

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: 04-27-2026

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: 05-11-2026

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 27th, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Councilmember Dr. Oliver Davis, 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=408138>

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
Matthew Neal	Deputy Director of Policy
Veronica Pitt-Payne	Director of Special Projects
Elizabeth Bahena	Council Intern
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

April 13, 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 April 13, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Davis moved to approve the April 13, 2026 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

Kay Farlow, Founder of IMPower Center, 22500 US Highway 20, South Bend, IN 46628, gave a presentation about her involvement with the City of South Bend’s Small Business Assistance Suite. She spoke about her vision in founding the IMPower Center and her role administering programs for minority and women-owned businesses (MWBE). Since 2020, the Small Business Assistance Suite has served approximately one hundred (100) businesses per year, assisting with tax preparation, bookkeeping, and legal services.

Councilmember Sharon McBride expressed excitement about expanding resources for MWBE. She asked for data regarding MWBE City contracts.

Kay Farlow replied that Bianca Jones, Interim Officer of Diversity and Inclusion for the City of South Bend, manages this data. She said they could send it to the Council via email.

Councilmember Karen L. White expressed support for IMPower Center's strategic plan. She said she would like to see the data, but it is apparent how the programs help those who come through.

Kay Farlow said they have expanded their programs to include financial literacy, entrepreneurship, mental wellness, and workforce development. She said they currently have programs in four (4) high schools.

Councilmember Rachel Tomas Morgan spoke about serving on the Inclusive Procurement and Contracting (IPC) Board and acknowledged the team's efforts. She said obtaining MWBE certification is a challenge for many businesses and helping them with certification will increase the City's certified spend with MWBE vendors.

Councilmember Ophelia Gooden-Rodgers thanked Kay Farlow for accepting her invitation to come speak and encouraged her to keep up the good work.

Councilmember Bolden-Simpson said Rise Up Academy is one (1) of the schools working with IMPower Center. She spoke about the program's positive impact on students and thanked Kay Farlow for her work.

Councilmember Dr. Davis asked Kay Farlow about the greatest joys and biggest challenges in her work.

Kay Farlow said the greatest joy is seeing business owners succeed. She said the greatest challenge is funding, which plays a critical role in staffing the center with full-time paid employees.

Councilmember Dr. Davis asked what she would need to resolve those challenges.

Kay Farlow said they need more money. She encouraged anyone with ideas or information about funding opportunities to connect with her.

Council Vice President Niezgodski thanked Kay Farlow for her presentation and for helping almost six hundred (600) businesses through her work with the IMPower Center.

Council President Lee asked about opportunities for MWBE with upcoming construction projects in the City.

Kay Farlow said Bianca Jones has emphasized the need to engage with MWBE in the trades and support them with contracting opportunities. She said they want to pull more of these types of businesses into future cohorts.

Council President Lee spoke positively about the Office of Diversity and Inclusion's 2025 Supplier Access Summit. He invited Bianca Jones to share her comments.

Bianca Jones, Interim Officer of Diversity and Inclusion, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, thanked Kay Farlow for the presentation and her work with the Business Assistance Suite. She said the current MWBE cohort includes a skilled tradesman and a lawn care business, which could potentially be contracted for future City construction projects. She added that the program now includes financial products to help MWBE access small business lending.

Michael Schmidt, Assistant City Attorney, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, gave a presentation detailing some changes to the MWBE Program Plan. He said the contract value threshold requiring MWBE spending goals was raised from fifty-thousand dollars (\$50,000) to one-hundred-fifty-thousand dollars (\$150,000), bidders will no longer be required to submit a detailed MWBE Utilization Plan, and a post-award accountability process has been introduced for contractors who do not meet MWBE goals. He explained that these changes will make it easier for MWBE to secure primary contracts with the City, and post-award accountability fines will go toward the Office of Diversity and Inclusion.

Councilmember McBride said she was pleased to hear how the City is bridging the known gaps to help MWBE qualify for City contracts.

Councilmember White thanked Attorney Schmidt for the presentation and asked if she could receive a copy. She spoke about the importance of continuously evaluating what parts of the plan are working and not working.

Councilmember Tomas Morgan thanked Attorney Schmidt, adding that he comes to every IPC Board meeting and has an attitude of continuous improvement. She said the proposed changes are based on what they have heard from contractors and subcontractors, and they are positive improvements.

Councilmember Bolden-Simpson thanked Attorney Schmidt for recognizing obstacles and removing them.

Attorney Schmidt said he hopes the changes will be successful, and if there are any issues they will return to Council.

Councilmember Dr. Davis asked about the most rewarding part of working on the program.

Attorney Schmidt said it is rewarding to see local contractors get contracts worth life-changing dollar amounts, including a MWBE that received a one-million-dollar (\$1,000,000) subcontract for the Four (4) Winds Field project. He said it is also rewarding to see incremental growth in the number of MWBE bids year after year.

Councilmember Dr. Davis thanked Attorney Schmidt for his work.

Council Vice President Sheila Niezgodski thanked Attorney Schmidt for the presentation and for his efforts to make the program more successful.

Councilmember Gooden-Rodgers asked where this information will be available for the public.

Attorney Schmidt said the Program Plan will be available online. He said they will also explain the changes to contractors during pre-bid meetings.

Council President Lee thanked Attorney Schmidt for the presentation and asked to receive a copy. He invited Bianca Jones to share any final comments.

Bianca Jones thanked Attorney Schmidt for presenting and expressed excitement to roll out the changes and remove barriers for MWBE contractors.

Council President Lee asked about the post-award accountability process.

Attorney Schmidt confirmed that contractors who fail to meet MWBE spending goals will be fined for the amount of the shortage, and the fines will be used to fund the program.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

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

PUBLIC HEARINGS

BILL NO.

19-26

PUBLIC HEARING 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

Bill No. 19-26 was tabled.

20-26

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Gooden-Rodgers stated that Bill No. 20-26 went before the Public Works and Property Vacation Committee and comes with a favorable recommendation.

Chris Tomkiewicz, Petitioner, 2801 West Calvert Street, South Bend, IN 46613, said he wants to vacate the property west of him.

Councilmember Troy Warner held the public hearing, and nobody spoke.

Councilmember Warner stated that the bill comes with favorable recommendations from all City departments. He said half of the alley would be vacated to the petitioner, and the other half would be vacated to the railroad.

Councilmember Dr. Davis moved to send Bill No. 20-26 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>	

21-26

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 21-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Brian Killen, Zoning Administrator, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the bill updates outdated zoning references in chapters three (3), four (4), six (6), thirteen (13), fourteen (14), and seventeen (17) of the City of South Bend Municipal Code. References to defunct zoning districts were removed and duplicated zoning language was replaced with cross reference citations to chapter twenty-one (21).

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Niezgodski moved to send Bill No. 21-26 to the Full Council with a favorable recommendation, 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>	

22-26

PUBLIC HEARING 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
(SUBSTITUTE)

Councilmember Rachel Tomas Morgan moved to accept Substitute Bill No. 22-26, 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 (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Substitute Bill No. 22-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the zoning team intends to update the zoning ordinance twice per year to give developers more flexibility, reduce unnecessary variances, modernize the ordinance, and fix clerical errors. This bill is the spring 2026 update package. He explained the changes that were made to the substitute bill, including the removal of by-right restaurants under two thousand (2,000) square feet in urban flex (UF) zoning districts, and reducing the maximum distance for accessory parking lots from two-hundred-fifty (250) feet to one-hundred-fifty (150) feet.

Michael Divita, Assistant Director of Planning, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, continued the presentation. He spoke about the more complex changes in the update package, including removing the requirement for accessory dwelling units (ADUs) to be shorter than the primary structure. He explained that the current requirement restricts single-story homeowners from building a carriage house above a detached garage. He said this promotes fairness between single-story homeowners and multi-story homeowners while allowing for development of more housing units. The maximum building height and maximum ADU square footage rules will not change. The frontage requirement was also removed for ADUs that are not street-facing. He elaborated on other changes in the bill, stating that the maximum number of stories for apartment houses in urban neighborhood two (U2) zoning districts was increased from two-and-a-half (2 ½) to three (3) to allow for full utilization of the third (3rd) floor in these buildings. Maximum building width rules were also adjusted for certain building types. Mid-rise tower buildings with setback hallway connectors will no longer be considered a single building when measuring building width; each segment of the building will be considered independently. In neighborhood center (NC) and downtown (DT) zoning districts, large buildings that appear to be multiple buildings will not be subject to maximum building width rules. Each architecturally distinct segment with a frontage will be considered independently.

Mark Dellostritto finished the presentation by highlighting some of the smaller changes. He said multi-story galleries will no longer require a variance, and the building types that can have rooftop amenity space are explicitly defined.

Councilmember Dr. Davis asked about elevators in mid-rise towers with hallway connectors.

Michael Divita explained that building segments with hallway connectors can share amenities, including elevators. This allows developers to save on construction costs while still complying with maximum building width requirements. He clarified that the zoning ordinance applies to the building exterior only, and the placement and number of elevators would still be subject to building code and Americans with Disabilities Act (ADA) requirements.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmembers Tomas Morgan and Dr. Davis thanked the presenters.

Councilmember Warner said he was initially concerned about some of the proposed changes, but after viewing the zoning map and understanding where they would specifically apply, he thinks they make sense.

Councilmember Gooden-Rodgers moved to send Substitute Bill No. 22-26 to the Full Council with a favorable recommendation, 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>	

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 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 (3rd) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

20-26

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 20-26 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. 20-26, 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>	

21-26

THIRD 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 third (3rd) reading.

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

Councilmember Warner stated that Bill No. 21-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis moved for the passage of Bill No. 21-26, 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>	

22-26

THIRD 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
(SUBSTITUTE)

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

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

Councilmember Warner stated that Substitute Bill No. 22-26 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. 22-26, 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>	

RESOLUTIONS

BILL NO.

26-12

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION 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
(SUBSTITUTE)

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Substitute Bill No. 26-12 went before the Community Investment Committee and comes with a favorable recommendation.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, noted that the bill is a substitute. He said the bill text was changed to correct a minor typo.

Councilmember Dr. Davis moved to accept Substitute Bill No. 26-12, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

Erik Glavich presented the bill. He said the proposed abatement is for phase two (2) of the Cascade project, an eight (8)-story mixed use building. He said this is a fifty-million-dollar (\$50,000,000) investment that will create fifteen (15) new jobs. He explained the terms of the six (6)-year tax abatement, noting that taxes on the commercial space would be abated for the full six (6) years and taxes on the residential units would only be abated while they are still owned by the developer. He said this abatement is needed for the project to move forward.

Council President Lee asked for tax projection numbers.

Erik Glavich said if the project does not continue, the lot will generate twenty-seven-thousand dollars (\$27,000) in property tax revenue over the next six (6) years. If the project continues with the abatement, the building is expected to generate two-point-four million dollars (\$2,400,000) in property tax revenue with two-point-seven million dollars (\$2,700,000) abated over the same six (6)-year period. He shared the twenty (20)-year property tax projection, which would be thirteen-point-eight million dollars (\$13,800,000) with the project complete.

Councilmember Dr. Davis asked to hear from the petitioner.

Frank Perri, Petitioner, 320 East Colfax Avenue, South Bend, IN 46617, introduced himself.

Councilmember Dr. Davis asked the petitioner about his passion behind the project.

Frank Perri explained that real estate in South Bend, particularly downtown, was a challenging business for many years. He said the influx of development during Mayor Pete’s administration reinvigorated his passion for real estate, and there has been a lot of positive change, growth, and investment in the City since then.

Councilmember Dr. Davis thanked the petitioner and recognized him as one of the pioneers in developing the East Bank.

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

Councilmember Warner thanked the petitioner for his investment and belief in the City. He acknowledged other projects the petitioner is currently involved with.

Councilmember Tomas Morgan spoke about spending time on the East Bank over the weekend and noticing activity and music throughout the area. She expressed gratitude.

Councilmember White thanked the petitioner, stating that his vision has helped the City grow and develop.

Council President Lee spoke positively about the restaurant from phase one (1) of the project, Cascade Prime Steak and Seafood, for creating a fine dining experience on the riverfront. He thanked the petitioner for his investment.

Councilmember White moved for the passage of Substitute Bill No. 26-12, which was seconded by Councilmember McBride 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.

23-26

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 2525 BERTRAND STREET COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 23-26 to the Board of Zoning Appeals for public hearing on May 4, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 11, 2026.

Councilmember Dr. Davis moved to send Bill No. 23-26 to the Board of Zoning Appeals for public hearing on May 4, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 11, 2026. The motion was seconded by Council Vice President Niezgodski and carried via a vote by voice.

24-26

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 1110 NORTH HUEY STREET COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 24-26 to the Board of Zoning Appeals for public hearing on May 4, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 11, 2026.

Council Vice President Niezgodski moved to send Bill No. 24-26 to the Board of Zoning Appeals for public hearing on May 4, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 11, 2026. The motion was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

25-26

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 505 BLAINE STREET AND 507 BLAINE STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 25-26 to the Board of Zoning Appeals for public hearing on May 4, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 11, 2026.

Council Vice President Niezgodski moved to send Bill No. 25-26 to the Board of Zoning Appeals for public hearing on May 4, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 11, 2026. The motion was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

UNFINISHED BUSINESS

Council President Lee spoke about the recent First (1st) District neighborhood cleanup and thanked Councilmembers White, Gooden-Rodgers, and Tomas Morgan for participating. He thanked members of the Mayor's Office and City Clerk's Office for their logistical support.

NEW BUSINESS

Council President Lee told Councilmembers he will be forming a task group to improve RSVPs.

Clerk Tirado announced that Wednesday, May 6, is National Meeting Minutes Day.

Councilmember Dr. Davis said he is writing a letter to the library to petition them to name a conference room in the new Lasalle Park branch after the late Marvin Crayton. He announced that Marvin Crayton's funeral is on Saturday and acknowledged his legacy of community advocacy. He spoke about proposing a twelve (12)-month moratorium on new hyperscale data centers and said he will hold committee meetings to further discuss the issue over the summer.

Councilmember McBride announced two (2) upcoming neighborhood cleanups in the Third (3rd) District, the Southeast Organized Area Residents (SOAR) Neighborhood Association cleanup on Saturday, May 9 and the Miami Neighborhood Association Cleanup on Saturday, May 16. She spoke about her plans for a Third (3rd) District bus tour and district newsletter. She announced that the Black Rodeo will be coming to the 4H fairgrounds on July 31 and August 1. She asked for prayers for the young people who were shot in Bloomington over the weekend, including her best friend's daughter.

Council Vice President Niezgodski spoke about the success of the Solid Waste Management District's Tire Amnesty Day and her recent Sixth (6th) District neighborhood cleanup. She announced that Transpo is considering route modifications due to budget cuts. She encouraged residents to take the ridership survey to help the Transpo Board prioritize changes to route coverage and frequency.

Councilmember Bolden-Simpson offered prayers for Roxann Hughes and her family following a recent accident. She thanked Roxann Hughes for her dedicated service on the Community Police Review Board (CPRB) and said they will look for someone to fill her CPRB seat while she focuses on recovery. She thanked Harold Brazier and the Fighting For Your Health team for their involvement in a recent Health Fair at Rise Up Academy. She congratulated South Bend Community School Corporation's Teacher of the Year recipients and spoke about her participation in the City's Arbor Day tree giveaway.

Council President Lee spoke about attending the going away party for Jordan Gathers, former Executive Director of Venues Parks and Arts. He thanked Jordan Gathers for his service to the City and extended best wishes on behalf of the Council.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Murray Miller, 1201 Priscilla Drive, South Bend, IN 46619, spoke on behalf of the Laborers International Union local chapter six-four-five (645). He said they oppose a moratorium on data centers and want to be included in future discussions about the issue.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:47 P.M.