

**REPORT OF SUB-COMMITTEE ON MINUTES**

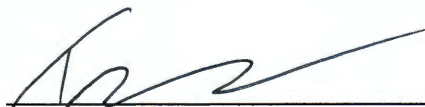
**TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:**


**THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE**

**DATE: 03-23-2026**

**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: 04-13-2026**

**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, March 23<sup>rd</sup>, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Tony McGraw, 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=406222>

**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 <sup>nd</sup> District
Sharon L. McBride	3 <sup>rd</sup> District
Troy Warner	4 <sup>th</sup> District, Committee of the Whole
Sherry Bolden-Simpson	5 <sup>th</sup> District
Sheila Niezgodski	6 <sup>th</sup> 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:

March 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 March 9, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Sherry Bolden-Simpson moved to approve the March 9, 2026 Common Council meeting minutes, which was seconded by Councilmember Ophelia Gooden-Rodgers and carried via a vote by voice.

SPECIAL BUSINESS

Councilmembers Bolden-Simpson and Dr. Oliver Davis presented a Special Resolution Celebrating the Establishment of the Lafayette Falls Neighborhood Association.

Alyssa Bahr, 1514 West Mackey Drive, South Bend, IN 46614, thanked the Council on behalf of the Lafayette Falls Neighborhood Association Board. She acknowledged Councilmember Bolden-Simpson, Councilmember Dr. Davis, and Director of Engagement and Economic Empowerment Mary McAfee for their support in establishing the neighborhood association.

Randy Figg, District F County Councilmember, 60822 Greenridge Court, South Bend, IN 46614, thanked the Councilmembers for their work to fund a turn lane on Kern Road.

Valerie Weis, 1506 Mackey Drive, South Bend, IN 46614, thanked Councilmembers Bolden-Simpson and Dr. Davis for advocating for Lafayette Falls. She expressed optimism for the neighborhood’s future.

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Troy Warner moved to resolve into the Committee of the Whole, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

PUBLIC HEARINGS

BILL NO.

07-26

PUBLIC HEARING 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

Clerk Tirado read the bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Ophelia Gooden-Rodgers stated that Bill No. 07-26 went before the Public Works and Property Vacation Committee and comes with a favorable recommendation.

Noemi and Ezequias Ruiz, Petitioners, 901 North Elmer Street, South Bend, IN 46628, presented the bill. They said they have been maintaining the alley and there is already a fence in place. They want to complete the formal alley vacation process and meet all City requirements.

Councilmember Warner added that the petitioners own the properties on each side of the alley.

Noemi Ruiz confirmed that is correct.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Niezgodski moved to send Bill No. 07-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee 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>	

08-26

PUBLIC HEARING 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 (SUBSTITUTE)

Substitute Bill No. 08-26 was withdrawn by the petitioner.

09-26

PUBLIC HEARING 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

Clerk Tirado read the bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Council Vice President Niezgodski stated that Bill No. 09-26 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis, City Controller, with offices on the second (2<sup>nd</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He summarized the major budget transfers.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee moved to send Bill No. 09-26 to the Full Council with a favorable recommendation, which was seconded by Council Vice President Niezgodski 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>	

10-26

PUBLIC HEARING 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 2026 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) (SUBSTITUTE)

Councilmember Bolden-Simpson moved to accept the substitute bill, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

Clerk Tirado read the bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Council Vice President Niezgodski stated that Substitute Bill No. 10-26 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis presented the bill. He highlighted key appropriations, including funds for additional road salt and improvements to Kennedy Park.

Councilmember Warner opened the public hearing.

Tina Patton, 707 Sherman Avenue, South Bend, IN 46616, asked for clarification regarding the difference between budget transfers and budget appropriations.

Kyle Willis said that transfers move existing funds within a department, and appropriations are new spending.

Council President Lee asked about possible reimbursements for these expenses.

Kyle Willis confirmed that the majority of these appropriations will be reimbursed by outside revenues, including state and federal grants.

Councilmember Warner further elaborated on the difference between budget transfers and appropriations. Councilmember Warner closed the public hearing.

Council Vice President Niezgodski moved to send Substitute Bill No. 10-26 to the Full Council with a favorable recommendation, which was seconded by Councilmember Rachel Tomas Morgan 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>	

11-26

PUBLIC HEARING 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 (SUBSTITUTE)

Council Vice President Niezgodski moved to accept the substitute bill, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

Clerk Tirado read the bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Warner stated that Substitute Bill No. 11-26 went before the Community Investment Committee and comes with a favorable recommendation.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He said the developer of Heritage Trails, an affordable housing project, is seeking to enter a Payment in Lieu of Taxes (PILOT) agreement with the City. The agreement would exempt the property from four-point-six million dollars (\$4,600,000) in property taxes over a fifteen (15) year term. Instead, the developer would pay six-hundred-seventy-thousand dollars (\$670,0000) directly into the City’s Affordable Housing Fund over the PILOT term. Heritage Trails housing units will be rented out to households earning less than sixty percent (60%) of the area median income (AMI).

Cole Caress, Petitioner, 8902 North Meridian Street, Indianapolis, IN 46260, spoke on behalf of the developer, Birge & Held. He shared the project timeline and unit rent prices. He described the planned amenities, including free Wi-Fi, utilities, and solar-powered electricity.

Councilmember Warner noted that this bill and Bill No. 26-10 were heard together by the Community Investment Committee, but will be heard separately now.

Councilmember Gooden-Rodgers asked about the developer’s plans after the fifteen (15) year term ends.

Cole Caress said Birge & Held has a forty (40) year land use agreement. After the initial fifteen (15) year term, they could seek more tax credits and invest more money in the property.

Councilmember Rachel Tomas Morgan asked if solar installation and free Wi-Fi are standard for other Birge & Held developments.

Cole Caress confirmed that is correct.

Councilmember Tomas Morgan asked if PILOT will be the preferred tax tool for future affordable housing developments in South Bend.

Erik Glavich said that is likely. He explained that the Indiana Housing and Community Development Authority (IHCDA) prefers the PILOT framework over tax abatements since the payment amounts are agreed upon in advance. He added that the City enters PILOT agreements after a project has already been awarded an IHCDA low-income tax credit, streamlining the Council approval process.

Councilmember Warner noted that IHDCA awards are very competitive.

Council President Lee asked how PILOT money is used to support affordable housing.

Erik Glavich gave examples of approved uses of PILOT money, including direct rental assistance, downpayment assistance, and financial education programs. He said any spending from the Affordable Housing Fund must be directed toward households below eighty percent (80%) AMI.

Council President Lee asked if PILOT agreements are only for low-income housing developments.

Erik Glavich confirmed that the state requires that PILOT projects provide an affordable development.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Bolden-Simpson expressed support for the free Wi-Fi, adding that it will be beneficial for students in a family-oriented development.

Councilmember Warner compared PILOT to tax abatements, describing both as tax phase-ins. He said the advantage of PILOT is knowing exactly what the payment amounts will be.

Councilmember Gooden-Rodgers moved to send Substitute Bill No. 11-26 to the Full Council with a favorable recommendation, which was seconded by Councilmember Tomas Morgan 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>	

12-26

PUBLIC HEARING 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

Clerk Tirado read the bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Bolden-Simpson stated that Bill No. 12-26 went before the Utilities Committee and comes with a favorable recommendation.

Michael Schmidt, Assistant City Attorney, with offices on the sixth (6<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He explained that it supersedes and replaces an ordinance from 2014. It updates the utility boundary map in response to a request from the Indiana Utility Regulatory Commission (IURC). He noted that the bill does not mandate that the City provide services outside of City boundaries.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Niezgodski moved to send Bill No. 12-26 to the Full Council with a favorable recommendation, 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>	

13-26

PUBLIC HEARING 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

Clerk Tirado read the bill to the Council for its second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 13-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Brian Killen, Zoning Administrator, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He said the petitioner is requesting to downzone the property from neighborhood center (NC) to urban neighborhood flex (UF). He noted that the properties to the north are zoned NC and the properties to the south are zoned urban neighborhood one (U1). The petitioner wants to convert the property from mixed-use to a duplex.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Niezgodski moved to send Bill No. 13-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee 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>	

RISE AND REPORT

Councilmember Bolden-Simpson moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

REGULAR MEETING RECONVENED

Council President Lee stated that the Full Council is now back in session. This portion of the meeting is where bills are given a third (3<sup>rd</sup>) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

07-26

THIRD 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

Clerk Tirado read the bill to the Council for its third (3<sup>rd</sup>) reading.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 07-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 07-26, which was seconded by Councilmember Warner 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>	

09-26

THIRD 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

Clerk Tirado read the bill to the Council for its third (3<sup>rd</sup>) reading.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 09-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Bolden-Simpson moved for the passage of Bill No. 09-26, which was seconded by Council Vice President Niezgodski 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>	

10-26

THIRD 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 2026 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) (SUBSTITUTE)

Clerk Tirado read the bill to the Council for its third (3<sup>rd</sup>) reading.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Substitute Bill No. 10-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Substitute Bill No. 10-26, which was seconded by Councilmember Gooden-Rodgers 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>	

11-26

THIRD 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 (SUBSTITUTE)

Clerk Tirado read the bill to the Council for its third (3<sup>rd</sup>) reading.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Substitute Bill No. 11-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Tomas Morgan moved for the passage of Substitute Bill No. 11-26, 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>	

12-26

THIRD 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

Clerk Tirado read the bill to the Council for its third (3<sup>rd</sup>) reading.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 12-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Karen L. White moved for the passage of Bill No. 12-26, which was seconded by Councilmember Gooden-Rodgers 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>	

13-26

THIRD 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

Clerk Tirado read the bill to the Council for its third (3<sup>rd</sup>) reading.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 13-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Bolden-Simpson moved for the passage of Bill No. 13-26, which was seconded by Councilmember Gooden-Rodgers 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>	

RESOLUTIONS

BILL NO.

26-09

A RESOLUTION OF THE SOUTH BEND  
COMMON COUNCIL APPROVING THE  
INTERLOCAL AGREEMENT BETWEEN THE  
CITY OF SOUTH BEND, THE COUNTY OF ST.  
JOSEPH AND THE MICHIANA AREA COUNCIL  
OF GOVERNMENTS ESTABLISHING A LAND  
BANK PURSUANT TO IND. CODE § 36-7-38 ET  
SEQ.

Clerk Tirado read the bill to the Council.

Council Vice President Niezgodski stated that Bill No. 26-09 went before the Community Investment Committee and comes with a favorable recommendation.

Joe Molnar, Deputy Director of Community Investment, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He spoke about the population history of South Bend and explained the City’s challenges with vacancy and blight. He described the current tax sale process for vacant properties and said that it is an inefficient way for the City to acquire land. He explained land banks and how they streamline the process of gaining control of vacant

properties that are stuck in a tax sale loop. The land bank would be a joint endeavor with the Michiana Area Council of Governments (MACOG), who would provide staff. The City’s financial commitment would be five-hundred-thousand dollars (\$500,000) in start-up costs, and three-hundred-thousand dollars (\$300,000) annually for the next four (4) years. The project has received a Lilly Grant for one million dollars (\$1,000,000) to support operations, with an additional three million dollars (\$3,000,000) of funding in an endowment.

James Turnwald, Executive Director of MACOG, with offices on the eleventh (11<sup>th</sup>) floor of the County Building, South Bend, IN 46601, spoke about what MACOG does and the history of the organization. He described the land bank as an “off ramp” for vacant and abandoned properties stuck in the tax sale loop.

Lisa Slomka, MACOG Director of Regional Housing Collaborative, with offices on the eleventh (11<sup>th</sup>) floor of the County Building, South Bend, IN 46601, spoke about giving more people the opportunity to own homes.

Council President Lee disclosed that he is on the MACOG policy board.

Attorney Palmer said there was no conflict of interest.

Councilmember Tomas Morgan thanked the presenters. She asked if the County had concerns or if they just needed more information.

James Turnwald said the County is not as familiar with the topic, so they took time to educate themselves and fully understand the issue. He noted that they were cautious about making financial commitments and had some financial questions. He said there were three (3) public hearings, at which people only spoke in favor. The final decision was eight-to-one (8-1) from the County Council and three-to-zero (3-0) from the County Commissioners.

Councilmember Tomas Morgan asked what the collaboration would look like between the land bank and City staff.

James Turnwald said there will be close coordination, especially in the first few years. He said there will be constant dialogue between the groups, and they will learn as they go.

Council President Lee opened the public hearing.

Aaron Perri, 301 South Michigan Street, South Bend, IN 46601, spoke in favor of the bill. He said he has been one of the community partners involved in this. He expressed pride in being part of an initiative that addresses blight and brings in affordable housing at the same time.

Council President Lee closed the public hearing.

Councilmember Tomas Morgan moved for the passage of Bill No. 26-09, 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>	

26-10

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA ESTABLISHING A LOCAL FUND PURSUANT TO INDIANA CODE SECTION 5-20-5-15.5

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Bill No. 26-10 went before the Community Investment Committee and comes with a favorable recommendation. He noted that it is related to the Heritage Trails project.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He explained the PILOT program and said that PILOT

payments must be deposited into an Affordable Housing Fund. The Department of Community Investment would have administrative control of the account. Any expenditures from the fund must support affordable housing, according to the state criteria, and target households at eighty percent (80%) AMI or below.

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

Councilmember Bolden-Simpson moved for the passage of Bill *No. 26-10*, which was seconded by Councilmember Gooden-Rodgers 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>	

26-08

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE DOWNTOWN 2045 PLAN

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Bill *No. 26-08* went before the Community Investment Committee and comes with a favorable recommendation.

Tim Corcoran, Director of Planning, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented the bill. He outlined the research behind it, four (4) key priorities, and several vision projects focused on jobs, placemaking, connectivity, and historic preservation. He detailed key initiatives including the tech and talent innovation district at Colfax Corner, reactivating Michigan Street as a historic retail corridor, transforming Jon Hunt Plaza into a cultural gateway, and creating a downtown town square as a central public “living room.” The plan involves reconnecting the City to the riverfront and East Bank by realigning Jefferson Boulevard, improving gateways under the tracks, and enhancing walkability, greenspace, and riverfront access. Housing expansion, mixed-income redevelopment, and projects like the Renaissance District at the Studebaker plant and the Western Avenue transformation are key parts of the plan. He stressed that these goals depend on strong partnerships, alignment with regional plans, and reinvestment in underutilized historic buildings to bring active use back to downtown.

Councilmember Sharon McBride asked if there will be any renovation of the historic landmarks Zion Hill Missionary Baptist Church and Sweet Home Ministries.

Tom Corcoran said the Historical Preservation Commission is part of the planning process. He said they want to make sure historical buildings are retained, maintained, and celebrated.

Councilmember McBride asked about the plan for a one-to-one (1:1) replacement of demolished Housing Authority units.

Tim Corcoran confirmed that former residents would not necessarily get the first (1<sup>st</sup>) right of refusal for the new units, noting that many residents who were displaced have already relocated. He said they are open to prioritizing former residents, and Marcia from the Housing Authority can look into that.

Councilmember McBride said her understanding from Marcia is that the two-hundred-plus (200+) people displaced do not have first (1<sup>st</sup>) right of refusal, and that is not the Housing Authority of South Bend’s decision.

Council President Lee opened the public hearing.

Willow Wetherall, 217 South Michigan Street, South Bend, IN 46601, spoke in favor of the bill. She shared her perspective as the Executive Director of Downtown South Bend Inc. (DTSB). She said the plan reflects stakeholder input. She said it is important for there to be a road map, so investment is directed to the right place.

Tina Patton, 707 Sherman Avenue, South Bend, IN 46616, spoke in favor of the bill. She shared her perspective as the President of Cross Community Community Development Corporation (CDC). She said the plan reflects the people who live and work here and sends a message that the City is committed to thoughtful growth, inclusive development, and a downtown that serves everyone.

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, spoke neither in favor nor against the bill. She shared concerns about flooding, light pollution, and non-native trees. She said she would like to see a sustainability component added to the plan.

Matthew Kahn, 100 North Michigan Street, South Bend, IN 46601, spoke in favor of the bill. He shared his perspective as Chairperson of the DTSB Board of Directors. He spoke about his experiences growing up in South Bend. He said the City has seen over one billion dollars (\$1,000,000,000) in public and private investment since 2024, and the City’s resurgence is the result of intentional planning.

Gwen O’Brien, 739 North Frances Street, South Bend, IN 46617, spoke in favor of the bill. She shared her perspective as Director of Community Relations for the University of Notre Dame and Vice-Chair of the DTSB Board of Directors. She said her family moved to South Bend from Granger due to the “South Bend Renaissance”.

Beth Weber, 824 North Saint Peter Street, South Bend, IN 46617, spoke in favor of the bill. She said she has lived all over the world and moved to South Bend from San Diego in 2022. She said she fell in love with the City, has been involved in the resident engagement process, and believes deeply in the direction of the plan.

Brad Emberton, 615 West Colfax Avenue, South Bend, IN 46601, spoke in favor of the bill. He said he participated in the process on several occasions and supports the plan. He encouraged Council to pass the resolution.

Aaron Perri, 219 East Colfax Ave, South Bend, IN 46617, spoke in favor of the bill. He said he has lived and worked downtown his whole life. He congratulated those who worked on the plan and expressed excitement for the future of downtown.

Council President Lee closed the public hearing

Councilmember Gooden-Rodgers addressed Councilmember McBride’s previous comments. She said she spoke to Marcia, Director of the Housing Authority of South Bend, earlier in the planning process. She said the people who were displaced will be given the first (1<sup>st</sup>) chance to return.

Council President Lee expressed pride and excitement for the progress happening in the City.

Councilmember Tomas Morgan moved for the passage of Bill *No. 26-08*, 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>	

BILLS ON THE FIRST READING

BILL NO.

14-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 915 HARRISON AVENUE COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 14-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 14-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026. The motion was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

15-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1245 EAST MADISON STREET COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 15-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026.

Council Vice President Niezgodski moved to send Bill No. 15-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026. The motion was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

16-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1010 FUERBRINGER STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 16-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 16-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026. The motion was seconded by Councilmember Dr. Davis and carried via a vote by voice.

17-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 812 OAK STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 17-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 17-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026. The motion was seconded by Council Vice President Niezgodski and carried via a vote by voice.

18-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 1249 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 18-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026.

Council Vice President Niezgodski moved to send Bill No. 18-26 to the Board of Zoning Appeals for public hearing on April 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 13, 2026. The motion was seconded by Councilmember Dr. Davis and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Councilmember McBride offered condolences and asked for prayers for Solenia Carr, the Director of Human Resources for St. Joseph County who passed away.

Councilmember Gooden-Rodgers said she and Council President Lee attended a groundbreaking for a new church yesterday.

Council President Lee congratulated Professor Mike Morris for his entrepreneurship class graduation on Saturday.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, spoke about environmental concerns, including preserving the old growth forest at Rum Village Park and choosing locations for solar panels and data centers responsibly. She asked Councilmembers to consider long-term environmental concerns when making decisions.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 10:13 P.M.