670), AND \$5,000 FROM THE SELF-FUNDED EMPLOYEE BENEFITS FUND (#711)

11-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING PAYMENTS IN LIEU OF TAXES FOR HERITAGE TRAILS SOUTH BEND, LP

12-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA ESTABLISHING CERTAIN BOUNDARIES FOR SOUTH BEND UTILITIES TO FURNISH WATER AND SEWAGE SERVICE TO THE PUBLIC

13-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 911 LOGAN STREET COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

11. UNFINISHED BUSINESS

12. NEW BUSINESS

13. PRIVILEGE OF THE FLOOR

14. ADJOURNMENT

TIME: _____

NOTICE FOR VIRTUAL ATTENDEES

Virtual attendees wishing to speak during the public portion of the meeting must activate their camera, displaying the speaker, to be recognized by the 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

In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 4th Floor County-City Building. Reasonable efforts have been taken to provide an accurate translation of the text of the agenda, however, the officiate is the English version. Any discrepancies which may be created in the translation are not binding. Such translations do not create any right or benefit, substantive or procedural, enforceable at law or equity by a party against the Common Council or the City of South Bend, Indiana.



2026 COMMON COUNCIL STANDING COMMITTEES (Rev. 03-02-2026)

COMMUNITY INVESTMENT COMMITTEE

Oversees the various activities of the Department of Community Investment. This Committee reviews all real and personal tax abatement requests and works closely with the Business Development Team.

Troy Warner, Chairperson
Karen L. White, Vice-Chairperson
Thomas Gryp, *Citizen Member*

Sherry Bolden-Simpson, Member
Ophelia Gooden-Rodgers, Member
Kevin Upton, *Citizen Member*

COMMUNITY RELATIONS COMMITTEE

Oversees the various activities of the Engagement and Economic Empowerment, Neighborhood Development, and Community Resources Teams within the City's Department of CI and is charged with facilitating partnerships and ongoing communications with other public and private entities operating within the City.

Ophelia Gooden-Rodgers, Chairperson
Karen L. White, Vice-Chairperson
Alice Pickens, *Citizen Member*

Sheila Niezgodski, Member
Sherry Bolden-Simpson, Member

COUNCIL RULES COMMITTEE

Oversees the regulations governing the overall operation of the Common Council, as well as all matters of public trust. Its duties are set forth in detail in Section 2-10.1 of the *South Bend Municipal Code*.

Canneth Lee, Member
Sheila Niezgodski, Member

Troy Warner, Member

HEALTH AND PUBLIC SAFETY COMMITTEE

Oversees the various activities performed by the Fire and Police Departments, EMS, Department of Code Enforcement, ordinance violations, and related health and public safety matters.

Rachel Tomas Morgan, Chairperson
Troy Warner, Vice-Chairperson
Sheila Niezgodski, Member
Savino Rivera Jr., *Citizen Member*

Sharon McBride, Member
Dr. Oliver Davis, Member
Brittney Erp, *Citizen Member*

INFORMATION AND TECHNOLOGY COMMITTEE - Innovation

Oversees the various activities of the City's Department of Innovation, which includes the Divisions of Information Technology and 311 so that the City of South Bend remains competitive and on the cutting edge of developments in this area. Reviewing and proposing upgrades to computer systems and web sites, developing availability and access to GIS data and related technologies are just some of its many activities.

Rachel Tomas Morgan, Chairperson
Sherry Bolden-Simpson, Vice-Chairperson
Joshua Walters, *Citizen Member*

Sharon McBride, Member
Dr. Oliver Davis, Member

PARC COMMITTEE- Venues, Parks, and Arts (Parks, Recreation, Cultural Arts & Entertainment)

Oversees the various activities of the Century Center, College Football Hall of Fame, Four Winds Stadium, Morris Performing Arts Center, Studebaker National Museum, South Bend Regional Museum of Art, Potawatomi Zoo, My SB Trails, DTSB relations, and the many recreational and leisure activities offered by the Department of Venues Parks and Arts.



Sharon L. McBride, Chairperson
Karen L. White, Vice- Chairperson
Aaron Nichols, *Citizen Member*

Ophelia Gooden-Rogers, Member
Troy Warner, Member
Frances Schmuhl, *Citizen Member*

PERSONNEL AND FINANCE COMMITTEE

Oversees the activities performed by the Department of Administration and Finance, and reviews all proposed salaries, budgets, appropriations, and other fiscal matters, as well as personnel policies, health benefits and related matters.

Sheila Niezgodski, Chairperson
Karen L. White, Vice-Chairperson
Caz Margenau, *Citizen Member*

Ophelia Gooden-Rodgers, Member
Rachel Tomas Morgan, Member

PUBLIC WORKS AND PROPERTY VACATION COMMITTEE

Oversees the various activities performed by the Building Department, the Department of Public Works and related public works and property vacation issues.

Ophelia Gooden-Rodgers, Chairperson
Sheila Niezgodski, Vice-Chairperson
Abel Gonzalez, *Citizen Member*

Dr. Oliver Davis, Member
Troy Warner, Member

RESIDENTIAL NEIGHBORHOODS COMMITTEE

Oversees the various activities and issues related to neighborhood development and enhancement.

Karen L. White, Chairperson
Sheila Niezgodski, Vice-Chairperson
Sherry Bolden-Simpson
Jessie Whitaker, *Citizen Member*

Ophelia Gooden-Rodgers, Member
Sharon McBride, Member
Angela Smith, *Citizen Member*

UTILITIES COMMITTEE

Oversees the activities of all enterprise entities including but not limited to the Bureau of Waterworks, Bureau of Sewers, and all related matters.

Sherry Bolden-Simpson, Chairperson
Rachel Tomas Morgan, Vice-Chairperson
Dr. Oliver Davis, Member
Joseph Mayer, *Citizen Member*

Sheila Niezgodski, Member
Ophelia Gooden-Rodgers, Member
Sharon McBride, Member
Doris McEwen, *Citizen Member*

ZONING AND ANNEXATION COMMITTEE

Oversees the activities related to the Board of Zoning Appeals, recommendations from the Area Plan Commission and the Historic Preservation Commission, as well as all related matters addressing annexation and zoning.

Dr. Oliver Davis, Chairperson
Rachel Tomas Morgan, Vice-Chairperson
Danny Koontz, *Citizen Member*

Troy Warner, Member
Karen L. White, Member
Stacey Odom, *Citizen Member*

SUB-COMMITTEE ON MINUTES

Reviews the minutes prepared by the Office of the City Clerk of the regular, special, and informal meetings of the Common Council and makes a recommendation on their approval/modification to the Council.

Troy Warner, Member

Sherry Bolden-Simpson, Member



2026 COMMON COUNCIL STANDING COMMITTEES (Rev.03-02-2026)

CANNETH LEE, 1ST District Council Member

President

Council Rules Committee, Member

OPHELIA GOODEN-RODGERS, 2ND District Council Member

Community Relations Committee, Chairperson

Public Works & Property Vacation Committee, Chairperson

Community Investment Committee, Member

PARC Committee, Member

Personnel & Finance Committee, Member

Residential Neighborhoods Committee, Member

Utilities Committee, Member

SHARON L. MCBRIDE, 3RD District Council Member

PARC Committee, Chairperson

Health & Public Safety Committee, Member

Information & Technology Committee, Member

Residential Neighborhoods Committee, Member

Utilities Committee, Member

TROY WARNER, 4TH District Council Member

Chairperson, Committee of the Whole

Community Investment Committee, Chairperson

Council Rules Committee, Member

Health and Public Safety, Vice-Chairperson

PARC Committee, Member

Public Works & Property Vacation, Member

Sub-Committee on the Minutes, Member

Zoning & Annexation Committee, Member

SHERRY BOLDEN-SIMPSON, 5TH District Council Member

Utilities Committee, Chairperson

Community Relations Committee, Member

Information & Technology, Vice-Chairperson

Community Investment Committee, Member

Residential Neighborhoods Committee, Member

Sub-Committee on Minutes, Member

SHEILA NIEZGODSKI, 6TH District Council Member

Vice-President

Personnel & Finance Committee, Chairperson

Community Relations Committee, Member

Council Rules Committee, Member

Health & Public Safety Committee, Member

Public Works & Property Vacation, Vice-Chairperson

Utilities Committee, Member

Residential Neighborhoods Committee, Vice-Chairperson

DR. OLIVER DAVIS, AT LARGE Council Member

Zoning & Annexation Committee, Chairperson

Health & Public Safety Committee, Member

Information & Technology Committee, Member

Utilities Committee, Member

Public Works & Property Vacation Committee, Member

RACHEL TOMAS MORGAN, AT LARGE Council Member

Health & Public Safety Committee, Chairperson

Personnel & Finance Committee, Member

Information & Technology Committee, Chairperson

Utilities, Vice-Chairperson

Zoning & Annexation Committee, Vice-Chairperson

KAREN L. WHITE, AT LARGE Council Member

Residential Neighborhoods Committee, Chairperson

Community Relations Committee, Vice-Chairperson

Community Investment Committee, Vice-Chairperson

PARC Committee, Vice-Chairperson

Personnel & Finance Committee, Vice-Chairperson

Zoning & Annexation Committee, Member



614 S Saint Joseph Street
South Bend, IN 46601
574.300.8041
charity.herdevelopment@gmail.com
www.herstoricdevelopment.com
@herstoricdevelopment

South Bend Common Council
3rd floor of City Hall
215 S. Dr. Martin Luther King Jr. Blvd.
South Bend, IN 46601

Filed in Clerk's Office

Feb 17, 2026

Bianca Tirado
City Clerk, South Bend, IN

February 17, 2026

Dear Honorable Council,

Please accept this Ordinance to vacate a portion of the street right-of-way as shown in the attached diagram. This alley is between 516 S Michigan and 520 S Michigan. The east portion of this alley that connects with St. Joseph St. has already been vacated, thus this section of alley dead ends into the alley between Michigan St and St. Joseph St. properties, and it is not useful right-of-way for any properties besides 516 and 520 S Michigan.

516 S Michigan is being developed by owners Charity Stowe and Rachel Mospan into mixed use residential and commercial space. Charity and Rachel also founded the 501(c)(3) non-profit Milkweed Gardens, Inc. which owns 520 S Michigan and is turning it into a public green space and park that will serve the neighborhood.

Herstoric Properties and our development partners are excited about the future development on this block. Formally vacating this right-of-way will allow for a more comprehensive design of the buildings, green spaces, and amenities being offered on this block of South Michigan.

We respectfully request approval to vacate the right-of-way as shown in the attached request. Thank you for your consideration. If you have any questions or concerns,

please feel free to reach out to me using contact information included in the attachments.

Warm regards,

A handwritten signature in black ink, appearing to read 'Charity Stowe', with a long, sweeping flourish extending to the right.

Charity Stowe

Managing Member

Herstoric Properties, LLC

Feb 13, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 06-26

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE EAST/WEST ALLEY SOUTH OF MONROE, BETWEEN 516 SOUTH MICHIGAN AND 520 SOUTH MICHIGAN, STARTING AT MICHIGAN ON THE WEST AND ENDING AT THE NORTH/SOUTH ALLEY BEHIND 516 SOUTH MICHIGAN ON THE EAST

STATEMENT OF PURPOSE AND INTENT

Petitioner requests the vacation in order to support planned development of a mixed use residential and commercial space at 516 S. Michigan and a public green space at 520 S. Michigan. The vacated area will be maintained as a paved area for use by both parcels.

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinances vacates the above-described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

The east/west alley south of Monroe, between 516 S. Michigan and 520 S. Michigan, starting at Michigan on the west and ending at the alley behind 516 S. Michigan on the east, more particularly described as set forth in Exhibit A.

Hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following properties may be injuriously or beneficially affected by such vacating:

- 516 S Michigan Street – Parcel ID 018-3017-0646
- 520 S Michigan Street – Parcel ID 018-3017-0649

SECTION IV. The purpose of the vacation of the real property is to support planned development of a mixed use residential and commercial space at 516 S. Michigan and a public green space at 520 S. Michigan. The vacated area will be maintained as a paved area for use by both parcels.

SECTION V. The vacation is not subject to the elimination of the alley approach.

SECTION VI. This Ordinance shall be in full force and effect after adoption by the Common Council, approval by the Mayor, and any publication required by law, with an effective date of _____, 2026.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Exhibit A



507

511 1/2

S Michigan, St

Mobil High-quality diesel near me

Athena Bitcoin ATM

Sterling Learning Center

St Peter Claver Catholic Worker

Alley

512

516

520

519 1/2

Dismas House of Indiana

530

523

Sidney Henry Auto Sales Used car dealer

Google

115

531

CITY HALL
215 S. MARTIN LUTHER KING JR. BLVD.,
SUITE 400
SOUTH BEND, INDIANA 46601-1830



PHONE 574/235-9251
FAX 574/235-9171

CITY OF SOUTH BEND JAMES MUELLER, MAYOR
BOARD OF PUBLIC WORKS

December 16, 2025

Ms. Rachel Mospan
516 S. Michigan St.
South Bend, IN 46601
rachelmospan@gmail.com

RE: Alley/Street Vacation – East/West Alley Between 516 S. Michigan St. & 520 S. Michigan St.
(Preliminary Review)

Dear Ms. Mospan:

At its December 16, 2025 meeting, the Board of Public Works reviewed comments by the Engineering Division, Community Investment, Fire Department, Police Department. The following comments and recommendations were submitted:

Per IC 36-7-3-13, the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would not hinder the public's access to a church, school or other public building or place. The vacation would not hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Therefore, the Board of Public Works submitted a **favorable** recommendation for the vacation of this alley. If you still wish to pursue this alley vacation, please bring this BPW Recommendation Packet to the City Clerk's Office, located on the 3rd Floor of City Hall. Alley/Street vacations require a presentation to the Common Council, approval of an ordinance, and certification of the ordinance from the Mayor. The property then must be recorded with the Recorder's Office to ensure that your 50% ownership of the property is appropriately transferred to your name. If you have any questions about how the alley vacation will affect your property taxes, please contact the Auditor's Office.

In its Ordinance, the City of South Bend Common Council included the Board of Public Works' requirement that you **eliminate the alley approach by hiring a private contractor bonded with the City to tear out the approach, replace with curb, and establish a tree lawn in accordance with City standards and specifications**. These updates should be made within ninety (90) days of final approval from the Common Council. Please notify us when this work is complete. If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: June 30, 2025

TO: Kyle Ludlow, Public Works
Zach Hurst, Engineering
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Brad Rohrscheib, Police Department

FROM: Hillary Horvath, Clerk (hhorvath@southbendin.gov)

SUBJECT: REQUEST FOR RECOMMENDATIONS – ALLEY VACATION

APPLICANT: Rachel Mospan

LOCATION: 618 S. St. Joseph St. and 516 N. Michigan St.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING I.C. 36-7-3-13 CRITERIA:

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. The vacation would/would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
3. The vacation would/would not hinder the public's access to a church, school or other public building or place.
4. The vacation would/would not hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

PUBLIC WORKS/ENGINEERING: Favorable Recommendation

COMMUNITY INVESTMENT: Favorable.

FIRE: Favorable Recommendation

POLICE: Favorable recommendation



STREET/ALLEY VACATION BPW APPLICATION

City of South Bend – Board of Public Works

227 W. Jefferson Boulevard, Ste. 1316

South Bend, IN 46601

Date: 6/27/2025

Phone #: 3125900062

Name: Rachel Mospan

E-mail: rachelmospan@gmail.com

Property Address: 516 S Michigan St, South Bend, IN 46601

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):

east/west running alley south of Monroe, between 516 S Michigan and 520 S Michigan, starts at Michigan on the west and ends at the back alley behind 516 S Michigan to the east (i.e. the alley does not continue east to the next block which is S St. Joseph)

Describe the reason for the request, proposed use, and any changes made to the request following from preliminary review:

Charity Stowe and Rachel Mospan are the owners of Herstoric Properties which owns 516 S Michigan. Chartity and Rachel also founded and serve on the board of the 501c3 non-profit Milkweed Gardens, Inc. which owns 520 S Michigan. 516 S Michigan is being developed into mixed use residential and commercial space. 520 S Michigan will be developed into a public green space/ pocket park that will serve the adjacent buildings as well as the neighborhood. We'd like ownership of the alley to be attached to 516 S michigan (as opposed to splitting 50/50). It will be maintained as a paved area for use by both 516 and 520.

The following MUST be attached to this application:

- \$300 payment (check or money order)
- Preliminary review form with staff comments

Office Use Only

Fee Paid Date: 6/30/2025

Check/Money Order #: CK#889001

BPW Recommendation: Favorable Not Favorable

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik, President

Joseph R. Molnar, Vice President

Gary A. Gilot, Member

Breana Micou, Member

Murray L. Miller, Member

Attest: Hillary R. Horvath, Clerk

Date: December 16, 2025

This application expires 90 days from the BPW meeting date, which is March 16, 2026.



STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works
227 W. Jefferson Boulevard, Ste. 1316
South Bend, IN 46601

Date: 9/30/2024 **Phone #:** 3125900062
Name: Rachel Mospan **Email:** rachelmospan@gmail.com

Property Address: 516 S Michigan St, South Bend, IN 46601

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):
 east/west alley south of Monroe, between 516 S Michigan and 520 S Michigan, starts at Michigan on the west and ends at the back alley behind 516 S Michigan to the east (i.e. the alley does not continue east to the next block which is S St. Joseph)

Is your property adjacent to the street/alley of interest? Yes No
Do any property owners currently access the street/alley? Yes No
Is there a future property development plan associated with this request? Yes No

Describe the reason for this vacation request and proposed use :

Charity Stowe and Rachel Mospan are the owners of Herstoric Properties which owns 516 S Michigan. Charity and Rachel also founded the non-profit Milkweed Gardens which owns 520 S Michigan. 516 S Michigan is being developed into mixed use residential and commercial space. 520 S Michigan will be developed into a public greenspace/ pocket park that will serve the adjacent buildings as well as the neighborhood. We'd like ownership of the alley to be attached to 516 S Michigan (as opposed to splitting 50/50). It will most likely be maintained as a paved area for use by both 516 and 520.
 (Note: the boxes in the Office Use Only section were auto-populated when I checked the boxes above. I wasn't able to uncheck them.)

This is a request for preliminary review of alley or street vacation with regard to Board of Public Works basic criteria. Staff will review the information provided and give feedback to the applicant.

OFFICE USE ONLY:

Do less than 50% of properties on the full block have direct street access? Yes No
Is this the only midblock connection? Yes No
Is the block length greater than 600'? Yes No
Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards? Yes No
Are there public or private utilities in the alley? Yes No

Preliminary Staff Comments:

DCI responds with a favorable request that includes removal of the alley approach. The ownership of the vacated alley is not determined through the vacation process, it will default to split ownership of the formewr ROW and added to adjacent properties.



Ezequias Ruiz
901 N. Elmer St.
South Bend, IN 46628
Noemi.ramirez79@gmail.com
(574)329-1476

Filed in Clerk's Office

Feb 25, 2026

Bianca Tirado
City Clerk, South Bend, IN

February 25, 2026

South Bend Common Council
215 S. Dr. Martin Luther King, Jr. Blvd., Ste 400
South Bend, Indiana 46601

RE: Alley/Street Vacation – 1st E/W Alley North of Prast Blvd., between Elmer St. and the 1st N/S Alley West of Elmer St.

Dear Honorable Members of the Common Council,

I respectfully submit this formal request for consideration and approval of an ordinance to vacate the 1st East/West alley north of Prast Boulevard, located between Elmer Street and the 1st North/South alley west of Elmer Street.

On February 10, 2026, the City of South Bend Board of Public Works conducted its review of the proposed alley vacation pursuant to Indiana Code § 36-7-3-13 and issued a favorable recommendation. I hereby request that the Common Council accept the Board's recommendation and proceed with consideration of the ordinance to vacate the referenced right-of-way.

The subject portion of the alley is not actively utilized for public travel, does not provide essential access to adjacent parcels, and does not contain public utilities. The proposed vacation will not hinder the growth or orderly development of the neighborhood, nor will it restrict access to any adjoining properties, public buildings, or rights-of-way. Instead, incorporation of this area into the adjoining property will allow for improved maintenance,

enhanced safety, elimination of potential nuisance conditions, and responsible long-term stewardship consistent with surrounding residential development.

In accordance with the conditions outlined by the Board of Public Works, I acknowledge and agree to comply with all requirements outlined in the ordinance, including the obligation to eliminate the alley approach by retaining a properly bonded private contractor to remove the existing approach, replace the curb where required, and establish turf and tree lawn improvements in accordance with City standards and specifications. I further acknowledge that all required improvements shall be completed within ninety (90) days of final approval by the Common Council, and that notification of completion will be provided as required.

I respectfully request your approval of this ordinance. Should additional documentation, affidavits, or compliance materials be required, I stand ready to provide them promptly.

Thank you for your time, consideration, and service to the City of South Bend.

Sincerely,



Ezequias Ruiz

BILL NO. 07-26

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY:
THE FIRST EAST/WEST ALLEY NORTH OF PRAST, BETWEEN ELMER AND THE
FIRST NORTH/SOUTH ALLEY WEST OF ELMER**

STATEMENT OF PURPOSE AND INTENT

Petitioner requests the vacation in order to keep all of their properties together, which is anticipated to make a significant difference in reducing vandalism and dumping of litter around their property. Petitioner also wishes to build an extension of the home or current garage.

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City. The following Ordinances vacates the above-described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

The first east/west alley north of Prast, between Elmer and the first north/south alley west of Elmer, more particularly described as set forth in Exhibit A.

Hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following properties may be injuriously or beneficially affected by such vacating:

901 Elmer Street – Parcel ID 018-2031-1037

837 Elmer Street – Parcel ID 018-2032-1053

SECTION IV. The purpose of the vacation of the real property is to keep all of Petitioner's properties together, which is anticipated to make a significant difference in reducing vandalism

and dumping of litter around their property. Petitioner also wishes to build an extension of the home or current garage.

SECTION V. The vacation is subject to the elimination of the alley approach by hiring a private contractor bonded with the City to tear out the approach, replace with curb, and establish a tree lawn in accordance with City standards and specifications within ninety (90) days of final approval by the Common Council.

SECTION VI. This Ordinance shall be in full force and effect after adoption by the Common Council, approval by the Mayor, and any publication required by law, with an effective date of _____, 2026.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock __.m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

EXHIBIT A





CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

February 10, 2026

Mr. Ezequias Ruiz
901 N. Elmer St.
South Bend, IN 46628
Noemi.ramirez79@gmail.com

RE: Alley/Street Vacation – 1st E/W Alley North of Prast Blvd., between Elmer St. and the 1st N/S Alley West of Elmer St. (Preliminary Review)

Dear Mr. Ruiz:

At its February 10, 2026 meeting, the Board of Public Works reviewed comments by the Engineering Division, Community Investment, Fire Department, Police Department. The following comments and recommendations were submitted:

Per IC 36-7-3-13, the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would not hinder the public's access to a church, school or other public building or place. The vacation would not hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Therefore, the Board of Public Works submitted a **favorable** recommendation for the vacation of this alley. If you still wish to pursue this alley vacation, please bring this BPW Recommendation Packet to the City Clerk's Office, located on the 4th floor of the County-City Building. Alley/Street vacations require a presentation to the Common Council, approval of an ordinance, and certification of the ordinance from the Mayor. The property then must be recorded with the Recorder's Office to ensure that your 50% ownership of the property is appropriately transferred to your name. If you have any questions about how the alley vacation will affect your property taxes, please contact the Auditor's Office.

In its Ordinance, the City of South Bend Common Council included the Board of Public Works' requirement that you **eliminate the alley approach by hiring a private contractor bonded with the City to tear out the approach, replace with curb, and establish a tree lawn in accordance with City standards and specifications.** These updates should be made within ninety (90) days of final approval from the Common Council. Please notify us when this work is complete. If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: April 11, 2025

TO: Kyle Ludlow, Public Works
Abigail Magas, Engineering
Zach Hurst, Engineering
Chris Dressel, Community Investment
Derek Erquhart, Fire Department
Brad Rohrscheib, Police Department

FROM: Hillary Horvath, Clerk (hhorvath@southbendin.gov)

SUBJECT: REQUEST FOR RECOMMENDATIONS – ALLEY VACATION

APPLICANT: Ezequias Ruiz
LOCATION: 901 N. Elmer St.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING I.C. 36-7-3-13 CRITERIA:

1. The vacation would/would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
2. The vacation would/would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
3. The vacation would/would not hinder the public's access to a church, school or other public building or place.
4. The vacation would/would not hinder the use of a public right-of-way by the neighborhood in which it is located or to which it is contiguous.

PUBLIC WORKS/ENGINEERING: Favorable, contingent on removing existing approach.

COMMUNITY INVESTMENT: Favorable, contingent on removing existing approach.

FIRE: Favorable

POLICE: Favorable recommendation



STREET/ALLEY VACATION BPW APPLICATION

City of South Bend - Board of Public Works
215 S. Dr. Martin Luther King, Jr. Blvd
Suite #400
South Bend, IN 46601

Date: 11/17/25

Phone #: 5743291476

Name: Ezequias Ruiz

E-mail: Noemi.ramirez279@gmail.com

Property Address: 901 N. Elmer St. South Bend, IN. 46628

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):

~~1st East/West Alley, west of St. Peter~~ 1st. E/W alley north of Pratt, between Elmer and the 1st. N/S alley west of Elmer.

Describe the reason for the request, proposed use, and any changes made to the request following from preliminary review:

To keep all my properties together which made a significant difference in having less vandalism done around our property and less activity of dumping litter. To make an extension of the house or the current garage

The following MUST be attached to this application:

- \$300 payment (check or money order)
- Preliminary review form with staff comments

Office Use Only

Fee Paid Date: 11/17/2025

Check/Money Order #: CK#1001

BPW Recommendation: Favorable Not Favorable

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

Elizabeth A. Maradik
Elizabeth A. Maradik, President

Murray L. Miller
Murray L. Miller, Member

Abigail E. Magas, P.E.
Abigail E. Magas, Member

Joseph R. Molnar
Joseph R. Molnar, Vice President

Breana N. Micou
Breana N. Micou, Member

Hillary R. Horvath
Attest: Hillary R. Horvath, Clerk

Date: February 10, 2026

This application expires 90 days from the BPW meeting date, which is May 11, 2026



STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works
227 W. Jefferson Boulevard, Ste. 1316
South Bend, IN 46601

Date: 4/10/2025 Phone #: (574)329-1476
Name: Ezequias Ruiz Email: noemi.ramirez79@gmail.com

Property Address: 901N. Elmer street SouthBend, IN. 46628

Applicant property information: Residential Commercial Industrial

Describe the general street/alley location with boundaries (Ex: 1st East/West Alley, west of St. Peter St and north of Howard St):
1st E/W alley north of Prast, between Elmer and the 1st N/S alley west of Elmer

Is your property adjacent to the street/alley of interest? Yes No
Do any property owners currently access the street/alley? Yes No
Is there a future property development plan associated with this request? Yes No

Describe the reason for this vacation request and proposed use :

To keep all my properties together which made a significant difference in having less vandalism done around our property and less activity of dumping litter. To make an extension of the house or the current garage.

This is a request for preliminary review of alley or street vacation with regard to Board of Public Works basic criteria. Staff will review the information provided and give feedback to the applicant.

OFFICE USE ONLY:

Do less than 50% of properties on the full block have direct street access? Yes No
Is this the only midblock connection? Yes No
Is the block length greater than 600'? Yes No
Will the vacation result in: dead end alley, interference with bike route, violations of minimum traffic safety standards? Yes No
Are there public or private utilities in the alley? Yes No

Preliminary Staff Comments:

Favorable recommendation to vacate the requested row The west half of the alley should be strongly considered as part of the vacation so that a "T" intersection is not created. Continued use of the Elmer Street approach as a driveway access must be directed through the engineering office.

Alley fenced on the west and east ends.for multiple years The house / garage expansion is planned but not scheduled.

Staff visit - 4-25-25



STREET/ALLEY VACATION PRELIMINARY REVIEW

City of South Bend – Board of Public Works
227 W. Jefferson Boulevard, Ste. 1316
South Bend, IN 46601

Date: 4/10/2025 Phone #: (574)329-1476
 Name: Ezequias Ruiz Email: noemi.ramirez79@gmail.com

Property Address: 901N. Elmer street SouthBend, IN. 46628

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Describe the reason for this vacation request and proposed use :
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Alley fenced on the west and east ends.for multiple years The house / garage expansion is planned but not scheduled.

Staff visit - 4-25-25

Name	Mailing Address	Mailing City	Mailing State	Mailing Zip	Parcel ID	Property Address	Property City	Property State	Property Zip
STEWART ROOSEVELT	1222 Huey St	South Bend	IN	46628	018-2031-1031	910 N OLIVE ST	SOUTH BEND	IN	46628
RX INVESTMENTS LLC	1409 S Breckenridge Loop	Rogers	AR	72756	018-2031-1032	909 ELMER ST	SOUTH BEND	IN	46628
DENDIU RACHEL	205 Towhee Dr	Ball Ground	GA	30107	018-2032-1060	830 N OLIVE ST	SOUTH BEND	IN	46628
1 2 3 LEASE ME LLC	415 Logan St	South Bend	IN	46615	018-2032-1052	840 N OLIVE ST	SOUTH BEND	IN	46628
JASMINE RHONDA & FORREST DARION	717 Pennsylvania Ave	South Bend	IN	46601	018-2031-1036	902 N OLIVE ST	SOUTH BEND	IN	46628
FORREST JOY & IVORY CARLTON JTWROS	834 N Olive St	South Bend	IN	46628	018-2032-1056	834 N OLIVE ST	SOUTH BEND	IN	46628
PRESTON TYRONE J	838 Elmer	South Bend	IN	46628	018-2032-1054	838 ELMER ST	SOUTH BEND	IN	46628
TURNER WILEY AND ROSIE	902 N Elmer St	South Bend	IN	46628	018-2031-1043	902 ELMER ST	SOUTH BEND	IN	46628
HALM SHAFIR LLC	814 S Moon Dr	Venice	FL	34292	018-2031-1042	904 ELMER ST	SOUTH BEND	IN	46628
SFR3-020 LLC	2261 Market St	San Francisco	CA	94114	018-2031-1040	910 ELMER ST	SOUTH BEND	IN	46628
LARA MARI CRUZ	905 N Elmer	South Bend	IN	46628	018-2031-1033	905 ELMER ST	SOUTH BEND	IN	46628
JASMINE RHONDA & FORREST DARION	717 Pennsylvania Ave	South Bend	IN	46601	018-2031-1034				
WHITE ASHLEY J	908 N Elmer St	South Bend	IN	46628	018-2031-1041	908 ELMER ST	SOUTH BEND	IN	46628
PRESTON TYRONE J	838 N Elmer St	South Bend	IN	46628	018-2032-1058	834 ELMER ST	SOUTH BEND	IN	46628
PRESTON TYRONE J	838 N Elmer St	South Bend	IN	46628	018-2032-1062	830 ELMER ST	SOUTH BEND	IN	46628
RUIZ EZEQUIAS R	901 N Elmer	South Bend	IN	46628	018-2031-1035				
ACTIVE SOLUTIONS LLC	913 E 8th St	Michigan City	IN	46360	018-2032-1061	829 ELMER ST	SOUTH BEND	IN	46628
HALE DAVID	P.O. Box 172	Bristol	IN	46507	018-2032-1057	833 ELMER ST	SOUTH BEND	IN	46628
RUIZ EZEQUIAS	901 N Elmer St	South Bend	IN	46628	018-2032-1053	837 ELMER ST	SOUTH BEND	IN	46628
RUIZ EZEQUIAS R	901 N. Elmer	South Bend	IN	46628	018-2031-1037	901 ELMER ST	SOUTH BEND	IN	46628

1200N COUNTY-CITY BUILDING
227 W. JEFFERSON BLVD.
SOUTH BEND, INDIANA 46601-1830



PHONE 574.235.9216
FAX 574.235.9928

CITY OF SOUTH BEND, IN JAMES MUELLER, MAYOR
DEPARTMENT OF ADMINISTRATION AND FINANCE

March 4, 2026

Filed in Clerk's Office

Mr. Canneth Lee
President, South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

Mar 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: 2026 Non-Bargaining Salary Ordinance - Amended

Dear President Lee:

Attached is an ordinance amending the maximum compensation for non-bargaining employees for the calendar year 2026.

We are amending the salary ordinance to add a position to the salary ordinance. The proposed position is for the Deputy Director for the Human Rights Commission with a salary cap of \$100,235. This position will not be filled for the current year. It is expected that the Human Rights Commission will fill this position for the 2027 fiscal year.

We'd also like to increase the salary cap for the Housing Manager from \$78,005 to \$90,000. This position is funded by federal grant dollars.

I will present this ordinance to the Common Council at the appropriate committee and council meetings. If you have any further questions or need additional information, please let me know.

Thank you for your consideration.

Sincerely,

Kyle Willis
City Controller

BILL NO. 08-26

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11233-25, 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 2026, TO INCREASE SALARIES OF CERTAIN POSITIONS WITHIN THE HUMAN RIGHTS COMMISSION

STATEMENT OF PURPOSE AND INTENT

On October 13, 2025, the South Bend Common Council passed Ordinance No. 11233-25, which fixed maximum salaries and wages of appointed officers and non-bargaining employees of the executive departments of the City of South Bend for the calendar year 2026.

Since the enactment of Ordinance No. 11233-25, the City's executive has determined that it is appropriate and necessary to amend the list of non-bargaining City positions and their maximum salaries approved under Ordinance No. 11233-25.

Specifically, this ordinance increases salaries for leadership positions within the Human Rights Commission, as reflected in the amended list attached to this ordinance as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Ordinance No. 11233-25 is hereby amended to include the non-bargaining positions and maximum salaries set forth in Exhibit A attached hereto. The positions affected by this ordinance are highlighted for ease of identification.

SECTION II. All other portions and sections of Ordinance No. 11233-25 are unaffected by this amendment and are reconfirmed.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at _____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend, Indiana
2026 Nonbargaining Salary Ordinance Update
Maximum Salaries

New Position	Title Change & Increase	Eliminate Title
Non-Standard Raise	Adding Omitted Position	Correcting Salary

Job Title	Status	2025 Salary Cap	2026 Salary Cap	% Increase
311 Customer Service Liaison I	Full Time	52,264	53,832	3.00%
311 Customer Service Liason II	Full Time	54,000	55,620	3.00%
Accounting Clerk IV	Full Time	39,733	40,925	3.00%
Administrative Assistant I	Full Time	47,366	48,787	3.00%
Administrative Assistant II	Full Time	48,765	50,228	3.00%
Animal Welfare Assistant	Full Time	45,000	48,549	7.89%
Animal Welfare Officer	Full Time	48,000	51,260	6.79%
Applications Developer I	Full Time	75,166	77,421	3.00%
Applications Developer II	Full Time	81,400	83,842	3.00%
Assistant City Attorney	Full Time	102,309	105,378	3.00%
Assistant City Engineer	Full Time	100,906	103,933	3.00%
Assistant Director - Data & Performance	Full Time	82,055	84,517	3.00%
Assistant Director of Communication Center	Full Time	64,521	66,457	3.00%
Assistant Director of Distribution	Full Time	61,293	63,132	3.00%
Assistant Director of Growth & Opportunity	Full Time	84,369	86,900	3.00%
Assistant Director of Neighborhoods	Full Time	95,400	98,262	3.00%
Assistant Director of Planning	Full Time	84,369	86,900	3.00%
Assistant Director of SCADA Information Systems	Full Time	78,987	81,357	3.00%
Assistant Director of Ticket Sales & Strategy	Full Time	55,167	56,822	3.00%
Assistant Manager - Customer Service	Full Time	55,437	57,100	3.00%
Billing Operations Specialist	Full Time	65,846	67,821	3.00%
Budget Analyst - Senior	Full Time	74,420	76,653	3.00%
Building and Code Inspector	Full Time	59,463	61,247	3.00%
Building Commissioner	Full Time	93,304	96,103	3.00%
Building Inspector	Full Time	56,879	58,585	3.00%
Business & Resource Specialist	Full Time	72,802	74,986	3.00%
Business Analyst	Full Time	63,798	65,712	3.00%
Business Development Specialist	Full Time	65,535	67,501	3.00%
Case Manager	Full Time	55,893	57,570	3.00%

<i>Chemist</i>	<i>Full Time</i>	61,936	63,794	3.00%
<i>Chemist Lead</i>	<i>Full Time</i>	65,882	67,858	3.00%
<i>Chief Building Inspector</i>	<i>Full Time</i>	69,582	71,669	3.00%
<i>Chief Code Inspector</i>	<i>Full Time</i>	69,582	71,669	3.00%
<i>Chief Community Officer</i>	<i>Full Time</i>	110,622	113,941	3.00%
<i>Chief Development & Marketing Officer</i>	<i>Full Time</i>	113,308	116,707	3.00%
<i>Chief Digital Officer</i>	<i>Full Time</i>	111,136	114,470	3.00%
<i>Chief Experience Officer</i>	<i>Full Time</i>	110,622	113,941	3.00%
<i>Chief Innovation Officer</i>	<i>Full Time</i>	129,680	133,570	3.00%
<i>Chief Neighbors Officer</i>	<i>Full Time</i>	107,448	110,671	3.00%
<i>Chief of Park Operations</i>	<i>Full Time</i>	110,622	113,941	3.00%
<i>Chief of Staff to the Mayor</i>	<i>Full Time</i>	110,656	113,976	3.00%
<i>Chief of Venues & Promotions</i>	<i>Full Time</i>	110,622	113,941	3.00%
<i>Chief Planner</i>	<i>Full Time</i>	106,924	110,132	3.00%
<i>Chief Technology Officer</i>	<i>Full Time</i>	121,947	125,605	3.00%
<i>City Attorney</i>	<i>Full Time</i>	117,178	120,693	3.00%
<i>City Clerk Secretary</i>	<i>Full Time</i>	39,834	41,029	3.00%
<i>City Controller</i>	<i>Full Time</i>	139,687	143,878	3.00%
<i>City Engineer</i>	<i>Full Time</i>	129,051	132,923	3.00%
<i>City Hall Executive Administrator (IT)</i>	<i>Full Time</i>		61,000	100.00%
<i>Club Pro Municipal Golf Course</i>	<i>Full Time</i>	59,855	61,651	3.00%
<i>Code Inspector</i>	<i>Full Time</i>	50,000	51,500	3.00%
<i>Code Inspector - Senior</i>	<i>Full Time</i>	52,988	54,578	3.00%
<i>Commercial Combination Inspector</i>	<i>Full Time</i>	59,720	61,512	3.00%
<i>Communication Specialist I</i>	<i>Full Time</i>	43,229	44,526	3.00%
<i>Communication Specialist II</i>	<i>Full Time</i>	53,553	55,160	3.00%
<i>Communication Specialist III</i>	<i>Full Time</i>	55,491	57,156	3.00%
<i>Contract Compliance Administrator</i>	<i>Full Time</i>	66,831	68,836	3.00%
<i>Coordinator on Homelessness - DCI</i>	<i>Full Time</i>	82,400	84,872	3.00%
<i>Corporation Counsel</i>	<i>Full Time</i>	145,671	150,041	3.00%
<i>Court Liaison</i>	<i>Full Time</i>	41,614	42,862	3.00%
<i>Crime Analyst</i>	<i>Full Time</i>	45,587	46,955	3.00%
<i>Crime Resource Specialist</i>	<i>Full Time</i>	56,002	57,682	3.00%
<i>Custodian</i>	<i>Full Time</i>	34,967	36,016	3.00%
<i>Data Entry /Alarms Coordinator</i>	<i>Full Time</i>	37,917	39,055	3.00%
<i>Data Entry Specialist</i>	<i>Full Time</i>	44,110	45,433	3.00%
<i>Data Entry Specialist II</i>	<i>Full Time</i>	37,199	38,315	3.00%
<i>Deputy Building Commissioner</i>	<i>Full Time</i>	76,830	79,135	3.00%
<i>Deputy Chief of Staff to the Mayor</i>	<i>Full Time</i>	85,841	88,416	3.00%
<i>Deputy City Controller</i>	<i>Full Time</i>	117,178	120,693	3.00%

<i>Deputy Director of Community Investment</i>	<i>Full Time</i>	117,178	120,693	3.00%
<i>Deputy Director of Human Resources</i>	<i>Full Time</i>	100,170	103,175	3.00%
<i>Deputy Director of Human Rights</i>	<i>Full Time</i>		100,235	
<i>Deputy Director of Public Works</i>	<i>Full Time</i>	117,178	120,693	3.00%
<i>Deputy Director of Venues, Parks & Arts</i>	<i>Full Time</i>	117,178	120,693	3.00%
<i>Digital (Forensic) Lab Technician</i>	<i>Full Time</i>	64,284	66,213	3.00%
<i>Digital Communications & Multimedia Training Coordinator</i>	<i>Full Time</i>	69,010	71,080	3.00%
<i>Director - Animal Resource Center</i>	<i>Full Time</i>	70,016	80,000	14.26%
<i>Director - Digital Services</i>	<i>Full Time</i>	93,212	96,008	3.00%
<i>Director - Environmental Compliance</i>	<i>Full Time</i>	87,128	89,742	3.00%
<i>Director - Wastewater Utility</i>	<i>Full Time</i>	104,680	107,820	3.00%
<i>Director - Water Operations</i>	<i>Full Time</i>	87,128	89,742	3.00%
<i>Director - Water Utility</i>	<i>Full Time</i>	104,680	107,820	3.00%
<i>Director of Applications</i>	<i>Full Time</i>	97,338	100,258	3.00%
<i>Director of Billing & Accounts</i>	<i>Full Time</i>	87,128	89,742	3.00%
<i>Director of Booking & Event Services</i>	<i>Full Time</i>	70,120	72,224	3.00%
<i>Director of Central Services</i>	<i>Full Time</i>	103,263	115,551	11.90%
<i>Director of City Finance</i>	<i>Full Time</i>	102,907	115,000	11.75%
<i>Director of Civic Innovation</i>	<i>Full Time</i>	93,028	95,819	3.00%
<i>Director of Civilian Services</i>	<i>Full Time</i>	71,530	73,676	3.00%
<i>Director of Communication Center</i>	<i>Full Time</i>	76,539	78,835	3.00%
<i>Director of Communications</i>	<i>Full Time</i>	76,794	79,098	3.00%
<i>Director of Communications & Radio</i>	<i>Full Time</i>	72,100	74,263	3.00%
<i>Director of Community Outreach</i>	<i>Full Time</i>	75,288	77,547	3.00%
<i>Director of Community Police Review Office</i>	<i>Full Time</i>	72,802	74,986	3.00%
<i>Director of Community Programming</i>	<i>Full Time</i>	84,004	86,524	3.00%
<i>Director of Customer Service & Success</i>	<i>Full Time</i>	93,028	95,819	3.00%
<i>Director of Data & Performance</i>	<i>Full Time</i>	93,028	95,819	3.00%
<i>Director of Department Finance</i>	<i>Full Time</i>	86,600	89,198	3.00%
<i>Director of Development - Venues, Parks & Arts</i>	<i>Full Time</i>	65,569	67,536	3.00%
<i>Director of Development & Special Events</i>	<i>Full Time</i>	74,481	76,715	3.00%
<i>Director of Distribution</i>	<i>Full Time</i>	90,647	93,366	3.00%
<i>Director of Engagement & Economic Empowerment</i>	<i>Full Time</i>	92,417	95,190	3.00%
<i>Director of Engineering Services</i>	<i>Full Time</i>	100,906	108,978	8.00%
<i>Director of Enterprise Services & Software</i>	<i>Full Time</i>	97,338	100,258	3.00%
<i>Director of Equipment Services</i>	<i>Full Time</i>	87,550	90,177	3.00%
<i>Director of Facilities Management</i>	<i>Full Time</i>	77,175	84,070	8.93%
<i>Director of Golf Operations</i>	<i>Full Time</i>	84,003	86,523	3.00%
<i>Director of Growth & Opportunity</i>	<i>Full Time</i>	92,417	95,190	3.00%
<i>Director of Human Resources</i>	<i>Full Time</i>	105,303	108,462	3.00%

Director of Infrastructure	Full Time	93,028	95,819	3.00%
Director of Intellegence	Full Time	75,000	77,250	3.00%
Director of Legal Administration	Full Time	72,100	74,263	3.00%
Director of Marketing - Public Works	Full Time	79,032	81,403	3.00%
Director of Neighborhood Health & Housing	Full Time	92,417	95,190	3.00%
Director of Neighborhood Services & Enforcement	Full Time	92,043	94,804	3.00%
Director of Office of Sustainability	Full Time	95,818	98,693	3.00%
Director of Operations - Golf	Full Time	84,003	86,523	3.00%
Director of Operations - Venues	Full Time	105,192	108,348	3.00%
Director of Operations - Wastewater	Full Time	90,647	93,366	3.00%
Director of Project Management	Full Time	97,596	100,524	3.00%
Director of Public Works	Full Time	139,687	143,878	3.00%
Director of Purchasing	Full Time	95,481	98,345	3.00%
Director of Purchasing & Logistics (Police Dept)	Full Time	80,210	82,616	3.00%
Director of Redevelopment Engineering	Full Time	115,925	119,403	3.00%
Director of SCADA Information Systems	Full Time	94,627	97,466	3.00%
Director of Solid Waste	Full Time	83,810	90,515	8.00%
Director of Streets & Sewers	Full Time	99,106	102,079	3.00%
Director of Ticket Sales & Strategy	Full Time	73,336	75,536	3.00%
Director of Treasury	Full Time	102,907	105,994	3.00%
Director of Wastewater Maintenance	Full Time	87,128	92,913	6.64%
Director of Water Quality & Laboratory	Full Time	87,128	89,742	3.00%
Director, Project Manager	Full Time	81,808	89,825	9.80%
Distribution Records Drafter	Full Time	68,959	71,028	3.00%
Distribution System Specialist	Full Time	80,256	82,664	3.00%
Diversity Compliance/Inclusion Officer	Full Time	100,786	103,810	3.00%
Economic Specialist	Full Time	64,927	66,875	3.00%
Electrical and Instrumentation Manager	Full Time	83,200	85,696	3.00%
Engagement Specialist	Full Time	65,535	67,501	3.00%
Equity Arts Coordinator	Full Time	63,654	65,564	3.00%
Evidence Technician	Full Time	48,653	50,113	3.00%
Executive Administrative Assistant	Full Time	51,000	52,530	3.00%
Executive Assistant	Full Time	63,872	65,788	3.00%
Executive Assistant and Director of Special Projects	Full Time	63,310	65,209	3.00%
Executive Director of Community Investment	Full Time	129,680	133,570	3.00%
Executive Director of Human Rights	Full Time	98,133	115,000	17.19%
Executive Director Venues, Parks & Arts	Full Time	137,099	141,212	3.00%
Federal Grant Administrator	Full Time	76,830	79,135	3.00%
Field Operations Supervisor	Full Time		65,000	100.00%
Financial Specialist I	Full Time	41,786	43,040	3.00%

<i>Financial Specialist III</i>	<i>Full Time</i>	50,991	52,521	3.00%
<i>Financial Specialist IV</i>	<i>Full Time</i>	56,466	58,160	3.00%
<i>Financial Specialist Senior</i>	<i>Full Time</i>	64,576	66,513	3.00%
<i>Financial Systems Specialist</i>	<i>Full Time</i>	70,703	72,824	3.00%
<i>Fingerprint/Photo Technician</i>	<i>Full Time</i>	44,181	45,506	3.00%
<i>Firearms IBIS/NIBIN Tech</i>	<i>Full Time</i>	52,595	54,173	3.00%
<i>Foreman IV</i>	<i>Full Time</i>	57,095	58,808	3.00%
<i>Foreman V</i>	<i>Full Time</i>	57,095	58,808	3.00%
<i>Forensic Lab Tech</i>	<i>Full Time</i>	70,127	72,231	3.00%
<i>Forensic Scientist / Firearm & Tool Mark Examiner</i>	<i>Full Time</i>	85,321	87,881	3.00%
<i>Forensic Scientist / Firearm & Tool Mark Examiner Trainee</i>	<i>Full Time</i>	70,127	72,231	3.00%
<i>General Manager - Venues</i>	<i>Full Time</i>	115,125	118,579	3.00%
<i>GIS Manager</i>	<i>Full Time</i>	73,749	75,961	3.00%
<i>GIS Specialist - Senior</i>	<i>Full Time</i>	63,777	65,690	3.00%
<i>Golf Hospitality Events Manager</i>	<i>Full Time</i>	70,000	72,100	3.00%
<i>Grants Administrator</i>	<i>Full Time</i>	72,073	74,235	3.00%
<i>Graphic Designer</i>	<i>Full Time</i>	57,095	58,808	3.00%
<i>Greenskeeper</i>	<i>Full Time</i>	54,175	55,800	3.00%
<i>GVI - Project Manager</i>	<i>Full Time</i>	68,959	71,028	3.00%
<i>Hearing Secretary</i>	<i>Full Time</i>	48,765	50,228	3.00%
<i>Historic Preservation Administrator</i>	<i>Full Time</i>	65,535	67,501	3.00%
<i>Historic Preservation Specialist</i>	<i>Full Time</i>	58,287	60,036	3.00%
<i>Horticulturist Tech</i>	<i>Full Time</i>	57,095	58,808	3.00%
<i>Housing Counselor</i>	<i>Full Time</i>	76,830	79,135	3.00%
<i>Human Resource Generalist - Senior</i>	<i>Full Time</i>	75,820	78,095	3.00%
<i>Human Resources Generalist</i>	<i>Full Time</i>	56,467	58,161	3.00%
<i>Human Resources Generalist/Benefits Coordinator</i>	<i>Full Time</i>	48,641	50,100	3.00%
<i>Human Resources Specialist III</i>	<i>Full Time</i>	52,998	54,588	3.00%
<i>HVAC Technician</i>	<i>Full Time</i>	57,095	58,808	3.00%
<i>Industrial Pretreatment Specialist I</i>	<i>Full Time</i>	62,867	64,753	3.00%
<i>Inventory Control Technician II</i>	<i>Full Time</i>	43,873	45,189	3.00%
<i>Investigator I / Intake Coordinator</i>	<i>Full Time</i>	60,415	62,227	3.00%
<i>Investigator II</i>	<i>Full Time</i>	63,815	65,729	3.00%
<i>Investigator III</i>	<i>Full Time</i>	65,000	66,950	3.00%
<i>Laboratory Technician</i>	<i>Full Time</i>	39,834	41,029	3.00%
<i>Latent Fingerprint Examiner</i>	<i>Full Time</i>	64,284	66,213	3.00%
<i>License Clerk</i>	<i>Full Time</i>	45,587	46,955	3.00%
<i>Licensing & Registration Administrator</i>	<i>Full Time</i>	61,444	63,287	3.00%
<i>Locator</i>	<i>Full Time</i>	50,307	51,816	3.00%
<i>Logistics Specialist</i>	<i>Full Time</i>	45,587	46,955	3.00%

Maintenance Technician	Full Time	58,439	60,192	3.00%
Manager - Aquatics	Full Time	62,723	64,605	3.00%
Manager - Assistant Facility Operations	Full Time	42,469	43,743	3.00%
Manager - Athletics	Full Time	62,723	64,605	3.00%
Manager - Benefits	Full Time	73,000	75,190	3.00%
Manager - Billing & Customer Accounts	Full Time	67,109	69,122	3.00%
Manager - Business Development	Full Time	79,000	81,370	3.00%
Manager - Center	Full Time	62,723	64,605	3.00%
Manager - Credit & Collections	Full Time	67,109	69,122	3.00%
Manager - Cross Connection & Water Loss	Full Time	76,234	78,521	3.00%
Manager - CSO Operations	Full Time	72,209	74,375	3.00%
Manager - Customer Service	Full Time	64,741	66,683	3.00%
Manager - Customer Success		67,821	69,856	3.00%
Manager - Employee Safety	Full Time	71,802	73,956	3.00%
Manager - Employment (Human Rights)	Full Time	72,100	74,263	3.00%
Manager - Enterprise Software	Full Time	70,703	72,824	3.00%
Manager - Event Service Maintenance	Full Time	43,260	44,558	3.00%
Manager - Events	Full Time	57,095	58,808	3.00%
Manager - Facility Operations	Full Time	60,093	61,896	3.00%
Manager - Facility Operations (MPAC)	Full Time	70,120	72,224	3.00%
Manager - Housing (Human Rights)	Full Time	72,100	90,000	24.83%
Manager - Inclusion Project	Full Time	68,983	71,052	3.00%
Manager - Industrial Pretreatment	Full Time	71,746	73,898	3.00%
Manager - Infrastructure	Full Time	78,987	81,357	3.00%
Manager - Interactive Marketing	Full Time	57,095	58,808	3.00%
Manager - Maintenance	Full Time	76,609	78,907	3.00%
Manager - Maintenance (MPAC)	Full Time	70,121	72,225	3.00%
Manager - Marketing	Full Time	66,496	68,491	3.00%
Manager - Meter Service	Full Time	76,608	78,906	3.00%
Manager - Neighborhood Grants	Full Time	76,830	79,135	3.00%
Manager - Operations		81,808	84,262	3.00%
Manager - Operations - Distribution	Full Time	77,967	80,306	3.00%
Manager - Operations - Forester	Full Time	73,374	75,575	3.00%
Manager - Park Grounds Manager	Full Time	73,374	75,575	3.00%
Manager - Parks	Full Time	77,112	79,425	3.00%
Manager - Permits	Full Time	57,767	59,500	3.00%
Manager - Print Shop	Full Time	56,160	57,845	3.00%
Manager - Production	Full Time	58,215	59,961	3.00%
Manager - Property & Evidence	Full Time	51,263	52,801	3.00%
Manager - Property Development	Full Time	76,830	79,135	3.00%

Manager - Public Construction	Full Time	82,400	84,872	3.00%
Manager - Records Bureau	Full Time	44,563	45,900	3.00%
Manager - Service Contracts & General Supplies	Full Time	72,100	74,263	3.00%
Manager - Service Line Repair	Full Time	76,608	78,906	3.00%
Manager - Services	Full Time	70,703	72,824	3.00%
Manager - Sewer Operations	Full Time	78,987	81,357	3.00%
Manager - Solid Waste Operations	Full Time	73,648	75,857	3.00%
Manager - Special Events	Full Time	66,496	68,491	3.00%
Manager - Special Events	Full Time	57,095	58,808	3.00%
Manager - Streets	Full Time	77,967	80,306	3.00%
Manager - Traffic & Lighting	Full Time	77,967	80,306	3.00%
Manager - Wastewater Purchasing & Inventory	Full Time	63,822	65,737	3.00%
Manager - Water Distribution Services & Records	Full Time	68,959	71,028	3.00%
Manager - Wireless Construction	Full Time	77,140	79,454	3.00%
Manager - Youth Employment	Full Time	62,723	64,605	3.00%
Manager 311 Customer Service	Full Time	67,806	69,840	3.00%
MS4 Specialist	Full Time	56,650	58,350	3.00%
Neighborhood Program Specialist	Full Time	65,564	67,531	3.00%
Neighborhood Program Specialist - Lead	Full Time	65,564	67,531	3.00%
Network Engineer	Full Time	74,098	76,321	3.00%
Non Bargaining Maximum Hourly Rate (excluding above)	Part Time	35	36.05	3.00%
Operations Specialist	Full Time	76,608	78,906	3.00%
Ordinance Violation Bureau Clerk	Full Time	53,754	55,367	3.00%
OVP Program Manager	Full Time	56,171	58,494	4.14%
Paralegal	Full Time	63,816	65,730	3.00%
Permitting & Licensing Compliance Specialist	Full Time	56,879	58,585	3.00%
Police Crime Intelligence Analyst I	Full Time	50,923	52,451	3.00%
Police Crime Intelligence Analyst II	Full Time	65,157	67,112	3.00%
Preventative Maintenance Coordinator	Full Time	49,247	50,724	3.00%
Preventative Maintenance Coordinator II	Full Time	51,358	52,899	3.00%
Principal Planner	Full Time	76,830	79,135	3.00%
Product Manager	Full Time	63,519	65,425	3.00%
Program Coordinator	Full Time	57,095	58,808	3.00%
Program Coordinator - Recreation	Full Time	47,042	48,453	3.00%
Program Coordinator - Recreation - MLK	Full Time	57,096	58,809	3.00%
Program Manager Transportation	Full Time	70,361	72,472	3.00%
Project Engineer	Full Time	79,382	81,763	3.00%
Project Inspector	Full Time	79,382	68,500	-13.71%
Project Manager	Full Time	63,519	65,425	3.00%
Project Manager - Part Time	Part Time	45,902	47,279	3.00%

<i>Project Manager - Sustainability</i>	<i>Full Time</i>	63,519	65,425	3.00%
<i>Property Development Analyst</i>	<i>Full Time</i>	65,535	67,501	3.00%
<i>Property Inspector</i>	<i>Full Time</i>	65,535	67,501	3.00%
<i>Property/Evidence Custodian- Senior</i>	<i>Full Time</i>	42,779	44,062	3.00%
<i>Public Access Coordinator</i>	<i>Full Time</i>	43,067	44,359	3.00%
<i>Public Relations Specialist</i>	<i>Full Time</i>	53,078	54,670	3.00%
<i>Public Service Officer</i>	<i>Full Time</i>	39,342	40,522	3.00%
<i>Quality Assurance Distribution Technician</i>	<i>Full Time</i>	49,828	51,323	3.00%
<i>Radio Equipment Installation Technician</i>	<i>Full Time</i>	51,565	53,112	3.00%
<i>Radio Technician I</i>	<i>Full Time</i>	56,672	58,372	3.00%
<i>Radio Technician III</i>	<i>Full Time</i>	67,103	69,116	3.00%
<i>Records Specialist</i>	<i>Full Time</i>	41,578	42,825	3.00%
<i>Records Supervisor</i>	<i>Full Time</i>	63,023	64,914	3.00%
<i>Residential Combination Inspector</i>	<i>Full Time</i>	56,879	58,585	3.00%
<i>SCADA Instrument Specialist</i>	<i>Full Time</i>	66,631	68,630	3.00%
<i>SCADA Integration Analyst-Waste Water</i>	<i>Full Time</i>	83,430	92,913	11.37%
<i>Secretary III</i>	<i>Full Time</i>	35,627	36,696	3.00%
<i>Secretary IV</i>	<i>Full Time</i>	37,815	38,949	3.00%
<i>Secretary V</i>	<i>Full Time</i>	39,834	41,029	3.00%
<i>Security Guard</i>	<i>Full Time</i>	43,245	44,542	3.00%
<i>Senior Assistant City Attorney</i>	<i>Full Time</i>	110,725	114,047	3.00%
<i>Senior Billing Operations Specialist</i>	<i>Full Time</i>	70,703	72,824	3.00%
<i>Senior Director of Department Finance</i>	<i>Full Time</i>		96,308	100.00%
<i>Senior Engineer</i>	<i>Full Time</i>	86,447	89,040	3.00%
<i>Senior Financial Officer</i>	<i>Full Time</i>	70,000	72,100	3.00%
<i>Senior Inspector</i>	<i>Full Time</i>	76,220	78,507	3.00%
<i>Senior Planner</i>	<i>Full Time</i>	70,806	72,930	3.00%
<i>Senior Purchasing Agent</i>	<i>Full Time</i>	65,000	66,950	3.00%
<i>Senior Staff Accountant</i>	<i>Full Time</i>	93,503	96,308	3.00%
<i>Senior Staff Accountant</i>	<i>Full Time</i>	93,503	96,308	3.00%
<i>Shelter Operations Supervisor</i>	<i>Full Time</i>	57,000	65,000	14.04%
<i>Shift Lead</i>	<i>Full Time</i>	50,752	52,275	3.00%
<i>Site Acquisition Specialist</i>	<i>Full Time</i>	78,309	80,658	3.00%
<i>Software Specialist</i>	<i>Full Time</i>	63,519	65,425	3.00%
<i>Solution Designer</i>	<i>Full Time</i>	63,798	65,712	3.00%
<i>Specialist of Infrastructure</i>	<i>Full Time</i>	65,195	67,151	3.00%
<i>Specialist of Services</i>	<i>Full Time</i>	65,195	67,151	3.00%
<i>Staff Accountant</i>	<i>Full Time</i>	68,959	71,028	3.00%
<i>Stock Room & Safety Coordinator</i>	<i>Full Time</i>	59,136	60,910	3.00%
<i>Superintendent II</i>	<i>Full Time</i>	59,375	61,156	3.00%

<i>Superintendent III</i>	<i>Full Time</i>	64,864	66,810	3.00%
<i>Superintendent III - Central Services - Building Maintenance</i>	<i>Full Time</i>		67,504	
<i>Superintendent IV</i>	<i>Full Time</i>	64,521	66,457	3.00%
<i>Superintendent V</i>	<i>Full Time</i>	67,282	69,300	3.00%
<i>Supervisor - Accounts Payable</i>	<i>Full Time</i>	59,841	61,636	3.00%
<i>Supervisor - Communication I</i>	<i>Full Time</i>	59,361	61,142	3.00%
<i>Supervisor - Communication II</i>	<i>Full Time</i>	61,296	63,135	3.00%
<i>Supervisor - Crime Laboratory</i>	<i>Full Time</i>	80,647	83,066	3.00%
<i>Supervisor - Fitness/Wellness</i>	<i>Full Time</i>	42,220	43,487	3.00%
<i>Supervisor - Maintenance Mechanic</i>	<i>Full Time</i>	70,040	72,141	3.00%
<i>Supervisor - Operations</i>	<i>Full Time</i>	70,121	72,225	3.00%
<i>Supervisor - Payroll</i>	<i>Full Time</i>	67,478	75,000	11.15%
<i>Supervisor - Signal</i>	<i>Full Time</i>	66,631	68,630	3.00%
<i>Supervisor - Youth</i>	<i>Full Time</i>	53,114	54,707	3.00%
<i>System Specialist I</i>	<i>Full Time</i>	54,841	56,486	3.00%
<i>System Specialist II</i>	<i>Full Time</i>	65,194	67,150	3.00%
<i>System Specialist IV</i>	<i>Full Time</i>	78,987	81,357	3.00%
<i>Technology Equity Manager</i>	<i>Full Time</i>	70,361	72,472	3.00%
<i>Utility Safety Officer</i>	<i>Full Time</i>	66,950	68,959	3.00%
<i>Violence Prevention Coordinator II</i>	<i>Full Time</i>	47,125	48,539	3.00%
<i>Volunteer Coordinator</i>	<i>Full Time</i>	57,095	58,808	3.00%
<i>Water Asset Specialist</i>	<i>Full Time</i>	58,137	59,881	3.00%
<i>Water Quality Specialist</i>	<i>Full Time</i>	68,481	70,535	3.00%
<i>Web Manager</i>	<i>Full Time</i>	68,359	70,410	3.00%
<i>Workforce Development Coordinator</i>	<i>Full Time</i>	74,228	76,455	3.00%
<i>Zoning Administrator</i>	<i>Full Time</i>	76,830	79,135	3.00%
<i>Zoning Specialist</i>	<i>Full Time</i>	65,535	67,501	3.00%

Part Time Positions

SBARC Veterinarian	Part Time	125,000	125,000	0.00%
City Engineer (hourly rate)	Part Time	47.38	48.80	3.00%
Non Bargaining Maximum Hourly Rate (excluding above)	Part Time	35.42	36.48	3.00%

City Minimum Wage for All Positions

City Minimum Wage	All Positions	12.88	13.27	3.00%
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County-City Building
227 W Jefferson Blvd Suite, 1200 N
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email 311@southbendin.gov
Website Southbendin.gov

City of South Bend

*Department of Administration & Finance
Division of Human Resources*

March 4th, 2026

Canneth Lee, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601

Filed in Clerk's Office

Mar 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: Q1 2026 Budget Transfer Ordinance

Dear President Lee,

During the past several years, it has been the practice of the City of South Bend to request department heads, fiscal staff, and city administration to conduct an extensive review of the status of compliance with the adopted city budget and propose necessary adjustments periodically throughout the year. For 2026, we plan to propose adjustments during four time periods—March, June, September and December.

Based on our budget review, we are submitting the enclosed budget transfer ordinance for your consideration.

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be filed for 1st reading on March 9th, 2026, with 2nd reading, public hearing and 3rd reading scheduled for March 23rd, 2025.

Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

Regards

A handwritten signature in blue ink that reads "Kyle Willis".

Kyle Willis
City Controller

BILL NO. 09-26

ORDINANCE NO. _____

**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 2026**

STATEMENT OF PURPOSE AND INTENT

Unforeseen conditions have developed since the adoption of the existing City budget, under Ordinance No. 11229-25 on October 13, 2025, which necessitates the increase and reduction of appropriations within the various departments of the General Fund and other funds of the City of South Bend during 2026.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

Section I. All accounts as set forth in the detailed attachment hereto which are incorporated herein shall be adjusted by increase or reduction of appropriation in the designated sums.

Section II. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at _____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2026, at ___ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend, Indiana

Q1 2026 Budget Adjustments - Budget Transfers

(budget transfers between different cost categories (i.e. personnel, supplies, services, capital) and/or different departments/divisions within the same fund)

Account #	Fund	Department	Division	Account	Budget Adjustment
642-06-605-514-445008--	Sewage Works Capital	Public Works	Wastewater	Capital Outlay-Machinery & Equip-Other Equipment	\$ (2,000,000)
642-06-605-514-431002--	Sewage Works Capital	Public Works	Wastewater	Services & Charges-Professional-Engineering & Architectural	\$ 2,000,000
	<i>Rationale: Inadvertently budgeted under the incorrect budget account</i>				
201-11-208-239-422014--	Parks & Recreation	Venues Parks & Arts	Community Programming	Supplies-Operating-Concessions Inventory	\$ (5,000)
201-11-011-011-431000--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Services & Charges-Professional-Other Professional Svcs	\$ 1,150
201-11-208-239-431000--	Parks & Recreation	Venues Parks & Arts	Community Programming	Services & Charges-Professional-Other Professional Svcs	\$ (1,150)
201-11-208-239-439009--	Parks & Recreation	Venues Parks & Arts	Community Programming	Services & Charges-Other-Trash Removal	\$ (3,600)
201-11-011-011-439009--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Services & Charges-Other-Trash Removal	\$ 3,600
201-11-011-011-439006--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Services & Charges-Other-Education & Training	\$ 500
201-11-208-239-439006--	Parks & Recreation	Venues Parks & Arts	Community Programming	Services & Charges-Other-Education & Training	\$ (500)
201-11-011-011-439002--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Services & Charges-Other-Licenses & Permits	\$ 1,200
201-11-208-239-439002--	Parks & Recreation	Venues Parks & Arts	Community Programming	Services & Charges-Other-Licenses & Permits	\$ (1,200)
201-11-208-239-439000--	Parks & Recreation	Venues Parks & Arts	Community Programming	Services & Charges-Other-Misc Charges & Svcs	\$ (10,000)
201-11-011-011-439000--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Services & Charges-Other-Misc Charges & Svcs	\$ 10,000
201-11-011-011-422014--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Supplies-Operating-Concessions Inventory	\$ 5,000
201-11-011-011-422009--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Supplies-Operating-Recreation Supplies	\$ 25,000
201-11-208-239-422009--	Parks & Recreation	Venues Parks & Arts	Community Programming	Supplies-Operating-Recreation Supplies	\$ (25,000)
201-11-011-011-422005--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Supplies-Operating-Uniforms	\$ 1,000
201-11-208-239-422005--	Parks & Recreation	Venues Parks & Arts	Community Programming	Supplies-Operating-Uniforms	\$ (1,000)
201-11-011-011-421000--	Parks & Recreation	Venues Parks & Arts	Community Initiatives	Supplies-Office-Other Office Supplies	\$ 2,000
201-11-208-239-421000--	Parks & Recreation	Venues Parks & Arts	Community Programming	Supplies-Office-Other Office Supplies	\$ (2,000)
	<i>Rationale: Transfer to Correct Budget Account Strings</i>				
101-08-080-080-422001--	General Fund	Police Department	Police Department	Supplies-Operating-C.S. Gasoline	\$ (60,000)
101-08-080-080-443001--	General Fund	Police Department	Police Department	Capital Outlay-Buildings-Building Improvements	\$ 60,000
	<i>Rationale: Cover expenses for building improvements for storage of explosive materials.</i>				
101-04-400-042-439006--	General Fund	Administration & Finance	Human Resources	Services & Charges-Other-Education & Training	\$ 16,000
101-04-400-042-410001--	General Fund	Administration & Finance	Human Resources	Personnel-Salaries & Wages-Salaried Wages	\$ (16,000)
	<i>Rationale: Transfer for Training and Development</i>				
101-04-040-040-410003-ARP016-	General Fund	Administration & Finance	General City	Personnel-Salaries & Wages-Permanent Part Time	\$ 91,513
101-04-040-040-411001-ARP016-	General Fund	Administration & Finance	General City	Services & Charges-Other-Education & Training	\$ 7,944
101-04-040-040-439300-ARP016-	General Fund	Administration & Finance	General City	Services & Charges-Other-Education & Training	\$ (99,457)
	<i>Rationale: Transfer funds for to cover GVI wages and taxes</i>				
101-04-040-040-422005--	General Fund	Administration & Finance	General City	Supplies-Operating-Uniforms	\$ 250
101-04-040-040-422008--	General Fund	Administration & Finance	General City	Supplies-Operating-Medical/Safety Supplies	\$ 750
101-04-040-040-422007--	General Fund	Administration & Finance	General City	Supplies-Operating-Cleaning Supplies	\$ 5,000
101-04-040-040-436001--	General Fund	Administration & Finance	General City	Services & Charges-Repairs & Maint-Building R&M	\$ (6,000)
	<i>Rationale: Transfer budget to cover expenses for City Hall facility</i>				
					\$ -

County-City Building
227 W Jefferson Blvd Suite, 1200 N
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email 311@southbendin.gov
Website Southbendin.gov

City of South Bend

Department of Administration & Finance
Division of Human Resources

March 4th, 2026

Canneth Lee, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601

Filed in Clerk's Office

Mar 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: Q1 2026 Additional Appropriation Ordinance

Dear President Lee,

During the past several years, it has been the practice of the City of South Bend to request department heads, fiscal staff, and city administration to conduct an extensive review of the status of compliance with the adopted city budget and propose necessary adjustments periodically throughout the year. For 2026, we plan to propose adjustments during four time periods—March, June, September and December.

Based on our budget review, we are submitting the enclosed additional appropriation ordinance for your consideration.

I will present this bill to the Common Council at the appropriate committee and Council meetings. It is requested that this bill be filed for 1st reading on March 9th, 2026, with 2nd reading, public hearing and 3rd reading scheduled for March 23rd, 2026.

Thank you for your attention to this request. If you should have any questions, please feel to contact me at 574-235-9822.

Regards,

A handwritten signature in blue ink that reads "Kyle Willis".

Kyle Willis
City Controller

BILL NO. 10-26

ORDINANCE NO. _____

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 \$976,000 FROM THE GENERAL FUND (#101), \$150,000 FROM THE PARKS AND RECREATION FUND (#201), \$465,000 FROM THE MOTOR VEHICLES HIGHWAY FUND (#202), \$500,000 FROM THE COMMUNITY INVESTMENT OPERATING FUND (#211), \$50,000 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$114,300 FROM THE LAW ENFORCEMENT CONTINUING EDUCATION FUND (#220), \$2,750 FROM THE CENTRAL SERVICES FUND (#222), \$21,099 FROM THE IT/INNOVATION/311 CALL CENTER FUND (#279), \$296,600 FROM THE POLICE FEDERAL DRUG ENFORCEMENT FUND (#299), \$2,150,000 FROM THE LOCAL INCOME TAX – ECONOMIC DEVELOPMENT FUND (#408), \$1,100,000 FROM THE PROFESSIONAL SPORTS CONVENTION DEVELOPMENT AREA FUND (#413), \$3,800,000 FROM THE WATER WORKS CAPITAL FUND (#622), \$20,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641), \$600,000 FROM THE STORM SEWER FUND (#667), \$71,265 FROM THE CENTURY CENTER OPERATIONS FUND (#670), AND \$5,000 FROM THE SELF-FUNDED EMPLOYEE BENEFITS FUND (#711).

STATEMENT OF PURPOSE AND INTENT

By Ordinance No. 11229-25 on October 13, 2025, the Common Council adopted the City’s 2026 operating and capital budgets, which included expenditures for various City operations. It is now necessary to appropriate additional funds for operational and capital expenditures necessary for the City to affect the provision of services to its residents, which were not anticipated at the time the City budget was adopted.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

Section I. The following amounts are hereby appropriated in fiscal year 2026 and set apart within the following designated funds for expenditures as follows:

<u>Fund</u>	<u>Fund Name</u>	<u>Amount</u>
101	General Fund	\$976,000
201	Parks & Recreation	150,000
202	Motor Vehicle Highway	465,000
211	Community Investment Operating	500,000
217	Gift, Donation, Bequest	50,000

220	Law Enforcement Continuing Education	114,300
222	Central Services	2,750
279	IT/Innovation/311 Call Center	21,099
299	Police Federal Drug Enforcement	296,600
408	Local Income Tax - Economic Development	2,150,000
413	Professional Sports Convention Development Area	1,100,000
622	Water Works Capital	3,800,000
641	Sewage Works Operations	20,000
667	Storm Sewer	600,000
670	Century Center Operations	71,265
711	Self-Fund Employee Benefits	5,000
	Total	\$10,322,014

Section II. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval of the Mayor.

 Canneth J. Lee, Council President
 South Bend Common Council

Attest:

 Bianca L. Tirado, City Clerk
 Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock __.m.

 Bianca L. Tirado, City Clerk
 Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock __.m.

 James Mueller, Mayor
 City of South Bend, Indiana

City of South Bend, Indiana					
Q1 2026 Budget Adjustments - Additional Appropriations					
(increase or decrease in total fund expenditures)					
Account #	Fund	Department	Division	Account	Budget Adjustment
Unanticipated Expenses					
222-04-403-454-410004--	Central Services <i>Rationale: Overtime expenses for Building Maintenance</i>	Administration & Finance	Central Services	Personnel-Salaries & Wages-Extra & Overtime	\$ 2,750
101-04-040-040-436001--	General Fund <i>Rationale: Additional budget for City Hall maintenance expenses</i>	Administration & Finance	General City	Services & Charges-Repairs & Maint-Building R&M	\$ 100,000
711-04-406-408-413001--	Self-Funded Employee Benefits <i>Rationale: Appropriation for employee morale expenses.</i>	Administration & Finance	Health Insurance and Benefits	Personnel-Other Personnel-Employee Morale Supplies	\$ 5,000
408-06-602-503-436008--	Local Income Tax - Economic Development <i>Rationale: Appropriation for street light modernization expenses</i>	Public Works	Streets & Sewers	Services & Charges-Repairs & Maint-Street Maint	\$ 250,000
202-06-602-503-423008--	Motor Vehicle Highway <i>Rationale: Appropriation for additional road salt</i>	Public Works	Streets & Sewers	Supplies-Repair & Maint-Salt & Winter Materials	\$ 445,000
202-06-602-503-436001--	Motor Vehicle Highway <i>Rationale: Electrical, fire Sprinklers, and generator repairs</i>	Public Works	Streets & Sewers	Services & Charges-Repairs & Maint-Building R&M	\$ 20,000
101-03-031-031-439000--	General Fund <i>Rationale: Appropriate funds for Youth Council expenses</i>	Common Council	Youth Council	Services & Charges-Other-Misc Charges & Svcs	\$ 3,000
279-07-070-070-432002--	IT / Innovation / 311 Call Center <i>Rationale: Appropriate budget for 311 Call Center mailing expenses</i>	Innovation & Technology	311 Call Center	Services & Charges-Communication & Transp-Mailing	\$ 3,000
220-08-080-085-445001--	Law Enforcement Continuing Education <i>Rationale: Appropriate funds to purchase a new SWAT Vehicle</i>	Police Department	Police Department	Capital Outlay-Machinery & Equip-Police Equipment	\$ 114,300
299-08-080-088-445000--	Police Federal Drug Enforcement <i>Rationale: Appropriate funds to purchase a new SWAT Vehicle</i>	Police Department	Police Department	Capital Outlay-Machinery & Equip-Motor Equipment	\$ 295,000
299-08-080-088-439000--	Police Federal Drug Enforcement <i>Rationale: Additional budget for City Hall maintenance expenses</i>	Police Department	Police Department	Services & Charges-Other-Misc Charges & Svcs	\$ 1,600
667-06-605-517-431000--	Storm Sewer <i>Rationale: Stormwater infrastructure project</i>	Public Works	Wastewater	Services & Charges-Professional-Other Professional Svcs	\$ 600,000
101-11-209-206-439000--	General Fund <i>Rationale: Appropriation for Downtown South Bend contract.</i>	Venues Parks & Arts	Visitor Experience	Services & Charges-Other-Misc Charges & Svcs	\$ 678,000
101-11-209-206-439000--	General Fund <i>Rationale: Appropriate funds for landscaping expenses</i>	Venues Parks & Arts	Visitor Experience	Services & Charges-Other-Misc Charges & Svcs	\$ 195,000
217-10-101-132-439300--	Gift, Donation, Bequest <i>Rationale: Funding to assist with tree maintenance expenses (urban tree canopy).</i>	Community Investment	Community Investment	Services & Charges-Other-Grants & Subsidies	\$ 50,000
641-06-602-509-436001--	Sewage Works Operations <i>Rationale: Electrical, fire Sprinklers, and generator repairs</i>	Public Works	Streets & Sewers	Services & Charges-Repairs & Maint-Building R&M	\$ 20,000
211-10-101-125-431000--	Dept of Community Investment Operating <i>Rationale: Additional budget for grant matching agreements (Vibrant Places Grants)</i>	Community Investment	Community Investment	Services & Charges-Professional-Other Professional Svcs	\$ 500,000

City of South Bend, Indiana					
Q1 2026 Budget Adjustments - Additional Appropriations					
(increase or decrease in total fund expenditures)					
Account #	Fund	Department	Division	Account	Budget Adjustment
670-11-230-296-439902--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Other-SMG Operations	\$ 4,750
670-11-230-296-439901--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Other-SMG Management Fee	\$ 11,250
670-11-230-296-439900--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Other-SMG General & Admin Costs	\$ 5,200
670-11-230-296-435900--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Utility Services-SMG Utilities	\$ 395
670-11-230-295-435004--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Utility Services-Water	\$ 2,180
670-11-230-295-435002--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Utility Services-Natural Gas	\$ 15,920
670-11-230-295-435001--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Utility Services-Electric	\$ 19,390
670-11-230-296-434900--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Insurance-SMG Insurance	\$ 540
670-11-230-296-431900--	Century Center Operations	Venues Parks & Arts	Century Center	Services & Charges-Professional-SMG Contracted Svcs	\$ 2,305
670-11-230-296-422015--	Century Center Operations	Venues Parks & Arts	Century Center	Supplies-Operating-Cost of Goods Sold	\$ 9,105
670-11-230-296-422000--	Century Center Operations	Venues Parks & Arts	Century Center	Supplies-Operating-Other Operating Supplies	\$ 230
	<i>Rationale: Operating Expenses – Century Center</i>				
				Total Unanticipated Expenses	\$ 3,353,915
Supported by Outside Revenue					
279-07-071-071-431009-COMMUTERS TRUST-PROJ0000383	IT / Innovation / 311 Call Center	Innovation & Technology	Information Technology	Services & Charges-Professional-Computer & Technology	\$ 18,099
	<i>Rationale: Appropriate funds from Commuters Trust program.</i>				
408-11-206-273-444000-ORLPGRANT-PROJ00000401	Local Income Tax - Economic Development	Venues Parks & Arts	Park Projects & Capital	Capital Outlay-Buildings-Building Improvements	\$ 1,900,000
	<i>Rationale: Appropriating additional grants funds for the Kennedy Park improvement project</i>				
201-11-206-273-443001--PROJ00000529	Parks & Recreation	Venues Parks & Arts	Park Projects & Capital	Capital Outlay-Buildings-Building Improvements	\$ 150,000
	<i>Rationale: Appropriating additional funds for Leeper Tennis Court Improvements</i>				
				Total Supported by Outside Revenue	\$ 2,068,099
Capital Projects					
622-06-604-620-442010--	Water Works Capital	Public Works	Water Works	Capital Outlay-Infrastructure-Distribution Reservoirs	\$ 3,800,000
	<i>Rationale: Appropriation funds for Edison Water Treatment plant project.</i>				
				Total Capital Projects	\$ 3,800,000
Administrative Expenses					
413-04-040-040-452000	Professional Sports Convention Development Area	Administration & Finance	General City	Other Uses-Interfund Transfer Out-Transfers Out	\$ 1,100,000
	<i>Rationale: Transfer of funds to Repay the Redevelopment General Fund for Four Winds project expenses</i>				
				Total Administrative Administrative Expenses	\$ 1,100,000
				Total Additional Appropriations	\$ 10,322,014

Filed in Clerk's Office

MAR 04 2026

Bianca Tirado
City Clerk, South Bend, IN

South Bend City Hall
215 S. Dr. Martin Luther King Jr. Blvd.
Suite 500
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email 311@southbendin.gov
Website Southbendin.gov

Filed in Clerk's Office

Mar 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

City of South Bend

Department of Community Investment

March 4, 2026

Council Member Canneth Lee
President
South Bend Common Council
South Bend City Hall, 3rd Floor
South Bend, Indiana 46601

Council Member Troy Warner
Chairperson
Community Investment Committee
South Bend Common Council
South Bend City Hall, 3rd Floor
South Bend, Indiana 46601

RE: Bill No. 11-26: An Ordinance of the Common Council of the City of South Bend, Indiana, Authorizing Payments in lieu of Taxes for Heritage Trails South Bend, LP

Dear President Lee and Council Member Warner,

Please find attached Bill No. 11-26 for first reading, which has been filed for the Common Council's consideration pursuant to Indiana Code 36-1-8-14.3(e).

Indiana Code 36-1-8-14.3 *et seq.* authorizes the City to enter into a payment in lieu of taxes (PILOT) agreement with a property owner of a qualifying affordable housing development. Such an agreement sets the amount and schedule of each payment, which the City must deposit into an affordable housing fund and is used to directly support the development, preservation, or accessibility of affordable housing within the community. Bill No. 11-26 provides the necessary authorization for a PILOT for Heritage Trails, a new affordable housing development located on W. Chippewa Avenue, just west of Main Street and to be owned by Heritage Trails South Bend, LP. The Department of Community Investment plans on March 23 to present to the Common Council for its consideration a resolution that would create the new affordable housing fund.

Heritage Trails is a planned 180-unit affordable housing development by developer Birge & Held, an Indianapolis-based company specializing in multi-family developments. The project was awarded low-income housing tax credits in November 2025 by the Indiana Housing and



City of South Bend | *Community Investment*

Community Development Authority. All 180 units for the new project will be reserved for households earning at or below 60 percent of the area median income.

Bill No. 11-26 would also authorize and approve the form of the PILOT Agreement with Heritage Trails South Bend, LP, and would authorize its execution and delivery by the Mayor on behalf of the City. A form of Agreement is enclosed with this Bill for filing, and the final agreed-upon version will be submitted as a Substitute Bill prior to the date for public hearing.

The Council's adoption of Bill No. 11-26, the execution of the PILOT Agreement, and the establishment of the new affordable housing fund are actions necessary to ensure the success of the Heritage Trails development and address the need of affordable housing in South Bend.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Glavich".

Erik Glavich
Director of Growth and Opportunity

BILL NO. 11-26

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF SOUTH BEND, INDIANA, AUTHORIZING
PAYMENTS IN LIEU OF TAXES FOR HERITAGE TRAILS
SOUTH BEND, LP**

STATEMENT OF PURPOSE AND INTENT

The City of South Bend, Indiana (the “City”) is a duly organized municipal corporation and political subdivision under the laws of the State of Indiana, and the Common Council of the City is the legislative body of the City (the “Common Council”).

Heritage Trails South Bend, LP (the “Owner”) has confirmed to the City that the Owner will develop, own, and operate an affordable rental apartment facility on the +/- 9.64 acre site located at 314 W. Chippewa Avenue, South Bend, Indiana and identified as Parcel Number 71-08-26-200-004.000-002 in the St. Joseph County Assessor’s records which real estate is legally described on Exhibit A attached hereto (the “Property”), and to be known as Heritage Trails (the “Project”).

The Project will be developed, constructed, and operated for the purpose of providing housing to income eligible persons under the federal low-income housing tax credit program in 26 U.S.C. § 42 and will be subject to an extended use agreement under 26 U.S.C. § 42 (the “Extended Use Agreement”) as administered by the Indiana Housing and Community Development Authority (“IHCDA”) for a period of at least fifteen (15) years.

Pursuant to the Extended Use Agreement, the apartment units in the Project will be available for rent to residents whose incomes average sixty percent (60%) or less of the applicable area median income.

Additionally, pursuant to the Extended Use Agreement, the Project will be limited to charging rents as determined in accordance with the Extended Use Agreement and, from time to time, by the United States Department of Housing and Urban Development (the “Restricted Rents”).

The Owner qualifies as a “property owner” under I.C. 36-1-8-14.3(d) and the Owner has agreed to make certain payments in lieu of taxes (each payment, a “PILOT”, and collectively, the “PILOTS”), and the City and Owner desire to document that agreement in a written agreement which is attached to this Ordinance as Exhibit B (the “PILOT Agreement”).

The City is authorized to enter into the PILOT Agreement pursuant to I.C. 36-1-8-14.3 *et seq.*, and pursuant to I.C. 36-1-8-14.3(e), subject to the approval of a property owner, the governing body of a political subdivision may adopt an ordinance to require the property owner to pay PILOTs at times set forth in the ordinance with respect to property that is subject to an exemption under I.C. 6-1.1-10-16.7.

Pursuant to I.C. 6-1.1-10-16.7, for assessment dates after December 31, 2021, all or part of a property is exempt from property taxation if the owner of the property has entered into an agreement to make payments in lieu of taxes under I.C. 36-1-8-14.3.

The PILOTs must be calculated so that the PILOTs are in an amount that is: (1) agreed upon by the property owner and the governing body of the political subdivision; (2) a percentage of the property taxes that would have been levied by the governing body for the political subdivision upon the property if the property were not subject to an exemption from property taxation; and (3) not more than the amount of property taxes that would have been levied by the governing body for the political subdivision upon the property if the property were not subject to an exemption from property taxation.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

SECTION I. Recitals. The above recitals are incorporated herein by reference as though set forth fully herein below.

SECTION II. Approval of PILOTs. As more specifically provided in the PILOT Agreement, the Common Council hereby approves PILOTs for the Property in annual sums as follows:

Year 1	\$ 36,000
Year 2	\$ 37,080
Year 3	\$ 38,192
Year 4	\$ 39,338
Year 5	\$ 40,518
Year 6	\$ 41,734
Year 7	\$ 42,986
Year 8	\$ 44,276
Year 9	\$ 45,604
Year 10	\$ 46,972
Year 11	\$ 48,381
Year 12	\$ 49,832
Year 13	\$ 51,327
Year 14	\$ 52,867
Year 15	\$ 54,453

"Year 1" shall mean the first assessment year after the requirements of Indiana Code § 6-1.1-10-16.7 have been satisfied and all buildings comprising the Project have received a Certificate of Occupancy.

SECTION III. Authorization and Approval of Form of PILOT Agreement. The Common Council hereby authorizes and approves the form of the PILOT Agreement and authorizes its execution and delivery by the Mayor on behalf of the City substantially in the form attached hereto and incorporated herein by reference as Exhibit B, all for the purposes contemplated herein.

SECTION IV. Recording of Executed Ordinance. The City Clerk is directed to provide an executed copy of this Ordinance, as approved, and a copy of the executed PILOT Agreement to the Owner for the Owner to record with the St. Joseph County Recorder's Office and for the Owner to file the recorded Ordinance and PILOT Agreement with the City Clerk's Office, the St. Joseph County Assessor's Office, the St. Joseph County Auditor's Office, and the St. Joseph County Treasurer's Office.

SECTION V. Further Authorizations. The Common Council hereby requests, authorizes, and directs the Mayor, Common Council President, Controller and the City Clerk, and all official officers, members, employees, and agents of the City, and each of them, for and on behalf of the City, to negotiate, prepare, execute, and deliver any and all other instruments, letters, certificates, agreements, and documents as are determined to be necessary or appropriate to consummate the transactions contemplated by this Ordinance, and such determination shall be conclusively evidenced by the execution thereof. The instruments, letters, certificates, agreements, and documents necessary or appropriate to consummate the transactions contemplated by this Ordinance shall, upon execution, as contemplated herein, constitute the valid and binding obligations or representations and warranties of the City, the full performance and satisfaction of which by the City is hereby authorized and directed.

SECTION VI. Effectiveness. This Ordinance shall be in full force and effect from and after its adoption and the procedures required by law. This Ordinance remains in full force and effect until repealed or modified by the Common Council, subject to the approval of the Owner.

[Signature Page Follows]

Duly passed and adopted on this ____ day of _____, 2026 by the Common Council of the City of South Bend, Indiana.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock __.m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock __.m.

James Mueller, Mayor
City of South Bend, Indiana

EXHIBIT A

Property

Key Number: 71-08-26-200-004.000-002
Local Parcel Number: 023-1013-0753
Legal Description: Kerasotes Theatres Minor Subdivision Lot 1



EXHIBIT B

DMS 50484722

Parcel Identification No.: 71-08-26-200-004.000-002

PILOT AGREEMENT

THIS PILOT AGREEMENT (this “PILOT Agreement”) is entered into to be effective as of this ___ day of _____, 2026, (the “Effective Date”), by and among the CITY OF SOUTH BEND, INDIANA, a municipal corporation and political subdivision of the State of Indiana (the “City”), and HERITAGE TRAILS SOUTH BEND, LP, an Indiana limited partnership (the “Owner,” with each of the City and the Owner sometimes being individually referred to as a “Party” and collectively as the “Parties”).

RECITALS

WHEREAS, the City is a duly organized municipal corporation and political subdivision under the laws of the State of Indiana, and the Common Council of the City is the legislative body of the City (the “Common Council”);

WHEREAS, the general partner of the Owner is Heritage Trails South Bend GP, LLC, an Indiana limited liability company (the “General Partner”);

WHEREAS, the Owner has confirmed to the City that the Owner will develop, own, and operate an affordable rental apartment facility on the +/- 9.64 acre site located at 314 W. Chippewa Avenue, South Bend, Indiana and identified as Parcel Number 71-08-26-200-004.000-002 in the St. Joseph County Assessor’s records which real estate is legally described on Exhibit A attached to and made a part of this PILOT Agreement (the “Property”), and known as Heritage Trails (the “Project”);

WHEREAS, the Project will provide affordable housing to low-income residents whose incomes average sixty percent (60%) or less of the applicable area median income;

WHEREAS, the Project will be financed utilizing federal low-income housing tax credits and tax-exempt bonds under the federal low-income housing tax credit program described in 26 U.S.C. § 42;

WHEREAS, the Project will be subject to an extended use agreement which is described in 26 U.S.C. § 42 (the “Extended Use Agreement”) as administered by the Indiana Housing and Community Development Authority (the “IHCDA”) for a period of at least ____ () years;

WHEREAS, pursuant to 26 U.S.C. § 42 and the Extended Use Agreement, the Project will be available for rent to residents whose incomes average sixty percent (60%) or less of the applicable area median income (the “Restricted Residents”);

WHEREAS, pursuant to 26 U.S.C. § 42 and the Extended Use Agreement, the Project will be limited to charging rents as determined, from time-to-time by the United States Department of Housing and Urban Development (the “Restricted Rents”);

WHEREAS, since the Project will constitute property described in 26 U.S.C. § 42, the Project will be subject to the Extended Use Agreement, and the Parties have entered into this PILOT Agreement, the Owner qualifies as a “property owner” under Indiana Code § 36-1-8-14.3(d);

WHEREAS, the Owner has agreed to make certain payments-in-lieu-of-taxes as set forth in this PILOT Agreement;

WHEREAS, the City is authorized to enter into this PILOT Agreement pursuant to Indiana Code § 36-1-8-14.3 *et seq.*; and

WHEREAS, in order to provide for the successful development, financing and operation of the Project, the Owner and the City are entering into this PILOT Agreement, which the City represents has been ratified by the Common Council.

NOW, THEREFORE, in consideration of the foregoing premises, mutual covenants, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT

Section 1. Owner Compliance.

Section 1.1 (a) Owner acknowledges that in order to qualify for property tax exemption for the Property under Indiana Code § 6-1.1-10-16.7, the Project must be in compliance with the requirements of § 6-1.1-10-16.7.

(b) Owner further acknowledges that:

(i) the mere execution of this PILOT Agreement does not confer any property tax exemption on the Property under Indiana Code § 6-1.1-10-16.7;

(ii) in order to obtain any such property tax exemption or partial exemption under Indiana Code § 6-1.1-10-16.7, the Owner must timely file its property tax exemption application, including renewal applications, if any are required, with the St. Joseph County Assessor requesting an exemption pursuant to Indiana Code § 6-1.1-10-16.7 from Owner’s obligation to pay all or any portion of its real and personal property taxes on the Property; and

(iii) the Owner must meet its burden of proof under Indiana law pursuant to the normal application and determination process applicable to Indiana Code § 6-1.1-10-16.7 to qualify for and receive such exemption.

Section 2. Payment In Lieu of Taxes.

Section 2.1. (a) The Owner has agreed to make payments in lieu of taxes as described herein in consideration of the cooperation and support of the City for successful development, financing and operation of the Project, which includes, but is not limited to, the public promotion and support for the Project. The annual amount payable by the Owner to the City hereunder (the “Annual in Lieu of Amount”) shall be in the annual sums as follows:

Year 1	\$ 36,000
Year 2	\$ 37,080
Year 3	\$ 38,192
Year 4	\$ 39,338
Year 5	\$ 40,518
Year 6	\$ 41,734
Year 7	\$ 42,986
Year 8	\$ 44,276
Year 9	\$ 45,604
Year 10	\$ 46,972
Year 11	\$ 48,381
Year 12	\$ 49,832
Year 13	\$ 51,327
Year 14	\$ 52,867
Year 15	\$ 54,453

(b) The Annual in Lieu of Amount has been negotiated between the City and the Owner in accordance with Indiana Code § 36-1-8-14.3(f), and by specifically taking into account the applicable provisions of Indiana Code § 6-1.1-4-40, Indiana Code § 6-1.1-4-41, and Indiana Code § 6-1.1-10-16.

(c) The Owner will pay all property taxes due on the Property until such time as the Owner complies with the requirements to secure the property tax exemption for the Property described in Section 1.1(b).

Section 2.2. The Annual in Lieu Amount payable by Owner with respect to the Property shall be imposed as property taxes and payable in two equal installments due and payable on or before May 10 and November 10 of each successive calendar year, with the initial installment of the payment becoming due and payable on May 10 of the year following the Project’s final building receiving its Certificate of Occupancy (the “C of O”) from the City (each payment, a “PILOT”, and collectively, the “PILOTS”). Upon receipt by the Owner of an Annual In Lieu Amount bill from the Controller of the City, the Owner shall remit its semi-annual PILOT to the

City at the Office of the Controller on or before each installment due date. Subject to Section 2.4, the aggregate annual amount of each year's semi-annual PILOT shall not exceed the Annual in Lieu of Amount.

Section 2.3. The obligation of the Owner to pay the Annual In Lieu of Amounts shall be subordinate to the obligations of the Owner with respect to the Owner's obligation to make debt service payments on any financing which may now or in the future be secured by a mortgage on the Property. The City agrees to execute whatever documents any lender to the Owner now or in the future may require which are commercially reasonable in order to confirm the foregoing subordination.

Section 2.4. The City shall have the right to enforce the payment of all PILOTs when due, including all penalties, costs, and expenses imposed under Indiana Code § 6-1.1-22-1, *et. seq.*, and Indiana Code § 6-1.1-37-1, *et. seq.*, or any statute which amends or replaces them for delinquent PILOTs, in the same manner as the City enforces the obligations of non-exempt taxpayers.

Section 3 Term.

Section 3.1. Except as otherwise provided in Section 4, the PILOT Agreement and applicable PILOTs required hereunder shall continue for a period of fifteen (15) years beginning with the initial year that a PILOT is made by the Owner to the City (the "Initial Term"). The Initial Term may be extended by a mutual, written agreement of the Parties.

Section 4. Termination.

Section 4.1. City or Owner may terminate this PILOT Agreement at any time upon a material breach of this PILOT Agreement or failure to perform any term of this PILOT Agreement by the other, unless such material breach or failure is cured within thirty (30) days after written notice is given to the party in material breach; provided, however, that if any such claimed material breach or failure is of a nature that it cannot be cured within thirty (30) days, a non-breaching party shall not have the right to terminate this PILOT Agreement as long as the party in material breach is diligently pursuing appropriate action to cure the material breach or failure within a total of forty-five (45) days if such action was commenced within thirty (30) days after the giving of notice of the material breach or failure.

Section 4.2. Neither City nor Owner shall have any further obligations hereunder except for those obligations accruing prior to the date of termination and those post-termination obligations enumerated in this PILOT Agreement.

Section 5. General Provisions.

Section 5.1. Conditions Precedent to Agreement. Notwithstanding any other provision herein, this Agreement shall be conditioned upon:

- (a) the Owner having legal title to the Property; and

(b) the Owner executing and recording the Extended Use Agreement providing for a term of at least ____ () years.

Section 5.2. Captions; Incorporation and Exhibit. The captions and headings of various Sections and Exhibits referenced herein are for convenience only and are not to be considered as defining or limiting in any way the scope or intent of the provisions hereof. Notwithstanding the foregoing, each of the Recitals and the Exhibits referenced herein are incorporated and expressly made a part hereof.

Section 5.3. Entire Agreement. This PILOT Agreement constitutes the entire agreement of the Parties with respect to the subject matter contained herein, and all prior discussions, negotiations, and document drafts are merged herein.

Section 5.4. Notices. Any notice, demand, request, or other communication which any Party hereto may be required or may desire to give hereunder shall be in writing, addressed as follows and shall be deemed to have been properly given if hand delivered (effective upon delivery), if sent by reputable overnight courier, charges prepaid (effective the business day following delivery to such courier):

If to Owner: Heritage Trails South Bend, LP
8902 North Meridian Street, Suite 205
Indianapolis, Indiana 46260
Attention: Cole Caress

[With a copy to: TBD]

If to City: City of South Bend, Indiana
South Bend City Hall
215 S. Dr. Martin Luther King Jr. Blvd., Suite 500
South Bend, Indiana 46601
Attn: Executive Director, South Bend Department of Community Investment

With a copy to: South Bend Legal Department
215 S. Dr. Martin Luther King Jr. Blvd., Suite 600
South Bend, Indiana 46601
Attn: Corporation Counsel
Email: legaldept@southbendin.gov

or at such other address as the Party to be served with notice may have furnished in writing to the Party seeking or desiring to serve notice as a place for the service of notice. Notices given in any other manner shall be deemed effective only upon receipt.

Section 5.5. Modification, Amendment, or Waiver. No modification, waiver, amendment, discharge, or change of this PILOT Agreement shall be valid unless the same is in writing and signed by all Parties.

Section 5.6. Governing Law. This PILOT Agreement shall be governed by and construed under the laws of the State of Indiana. Suit, if any, shall be brought in St. Joseph County, Indiana.

Section 5.7. Execution in Counterparts. This PILOT Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

Section 5.8. Severability. If any provision of this PILOT Agreement is determined by a court having jurisdiction to be illegal, invalid, or unenforceable under any present or future law, the remainder of this PILOT Agreement will not be affected thereby. It is the intention of the parties that if any provision is so held to be illegal, invalid, or unenforceable, there will be added in lieu thereof a provision as similar in terms to such provision as is possible that is legal, valid, and enforceable.

Section 5.9. No Joint Venture. Nothing contained in this PILOT Agreement will be construed to constitute Owner as a joint venturer with City or to constitute a partnership between Owner and City.

Section 5.10. Construction. The Parties acknowledge that each Party and each Party's counsel have reviewed and revised this PILOT Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this PILOT Agreement or any amendments or schedules hereto.

Section 5.11. Authorization. The persons executing and delivering this PILOT Agreement on behalf of the Parties hereto represent and warrant to the other Party that such person is duly authorized to act for and on behalf of said Party and execute and deliver this PILOT Agreement in such capacity as is indicated below.

Section 5.12. Assignment/Successor. This PILOT Agreement shall be binding upon the City and Owner, and all successors, grantees, or assignees of Owner with respect to the Property (or any portion thereof) which would otherwise be entitled to claim an exemption for real and personal property taxes imposed on the Property.

Section 5.13. Recording. The Owner will cause, at Owner's expense, this PILOT Agreement, the Ordinance of the Common Council approving this PILOT Agreement (the "Ordinance") and any other instruments of further assurance to be promptly recorded, filed, and registered as provided in the Ordinance, and at all times to be recorded, filed, and registered, in such manner and in such places as may be required by law to preserve and protect fully the rights of the City hereunder as to all of the mortgaged property. In the event the Owner does not record and file the PILOT Agreement and the Ordinance, as provided in the Ordinance, within thirty (30)

days of the later of (i) adoption of the Ordinance by the Common Council and (ii) execution of this PILOT Agreement by all parties thereto, the City will cause, at Owner's expense, this PILOT Agreement and the Ordinance to be recorded and filed as provided in the Ordinance, the expense of which will be reimbursed by the Owner to the City.

Section 5.14 Incorporation of Recitals. The recitals contained in this PILOT Agreement are incorporated into the operative provisions of this PILOT Agreement as if separately restated and are true and correct.

* * * * *

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned Parties have caused the execution of this PILOT Agreement by their duly authorized representatives as of the day, month, and year first above written, but to be effective as of the Effective Date.

CITY OF SOUTH BEND, INDIANA

James Mueller, Mayor

STATE OF INDIANA)
) SS:
COUNTY OF ST. JOSEPH)

Before me, a Notary Public, in and for said County and State, personally appeared James Mueller, in his capacity as the Mayor, acting for and behalf of the City of South Bend, Indiana, and who, having been duly sworn, stated that any and all representations and warranties contained therein are true and correct in all material respects.

Witness my hand and Notarial Seal this ___ day of _____, 202__.

Notary Public

Printed Name

My Commission Expires:

My County of Residence:

[EXECUTIONS CONTINUED ON FOLLOWING PAGE]

OWNER:

HERITAGE TRAILS SOUTH BEND, LP, an
Indiana limited partnership

By: Heritage Trails South Bend GP, LLC, an
Indiana limited liability company, its
General Partner

By: _____
_____, Manager

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public, in and for said County and State, personally appeared _____ in his capacity as the Manager of Heritage Trails South Bend GP, LLC, an Indiana limited liability company, the General Partner of Heritage Trails South Bend, LP, an Indiana limited partnership, who acknowledged the execution of the foregoing instrument as such Manager acting for and on behalf of said limited liability company and limited partnership and who, having been duly sworn, stated that any and all representations and warranties contained therein are true and correct in all material respects.

Witness my hand and Notarial Seal this ___ day of _____, 202__.

Notary Public

Printed Name

My Commission Expires:

My County of Residence:

Prepared by and return after recording to: Thomas M. Everett, Esq., Barnes & Thornburg LLP,
201 S. Main Street, Suite 400, South Bend, IN 46601

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security
Number in this document, unless required by law. Thomas M. Everett

EXHIBIT A

The Land referred to herein below is situated in the County of St. Joseph, State of Indiana, and is described as follows:

Key Number: 71-08-26-200-004.000-002
Local Parcel Number: 023-1013-0753
Legal Description: Kerasotes Theatres Minor Subdivision Lot 1





CITY OF SOUTH BEND

DEPARTMENT OF PUBLIC WORKS

March 4th, 2026

Filed in Clerk's Office

Mar 4, 2026

Canneth Lee, President
City of South Bend Common Council
227 W. Jefferson Boulevard, 4th Floor
South Bend, Indiana 46601

Bianca Tirado
City Clerk, South Bend, IN

RE: Ordinance to Establish Certain Boundaries for South Bend Utility Service

Dear President Lee,

Please find attached for your consideration an Ordinance of the Common Council of the South Bend, Indiana, establishing the defined boundaries within which the City of South Bend, Indiana ("City") municipal utilities may furnish water and sewage services to the public.

This proposed ordinance formally recognizes a utility service territory that includes the City's corporate limits and extends up to four (4) miles beyond those limits, as authorized under Indiana Code 36-9-2-14, 36-9-2-16, and 36-9-2-18. The designated territory expressly excludes areas within the corporate boundaries of the Mishawaka and any properties lawfully served by another existing utility as of the date of adoption.

Importantly, the establishment of this territory does not impose an obligation on the City to extend or provide water or sewer service to all properties within the mapped area. Rather, it affirms the City's exclusive statutory right to furnish such services within the territory should the City elect to do so, consistent with municipal policy, capacity, and long-term planning considerations.

This ordinance further supersedes and replaces Ordinance No. 10294-14 in its entirety, providing an updated and comprehensive framework consistent with current statutory authority and municipal policy. The City intends to submit this Ordinance and the proposed Utility Boundary Map to the Indiana Utility Regulatory Commission upon Council's passage.

Thank you for your time and thoughtful consideration.

Respectfully submitted,

Eric C. Horvath

Executive Director, Public Works

BILL NO. 12-26

RESOLUTION NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA ESTABLISHING CERTAIN BOUNDARIES FOR SOUTH BEND UTILITIES
TO FURNISH WATER AND SEWAGE SERVICE TO THE PUBLIC**

STATEMENT OF PURPOSE AND INTENT

The City of South Bend, Indiana (“City”) qualifies as a second class city under Indiana Code Section 36-4-1-1(a), and a municipality under Indiana Code 36-1-2-11, as well as a unit within the definition of Indiana Code 36-1-2-23. Currently, the City regulates the furnishing to the public of water under Indiana Code 36-9-2-14, and the services of collecting, processing, and disposing of waste substances and domestic or sanitary sewage, including the regulation of fees for such services under Indiana Code 36-9-2-16.

Pursuant to Indiana Code 36-9-2-18, the City may exercise its water and sewage service powers under Indiana Code 36-9-2-14 and Indiana Code 36-9-2-16 respectively, both inside the City’s corporate boundaries as well as in areas within four (4) miles outside such corporate boundaries.

To promote the orderly and logical growth of the City utility services to areas presently outside its boundaries where residential, commercial, industrial, technological and other urban development is occurring or is likely to occur, to provide the most efficient method of furnishing water and sewer services to a regulated territory; and to protect the City’s financial investment in infrastructure and improvements in its existing water and sewage utility facilities, it is in the City’s best interests to codify a South Bend Water and Sewage Utility Service Territory to include both the City’s corporate limits and a four (4) mile radius within said corporate limits, provided that this territory does not include the corporate boundaries of the City of Mishawaka, nor will it include customers now connected to and receiving service from any other existing water or sewage utility as of the date this ordinance is adopted (“Regulated Territory”).

This ordinance shall supersede and replace Ordinance No. 10294-14, dated February 25, 2014 in its entirety.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

Section I. It is necessary and in the best interests of the City of South Bend, Indiana (“City”) and members of the public that the City regulate and furnish water and sewage services within an area up to four miles outside the City’s corporate limits excluding areas within the corporate limits of the City of Mishawaka or any other lawfully established utility service territories as of the date this ordinance is adopted.

Section II. The Regulated Territory to be serviced by the City's water and sewer utilities pursuant to this ordinance is identified and depicted in the Map attached hereto and incorporated herein, a copy of which shall be available for public inspection in the offices of the South Bend Department of Public Works and in the offices of the South Bend City Clerk.

Section III. Upon adoption of this Ordinance, the City's sewer utility, the South Bend Bureau of Wastewater, shall hold an exclusive license to furnish sewage service under I.C. 36-9-2-16 within the Regulated Territory, subject to applicable State law and the continuing rights of any utility lawfully providing sewage service within the Regulated Territory as of the date this Ordinance.

Section IV. Upon the adoption of this Ordinance, the City's water utility, the South Bend Water Works, shall hold an exclusive license to furnish water service under I.C. 36-9-2-14 within the Regulated Territory, subject to applicable State law and the continuing rights of any utility lawfully providing water service within the Regulated Territory as of the date this Ordinance is adopted.

Section V. This Ordinance shall not be construed to prohibit an individual property owner within the Regulated Territory depicted on the attached Map from providing water service to such property owner's lot through the drilling of a well on such property if otherwise permissible under State and all applicable local law in addition to approval from the City; provided, however, that water from such well shall not be used to provide water service to owners or lessees of other properties.

Section VI. The City's Municipal Utilities Rules and Regulations govern the City's water and sewer utilities in a manner consistent in Chapter 17 of the South Bend Municipal Code and State law, and as determined by the Board of Public Works from time to time, shall apply to and shall be fully enforceable by the City of South Bend within the Regulated Territory.

Section VII. All prior Ordinances or parts thereof inconsistent with any term or provision of this Ordinance are hereby repealed. If any one or more of the terms, provisions or portions of this Ordinance for Regulated Territory shall be deemed by a court of competent jurisdiction to be contrary to law, then such term or provision shall be deemed severable for the remaining terms and shall in no way affect the validity of the other provisions of this Ordinance.

Section VIII. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

Duly passed and adopted on this ____ day of _____, 2026 by the Common Council of the City of South Bend, Indiana.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock __.m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock __.m.

James Mueller, Mayor
City of South Bend, Indiana

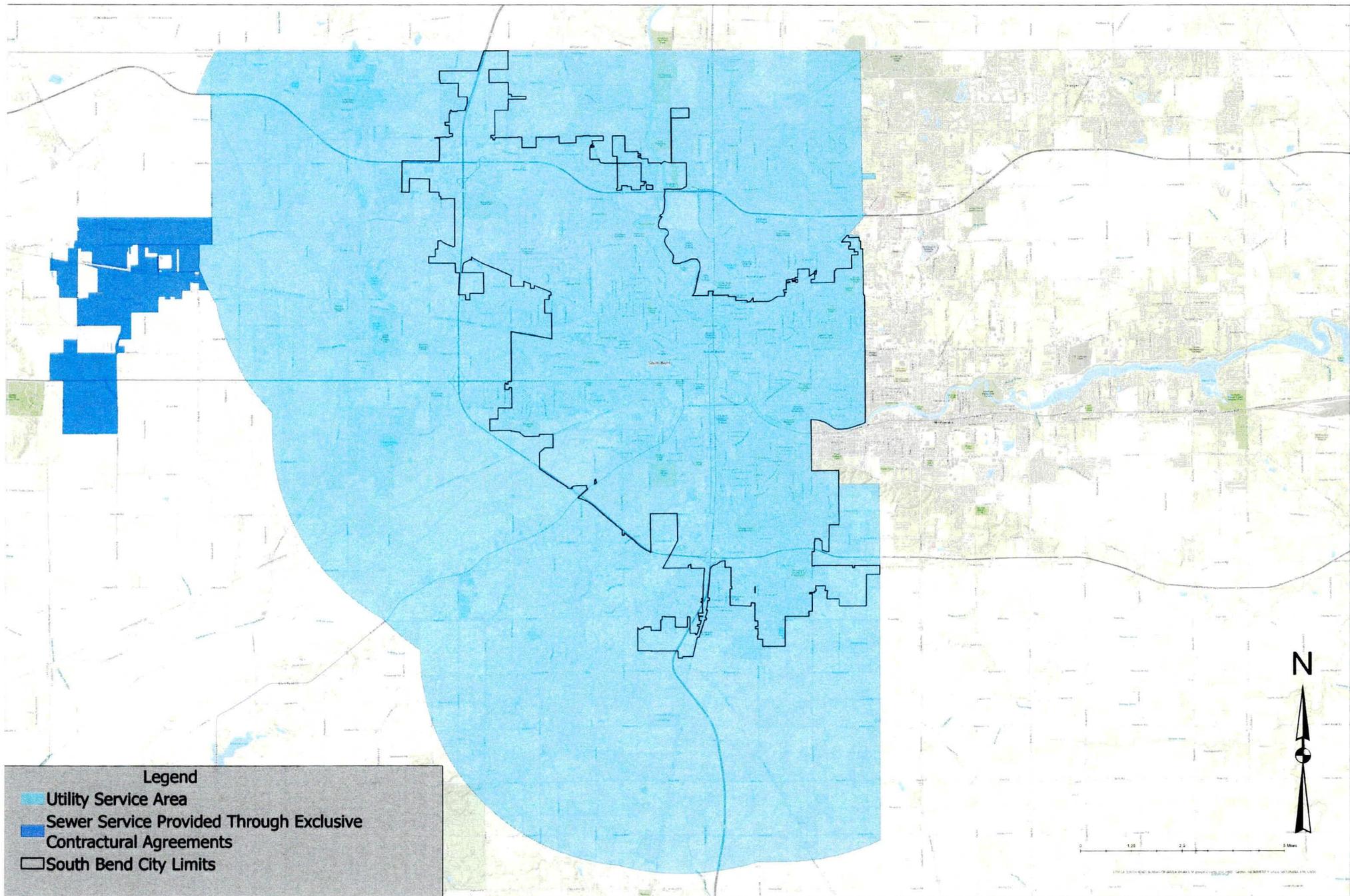


Figure 1: City of South Bend sewer service areas.



City of South Bend PLAN COMMISSION

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

March 4, 2026

Honorable Committee Chair Davis
Third Floor, County-City Building
South Bend, IN 46601

RE: 911 Logan Street – PC#0295-26

Filed in Clerk's Office

Mar 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

Dear Committee Chair Davis:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your March 9, 2026, Council meeting, and set it for public hearing at your March 23, 2026, Council meeting. The petition is tentatively scheduled for public hearing at the March 16, 2026, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

The petitioner wishes to convert an existing mixed-use building into a one or two-unit dwelling.

If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Brian Killen".

Brian Killen
Zoning Administrator

CC: Bob Palmer

BILL NO. 13-26

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 911
LOGAN STREET COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH
BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from Neighborhood Center (NC) District to Urban Flex (UF) District.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

52 Ft S End Lot 51 Riverdale 1st To River Park

be and the same is hereby established as Urban Flex (UF)

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at _____ o'clock ____m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-6058-2006

#0295-26

Address: 911

Owner: Evan Forstlund

Legal Description:

911 S Logan St. South Bend IN 46615

Project Summary

Convert 1st floor from a salon to a 1 bedroom apartment, 2nd floor is already an apartment. No changes will be made with that

Requested Action

Application includes (check all that apply)

Rezoning

Current District: Choose the current district Ne U1 Urban Neighborhood 1

Proposed District Choose the proposed district UF U2 Urban Neighborhood 2

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Even Forslund

Address: 665 00 OAK Rd.
Lakeville IN 46536

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Even Forslund

Address: _____

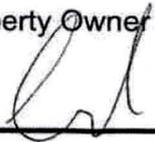
Phone Number: 574 340 2234

E-mail: EForslund7@yahoo.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:

 _____

