

**REPORT OF SUB-COMMITTEE ON MINUTES**


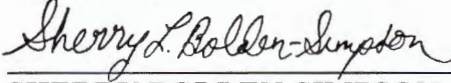
**TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:**

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

**DATE: 04-13-2026**

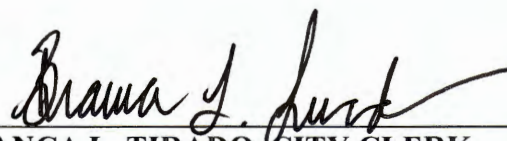
**MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.**

**THEREFORE, WE RECOMMEND THE SAME BE APPROVED:**

  
\_\_\_\_\_  
**TROY WARNER**  
  
\_\_\_\_\_  
**SHERRY BOLDEN-SIMPSON**

**APPROVED BY THE COMMON COUNCIL ON: 04-27-2026**

**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, April 13<sup>th</sup>, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Chuck Zook, 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=407302>**

**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
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

Sherry Bolden-Simpson	5 <sup>th</sup> District
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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 23, 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 23, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the March 23, 2026 Common Council meeting minutes, which was seconded by Councilmember Ophelia Gooden-Rodgers and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

Eric Horvath, Director of Public Works, with offices on the fourth (4<sup>th</sup>) floor of City Hall, South Bend, IN 46601, presented a Public Works update to the Council. He gave a timeline for resuming leaf pickup services and provided information about yard waste disposal. He spoke about the Colfax Avenue streetscape project and shared a construction timeline. He explained the City’s curb and sidewalk program including reimbursement rates and target areas for 2026.

Councilmember Dr. Davis asked if there are payment plans available for the curb and sidewalk program.

Eric Horvath said they do not offer payment plans. He elaborated on the reimbursement process and the program's financial structure.

Councilmember Gooden-Rodgers asked about curb and sidewalk allocations from last year that were not completed.

Eric Horvath confirmed that any outstanding allocations from last year's curb and sidewalk program will be completed before they begin this year's allocations.

Council Vice President Sheila Niezgodski asked if the Department of Public Works will notify homeowners who were selected for the 2026 curb and sidewalk program.

Cara Grabowski, Public Works Director of Marketing, with offices on the fourth (4<sup>th</sup>) floor of City Hall, South Bend, IN 46601, spoke about the timeline for notifying homeowners. She said they send out letters a few weeks before construction begins.

Eric Horvath continued the presentation. He spoke about the role of grant funding, including the Safe Routes to School program, in curb and sidewalk improvements. He detailed the City's plan to address alley grading over the months of May through November.

Councilmember Troy Warner asked who the email contact was.

Eric Horvath said Councilmembers can call three-one-one (311) or email him directly. He continued speaking about alleys, including the initiatives to address illegal dumping and overgrown vegetation. He shared the list of twelve (12) locations that will be receiving speed humps in 2026 and spoke about the process for prioritizing traffic calming requests.

Councilmember Karen L. White thanked Eric Horvath for the presentation and for his response to a recent resident concern.

Councilmember Sharon McBride thanked Eric Horvath for the presentation and expressed support for the traffic calming improvements.

Councilmember Rachel Tomas Morgan asked about illegal dumping and the role of three-one-one (311) in accessing City services for alley cleanups.

Eric Horvath said the boundaries for public and private property can make alley cleanups challenging. He said he would follow up with Liz Maradik about the concern.

Council Vice President Niezgodski thanked Eric Horvath for the presentation and asked about the data collection process for traffic calming prioritization.

Eric Horvath said they collect a week's worth of data during a traffic study. He said it must be a normal week with no special events, and they collect data Tuesday through Thursday.

Council Vice President Niezgodski thanked Eric Horvath for planned speed hump on Gertrude. She noted that traffic on Gertude felt unsafe during her recent neighborhood cleanup in the area.

Councilmember Gooden-Rodgers said she would follow up on some of her recent emails and thanked Eric Horvath for their work improving the west side.

Councilmember Dr. Davis said there is a need to paint viaducts and fix potholes on Washington Street.

Councilmember Gooden-Rodgers asked about an upcoming viaduct improvement program.

Eric Horvath said they are working to clean up the viaducts and install lighting. He added that they will need to work with the railroad for viaduct improvements, since the structure and substructure are owned by the railroad.

Councilmember Warner said he would reach out to the Department of Public Works staff to follow up on some of his outstanding emails.

Council President Lee thanked Eric Horvath for the presentation and for targeting the curb and sidewalk program to areas that need it most. He expressed support for the yard waste program giving residents an opportunity to receive free mulch.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

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

PUBLIC HEARINGS

BILL NO.

14-26

PUBLIC HEARING 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 second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 14-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub, Zoning Specialist, 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 build a two (2) unit dwelling on a vacant lot in the urban neighborhood one (U1) zoning district.

Kathy Schuth, Petitioner, 1007 Portage Avenue, South Bend, IN 46616, said this is one (1) of the Near Northwest Neighborhood (NNN)'s small-scale affordable rental projects. NNN will rent out and manage the units.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee expressed excitement for more affordable housing in the First (1<sup>st</sup>) District. He said the resident response to NNN housing developments has been positive.

Councilmember Tomas Morgan moved to send Bill No. 14-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

15-26

PUBLIC HEARING 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 second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 15-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub presented the bill. He said the petitioner is seeking a special exception to demolish an existing residential building to build a side-by-side duplex on the property. He said the City will work with the petitioner to ensure the proposed design is compliant with zoning requirements.

Councilmember Gooden-Rodgers asked about the number of rooms in the units.

Tim Staub referred the question to the petitioner.

Nathan Sprunger, Petitioner, 1511 East Jefferson Boulevard, South Bend, IN 46617, said there would be four (4) bedrooms and three (3) bathrooms in each unit of the duplex. He said his goal is to build a two (2)-story structure that fits in with the neighborhood and resembles a single-family home.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 15-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

16-26

PUBLIC HEARING 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 second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 16-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub presented the bill. He said the petitioner is seeking a special exception to build a duplex on a vacant parcel of land. He said the parcel has been vacant for forty (4) years and the previous residential structure was demolished in 1986.

Jose Guevara, Petitioner, 418 Rosewood Drive, Mishawaka, IN 46544, said his goal in building the duplex is to bring more rental units to the area. He mentioned his affiliation with the Town Makers group.

Councilmember Gooden-Rodgers asked about property management and maintenance.

Jose Guevara said he will be managing the property.

Council President Lee said the Town Makers are doing a great job.

Jose Guevara said Town Makers build new homes or rehabilitate existing properties in South Bend. He said their purpose is to bring in new housing or extend the life of existing housing units.

Councilmember Gooden-Rodgers asked about the role of tenants in property upkeep.

Jose Guevara said good relationships with tenants are key to ensuring rental properties are maintained well.

Councilmember Warner said the Town Makers are an incubator for small incremental development in the City.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee moved to send Bill No. 16-26 to the Full Council with a favorable recommendation, which was seconded by Council Vice President Niezgodski and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

17-26

PUBLIC HEARING 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

Bill No. 17-16 was tabled.

18-26

PUBLIC HEARING 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 second (2<sup>nd</sup>) reading.

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 18-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub presented the bill. He said the petitioner is requesting a special exception to build a duplex on a vacant lot. He said the petitioner has built other duplexes on Corby, including the duplex on the adjacent property. They are varying the designs to give the neighborhood variety.

Elissa Gunsorek, Petitioner, 7821 Morse Road, Columbus, OH 43054, said they are being intentional about the selection of materials and colors to ensure the properties do not look “cookie-cutter”.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Warner thanked the petitioner for her investment in the City. He said he drove past some of her other units yesterday, and they look great.

Council President Lee moved to send Bill No. 18-26 to the Full Council with a favorable recommendation, which was seconded by Councilmember Gooden-Rodgers and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Absent</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 Gooden-Rodgers moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember Tomas Morgan 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.

14-26

THIRD 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 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. 14-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Warner moved for the passage of Bill No. 14-26, which was seconded by Councilmember Gooden-Rodgers and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

15-26

THIRD 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 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. 15-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Warner moved for the passage of Bill No. 15-26, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

16-26

THIRD 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 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. 16-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Warner moved for the passage of Bill No. 16-26, which was seconded by Council Vice President Niezgodski and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

18-26

THIRD 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 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. 18-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Warner moved for the passage of Bill No. 18-26, which was seconded by Council Vice President Niezgodski and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Absent</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.

26-11

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 312-318 EAST COLFAX AVENUE, SOUTH BEND, INDIANA 46617 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SIX-YEAR (6) REAL PROPERTY TAX ABATEMENT FOR WHARF PARTNERS LLC

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Bill No. 26-11 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 spoke about the successful phase one (1) of the Cascade project, and said the developer met or exceeded all commitments for their previous tax abatement. He explained the delays that have impacted phase two (2), including the City’s Seitz Park project and the hydroelectric project. He said the developer has supported the City through these delays and donated land to the City for the riverwalk. He explained the financial terms of the proposed tax abatement for the phase two (2) mixed-use development. The eight (8)-story building will contain twenty-two (22) to thirty-two (32) market-rate condominiums. Commercial space would receive a six (6)-year tax abatement, and taxes would be abated for the residential units while they are still owned by the developer. Over the abatement period, he projected two-point-five million dollars (\$2,500,000) in taxes would be paid, and two-point-seven million dollars (\$2,700,000) in taxes would be abated.

Thomas Panzica, Petitioner, 320 East Colfax Avenue, South Bend, IN 46617, spoke about the project. He said the goal is to bring more people to Downtown South Bend. He spoke about the design and materials, and how they contribute to the expense of the project. He noted that these units are on the upper end of the cost spectrum, and they represent about one percent (1%) of recently constructed units in the City.

Councilmember Dr. Davis asked the petitioner about his experience moving to Downtown South Bend.

Thomas Panzica said he has enjoyed a walkable lifestyle since moving downtown. He said the City is beautiful and diverse, and residents of the phase one (1) Cascade building love the experience and want to tell everyone about it.

Councilmember McBride asked how many units were in phase (1) and how many were sold.

Thomas Panzica said all seventeen (17) of the phase one (1) units were sold over a timeframe of thirty (30) months. He said five (5) or six (6) of the phase (2) units have serious interest or have been spoken for. He said they expect to sell all units in a similar timeframe.

Councilmember Tomas Morgan asked about parking.

Thomas Panzica said both the phase one (1) and phase (2) buildings will have sufficient underground parking for all residents. He said surface parking has been a challenge due to the popularity of the Cascade restaurant. He said they hope to partner with the City for a parking solution in the future.

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

Councilmember Tomas Morgan moved for the passage of Bill No. 26-11, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Troy Warner – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Absent</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.

19-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE UNADDRESSED PARCELS AT

SOUTHERN TERMINUS OF GLEN AND DOROTHY STREET (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 6 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. 19-26 to the Advisory Plan Commission for public hearing on April 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026.

Council Vice President Niezgodski moved to send Bill No. 19-26 to the Advisory Plan Commission for public hearing on April 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026. The motion was seconded by Councilmember White and carried via a vote by voice.

20-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: WESTERN ½ OF THE UNIMPROVED NORTH/SOUTH RIGHT-OF-WAY NORTH OF CALVERT AND IMMEDIATELY EAST OF 2801 WEST CALVERT

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. 20-26 to the Public Works and Property Vacation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026.

Council Vice President Niezgodski moved to send Bill No. 20-26 to the Public Works and Property Vacation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026, which was seconded by Councilmember McBride and carried via a vote by voice.

21-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTERS 3, 4, 6, 13, 14, AND 17 OF THE SOUTH BEND MUNICIPAL CODE TO ALIGN WITH ZONING CHAPTER 21

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. 21-26 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026.

Council Vice President Niezgodski moved to send Bill No. 21-26 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026, which was seconded by Councilmember McBride and carried via a vote by voice.

22-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT

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. 22-26 to the Advisory Plan Commission for public hearing on April 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 22-26 to the Advisory Plan Commission for public hearing on April 20, 2026, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on April 27, 2026. The motion was seconded by Council Vice President Niezgodski and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Councilmember Dr. Davis spoke about gas tax relief. He advised residents to contact the Indiana Attorney General if prices at the pump do not go down. He said the Attorney General is monitoring price gauging.

Councilmember Tomas Morgan spoke about attending the Raise Your Voice Summit on Sexual Violence at Saint Mary's College. She acknowledged Kayli Zelinske-Mader, Council Intern and Saint Mary's Student Government Vice President, for her involvement at the event.

Council Vice President Niezgodski spoke about the successful neighborhood cleanup in Rum Village. She acknowledged the Youth Advisory Council volunteers and Clerk's Office staff for their involvement. She spoke about the success of Tire Amnesty Day.

Council President Lee announced the upcoming District One (1) cleanup on Friday, April 17. He said the meeting location will be Christ Temple Apostolic Church on the corner of Elmer Street and Elwood Avenue. The cleanup area will be from Olive Street to Wilbur Street.

Councilmember Dr. Davis acknowledged Councilmember Gooden-Rodgers for receiving the Charlie Howell Award.

Clerk Tirado asked for more details to highlight the award on social media.

PRIVILEGE OF THE FLOOR

Council President Lee held privilege of the floor, and nobody spoke.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:42 P.M.