

REPORT OF SUB-COMMITTEE ON MINUTES

TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

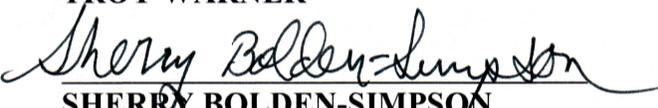
DATE: 02-23-2026

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:



TROY WARNER



SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 03-09-2026

ATTEST:



BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Monday, February 23rd, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Michael Bush, and the Pledge to the Flag was given.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=405102>

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

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1st District, President
Ophelia Gooden-Rodgers	2 nd District
Sharon L. McBride	3 rd District
Troy Warner	4 th District, Committee of the Whole
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District, Vice President
Karen L. White	At-Large
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

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

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

SUB-COMMITTEE ON MINUTES:

February 9, 2026

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

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the February 9, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the February 9, 2026 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried via a vote by voice.

Councilmember Troy Warner thanked the Clerk’s Office staff for their work preparing the minutes.

SPECIAL BUSINESS

Council President Lee announced a Special Resolution of the Common Council Recognizing and Celebrating the Twenty-Fifth (25th) Anniversary of Cutrageous Barber and Beauty Salon.

Councilmember Dr. Davis, 1801 Nash Street, South Bend, IN 46613, read the Special Resolution to the Council. He said all nine (9) members of the Common Council signed the Special Resolution. He introduced the honorees, Otis and Sanita Davis.

Otis Davis, 2921 West Sample Street, South Bend, IN 46619, said it has been a joy helping people in the community for twenty-five (25) years. He thanked Council for the recognition.

Sanita Davis, 2921 West Sample Street, South Bend, IN 46619, echoed Otis Davis's comments.

Councilmember Sharon McBride thanked the honorees for their positive impact on the South Bend community.

Councilmember Karen L. White congratulated the honorees and thanked them for their work with young women at the Martin Luther King Dream Center. She said Cutrageous Barber and Beauty Salon is more than just a business; it is an important community space.

Council Vice President Sheila Niezgodski thanked the honorees for twenty-five (25) years of business and community involvement in the Sixth (6th) District. She echoed Councilmember White's comments that the barbershop is more than just a business.

Councilmember Bolden-Simpson expressed pride in their accomplishments. She spoke about her father's experience as a long-time customer. She said the honorees have been an inspiration for students and thanked them for everything they have done for the community.

Councilmember Ophelia Gooden-Rodgers thanked the honorees for their work. She recognized their other business in the Second (2nd) District, Ocean of Opportunity, and their contributions to families in need.

Councilmember Warner echoed the gratitude and congratulations of other Councilmembers. He spoke about the importance of small businesses to the community.

Councilmember Rachel Tomas Morgan wished them another twenty-five (25) years of success.

Council President Lee thanked the honorees and spoke about the ways they have served the community. He acknowledged them as positive role models and wished them continued success.

Council President Lee announced the next presentation, an update on the Four (4) Winds Field renovations from the South Bend Cubs leadership.

Andrew Berlin, South Bend Cubs owner, 20 Maple Hill Road, Glencoe, IL 60022, gave the presentation. He spoke about his acquisition of the team in 2011 and his personal investment in the stadium and surrounding area. He spoke about successfully lobbying to establish a Professional Sports and Convention Development Area (PSCDA), a tax capture tool that returns sales and income taxes generated within the PSCDA back to the City. Over its twenty (20) year term, the PSCDA will return up to one-hundred-million dollars (\$100,000,000) in taxes that would have been otherwise retained by the state. He said the new Left Field Corner Events Building will open in May, and all other stadium renovations will be complete by opening day on April 3.

Councilmember White thanked the presenter and said the impact on the City has been tremendous.

Councilmember McBride spoke about seeing the renovations start during her time as Council President and Chair of the Parks, Recreation, Cultural Arts & Entertainment (PARC) Committee. She said she is excited for the continued growth and investment in South Bend.

Councilmember Tomas Morgan expressed gratitude and commented on the positive transformation she has seen in the neighborhood around the stadium.

Council Vice President Niezgodski acknowledged the South Bend Cubs' collaboration with state and local government. She said this investment has been wonderful for the whole community.

Councilmember Gooden-Rodgers thanked the presenter for giving children in the community the opportunity to see their first baseball game.

Councilmember Bolden-Simpson spoke about how tax capture tools have changed the community in a positive way. She said the impact is noticeable to residents who have left and come back.

Councilmember Dr. Davis spoke about the change in traffic patterns near the stadium as an indicator of growth.

Councilmember Warner spoke about growth and development downtown. He said this would not have happened without the South Bend Cubs securing the PSCDA for the City.

Council President Lee spoke about how the stadium has given children and families access to recreational activities. He expressed gratitude that the renovations were completed at no direct cost to the City.

REPORTS FROM CITY OFFICES

None.

PUBLIC HEARINGS

None.

BILLS ON THE THIRD READING

None.

RESOLUTIONS

BILL NO.

26-06

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2614-2626 SOUTH MAIN STREET, SOUTH BEND, INDIANA 46614 AND 109 WEST ECKMAN STREET, SOUTH BEND, INDIANA 46614 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SIX-YEAR (6) REAL PROPERTY TAX ABATEMENT FOR DAVID A NUFER, LLC

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Bill No. 26-06 went before the Community Investment Committee and comes with a favorable recommendation.

Joe Molnar, Assistant Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said this is the second (2nd) resolution in the tax abatement process for Burton's Laundry. The proposal is for construction of a new laundromat on a vacant lot. He presented tax revenue projections for the property with and without the abatement.

David Nufer, owner of Burton's Laundry, 2409 Mishawaka Avenue, South Bend, IN 46615, thanked Council for their consideration. He said construction would start in April and the project would be complete by September.

Councilmember Gooden-Rodgers thanked David Nufer and spoke about the services Burton's Laundry provides for community members in need.

David Nufer said they recently hired two (2) more employees to increase their outreach to churches and organizations that work with the homeless.

Councilmember McBride spoke about the positive impact Burton's Laundry has had on the community, including the Wash Wednesday program and their donations to local churches.

Councilmember Dr. Davis said David Nufer's approachable, genuine character is reflected in his work.

Council President Lee spoke about how Wash Wednesdays started to address bullying in schools and provide children with access to clean clothing. He spoke about the impact of the program.

Councilmember White expressed gratitude.

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

Councilmember Gooden-Rodgers moved for the passage of Bill No. 26-06, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

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

26-07

A RESOLUTION OF THE CITY OF SOUTH BEND COMMON COUNCIL APPOINTING MARLA GODETTE TO COMPLETE THE CURRENTLY VACANT INITIAL TWO-YEAR TERM AS A MEMBER OF THE COMMUNITY POLICE REVIEW BOARD

Clerk Tirado read the bill to the Council.

Councilmember Gooden-Rodgers stated that Bill No. 26-07 went before the Community Relations Committee and comes with a favorable recommendation.

Council President Lee presented the bill. He said Third (3rd) District Councilmember Sharon McBride has appointed a new member to the Community Police Review Board (CPRB).

Councilmember McBride said she is excited for her appointee to represent the Third (3rd) District, and she will be a great fit for CPRB.

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

Councilmember Bolden-Simpson moved for the passage of Bill No. 26-07, which was seconded by Councilmember Dr. Davis and carried by a vote of nine (9) ayes.

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

BILLS ON THE FIRST READING

BILL NO.

06-26

FIRST 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

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

Council President Lee entertained a motion to send Bill No. 06-26 to the Public Works and Property Vacation Committee for public hearing and third (3rd) reading on March 9, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 06-26 to the Public Works and Property Vacation Committee for public hearing and third (3rd) reading on March 9, 2026, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Council President Lee expressed condolences to Councilmember White for the passing of her brother.

Councilmember White thanked Council President Lee. She announced that members of the Youth Advisory Council will be traveling to Indianapolis tomorrow for a conference.

Councilmember Gooden-Rodgers acknowledged Councilmember White's leadership and dedication to the Youth Advisory Council, even while experiencing personal loss.

Councilmember Bolden-Simpson said the Youth Council members from Rise Up Academy are having a great experience. She announced that Lafayette Falls is having their inaugural Neighborhood Association meeting on March 11, 2026, from 6:00-7:00 P.M. at the St. Joseph County Library on Kern Road.

Council Vice President Niezgodski said the TRANSPRO Board has conducted interviews, and they will hire a new Executive Director within the next few weeks.

Council President Lee expressed condolences for the passing of the late Reverend Jesse Jackson.

Councilmember Dr. Davis requested for flowers to be sent to Reverend Jesse Jackson's services on behalf of the Common Council.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Carlos Leyva, 448 South Olive Street, South Bend, IN 46619, gave an update on recent South Bend Community School Corporation (SBCSC) activities. He said the medical magnet program at Washington High School will open this fall, and students are enrolling now. He asked Council to keep advocating for public schools.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:17 P.M.