

The Agenda Review Session of the Board of Public Works was convened at 10:30 a.m. on June 4, 2026, by Board President Elizabeth A. Maradik, Vice President Joseph Molnar (not present), and Board Members Murray Miller, Breana Micou, Abigail Magas and Board Attorney Michael Schmidt present. The Board of Public Works Clerk, Hillary R. Horvath, presented the Board with a proposed agenda of items presented by the public and by City Staff.

AGENDA REVIEW SESSION ACTION ITEM

RESCIND REQUEST TO ADVERTISE THE POINTE AT RIVERWALK FRAMING MATERIALS – PROJECT NO. 124-069G (PR-00048157)

In a memorandum to the Board, Caitlin Wyant requested permission to rescind the request to advertise for the above referenced project. Therefore, upon a motion made by Mr. Miller, seconded by Ms. Micou and carried by roll call, the above request was approved.

Attorney Michael Schmidt added under municipal law there is a distinction between supply purchases and public works construction projects, with the latter generally not eligible for open-market procurement. Attorney Schmidt indicates that this purchase involves a slide required under a development agreement, and because it is classified as a supply purchase, it can proceed through the open market process.

APPROVAL OF REQUEST TO REJECT BIDS/QUOTATIONS – PW SERVICE CENTER SALT DOME ROOF REPLACEMENT – PROJECT NO. 126-021 (PR-00048148)

In a memorandum to the Board, Lidya Abreha, Engineering, requested permission to reject all bids for the above referenced project due to quote not meeting the RBO requirements. Therefore, upon a motion made by Mr. Miller, seconded by Ms. Magas and carried by roll call, the above request was approved.

Lidya Abreha, Engineering, that at the May 26 meeting, bids were opened for a roofing replacement project. Although bids were solicited from five contractors, only one bid was received, and it exceeded the threshold requiring compliance with Responsible Bidder Ordinance (RBO) requirements. Ms. Abreha noted the contractor failed to provide the necessary RBO documentation, and as a result requesting that the board formally reject the bid and allow the project to be rebid. The new solicitation will specify that contractors must submit the required RBO forms if the project value exceeds \$250,000.

Attorney Schmidt explained that the Responsible Bidder Ordinance (RBO) requirements are triggered for projects valued at \$250,000 or more, while the state increased the bidding threshold to \$300,000 about a year ago. This creates a gap that may lead to similar issues in future procurements. Attorney Schmidt stated staff are authorized to seek clarification or additional documentation from bidders regarding RBO compliance, in this case the contractor was ultimately unable to satisfy the required apprenticeship program standards, resulting in noncompliance with the RBO requirements.

Board members discussed the following item(s) from the agenda.

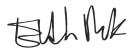
AWARD BIDS AND APPROVE CONTRACTS

Attorney Michael Schmidt brought attention to item 7.A. Century Center Kitchen Duct Replacement and noted that the city engineering team has been working with the bidder to update certain historical prequalification records. The expectation is that these records will be updated by next Tuesday, which should allow the bidder to meet the necessary requirements and be considered both responsive and responsible for the project.

ADJOURNMENT

There being no further business to come before the Board, President Maradik adjourned the meeting at 10:38 a.m.

**CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS**



Elizabeth A. Maradik, President



Joseph R. Molnar, Vice President




Murray L. Miller, Member



Breana N. Micou, Member



Abigail E. Magas, Member



Attest: Hillary R. Horvath, Clerk

Date: June 23, 2026

REGULAR MEETING

JUNE 9, 2026

The Regular Meeting of the Board of Public Works was convened at 9:30 a.m. on Tuesday, June 9, 2026, by Board President Elizabeth A. Maradik in the 4th Floor Public Meeting Room, Council Chambers of the City Hall Building, 215 S. Martin Luther King Jr. Blvd., Suite 400., South Bend, Indiana. The meeting was also streamed live to the public via Microsoft Teams. Board Clerk Hillary R. Horvath confirmed the presence of Board President Elizabeth A. Maradik, Vice President Joseph Molnar, and Board Members Murray Miller, Breana Micou, Abigail Magas and Board Attorney Michael Schmidt, with a roll call. President Maradik reminded virtual attendees to mute their microphones and turn off their cameras when not speaking, and to save their questions and comments for the Privilege of the Floor.

Board President Maradik noted for the Board and public that a resolution has been added to the agenda under 8. C.

APPROVE MINUTES OF PREVIOUS MEETING

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the minutes for the Agenda Review Session and Regular Meetings of the Board held on May 21, 2026, and May 26, 2026, were approved.

PUBLIC HEARING - NEW MESSAGE ESTABLISHMENT

President Maradik advised that this was the date set for the Board's Public Hearing concerning a license application for Alchemy Healing Arts LLC. It was noted favorable recommendations from city staff. There being no one present wishing to address the Board concerning this matter, the Public Hearing was closed. Therefore, upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the license was approved.

OPENING OF BIDS - 2026 CURB & SIDEWALK - PROJECT NO. 126-005

(PR-00047845) This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following bids were opened and publicly read:

C&E EXCAVATING, INC.

2831 Dexter Drive

Elkhart, IN 46530

mfireline@candeexcavating.com

Bid was signed by Mr. Bryan Slott

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

Base Bid	\$1,288,617.50
Alternate 1	\$109,606.70
Alternate 2	\$134,443.90

SELGE CONSTRUCTION CO., INC.

2833 South 11th Street

Niles, MI 49120

jbutler@selgeconstruction.com

Bid was submitted by Mr. Justin Butler

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Base Bid	\$1,127,420.70
Alternate 1	\$119,582.25
Alternate 2	\$129,941.25

INDIANA EARTH, INC.

10343 McKinley Hwy.

Osceola, IN 46561

estimatorindianearth@yahoo.com

Bid was signed by Mr. Mark Osler

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

Base Bid	\$1,284,194
Alternate 1	\$121,573
Alternate 2	\$126,045

PREMIUM CONCRETE SERVICES

712 Richmond St.

Elkhart, IN 46516

rbecker@premiumservices.group

Bid was signed by Mr. Rob Becker

Non-Collusion, Non-Discrimination Affidavit Form was completed

Five percent (5%) Bid Bond was submitted

Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted

Base Bid	\$9,56,420
Alternate 1	\$90,845
Alternate 2	\$105,980

MILESTONE CONTRACTORS L.P.

24358 State Road 23

South Bend, IN 46614

akrueger@milestonelp.com, epillipow@milestonelp.com

Bid was signed by Mr. Lynn Bauer

Non-Collusion, Non-Discrimination Affidavit Form was completed.

Five percent (5%) Bid Bond was submitted

Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Base Bid	\$1,431,593
Alternate 1	\$110,260.20
Alternate 2	\$144,539

RIETH-RILEY CONSTRUCTION CO., INC.

25200 State Road 23
 South Bend, IN 46614

dsauer@rieth-riley.com

Bid was signed by Mr. Ruben Alvarado
 Non-Collusion, Non-Discrimination Affidavit Form was completed.
 Five percent (5%) Bid Bond was submitted
 Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

Base Bid	\$853,872
Alternate 1	\$76,343
Alternate 2	\$96,420

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Engineering for review and recommendation.

OPENING OF BIDS - 2024 LEAD SERVICE LINE REPLACEMENT NORTHWEST BID - PROJECT NO. 123-069CR (STATE REVOLVING FUND)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following Bids were opened and publicly read:

KLS UNDERGROUND INC.

67297 US 131 Business
 Constantine, MI 49042

Robfisher@klsunderground.com

Bid was signed by Mr. Rob Fisher
 Non-Collusion, Non-Discrimination Affidavit Form was completed.
 Five percent (5%) Bid Bond was submitted.
 Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.

BID:

Base Bid	\$1,968,837.05
Add Alternate A	\$275,206.60
Add Alternate B	\$3296,288.35
Add Alternate C	\$143,857.30
Add Alternate D	\$168,037.40
Add Alternate E	\$374,646.70
Add Alternate F	\$870,110.95
Add Alternate G	\$462,625.65
Add Alternate H	\$702,747.30
Base Bid Plus Alternates	\$5,295,357.30

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Engineering for review and recommendation.

OPENING OF BIDS - HEARTWOOD COMMONS TIF PROJECT - PROJECT NO. 126-031 (PR-00047578)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following Bids were opened and publicly read:

PREMIUM CONCRETE SERVICES

712 Richmond St.
 Elkhart, IN 46516

rbecker@premiumservices.group

Bid was signed by Mr. Rob Becker

Non-Collusion, Non-Discrimination Affidavit Form was completed
 Five percent (5%) Bid Bond was submitted
 Three (3) MWBE Forms (1.0, 2.0, 2.1) were submitted
 Two (2) of Two (2) Addendum Acknowledgements received.

Division A	No Bid
Division B	\$,424,062
Division B - Alternate 1	\$48,621
Division C	No Bid
Division D	No Bid
Division E	No Bid

MILESTONE CONTRACTORS L.P.

24358 State Road 23
 South Bend, IN 46614
akrueger@milestonelp.com, lheeter@milestonelp.com

Quotation was signed by Mr. Lynn Bauer
 Non-Collusion, Non-Discrimination Affidavit Form was completed.
 Three (3) Forms MWBE-1.0, 2.0, 2.1 were completed.
 Two (2) of Two (2) Addendum Acknowledgements received.

Division A	No Bid
Division B	\$404,529
Division B- Alternate 1	\$70,249.20
Division C	No Bid
Division D	No Bid
Division E	No Bid
Base Bid	No Bid
Alternate 1	No Bid
Alternate 2	No Bid

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Engineering and DCI for review and recommendation.

OPENING OF BIDS – SPEC A SIX (6) MORE OR LESS 2026 OR NEWWER ½ TON FOUR WHEEL DRIVE PICK-UP TRUCKS (PR-00047863)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following Bids were opened and publicly read:

No Bids Received

OPENING OF BIDS – SPEC B FIVE (5) MORE OR LESS 2026 OR NEWER FRONT WHEEL DRIVE SUVs (PR-00047865)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following Bids were opened and publicly read:

No Bids Received

OPENING OF BIDS – SPEC C (6) MORE OR LESS 2026 OR NEWER ¾ TON FOUR WHEEL DRIVE PICK-UP TRUCKS (PR-00047866)

This was the date set for receiving and opening sealed bids for the above referenced project. The Clerk tendered proof of publication of the Notice in the South Bend Tribune, which was found to be sufficient. The following Bids were opened and publicly read:

MICHIANA CHRYSLER, DODGE, JEEP, RAM

120 W. McKinley Ave.
 Mishawaka, IN 46545
dannyg@michianacdjr.com
 Bid was signed by Mr. Danny Galeziewski
 Non-Collusion, Non-Discrimination Affidavit Form was completed.
 Indiana Local Business Preference Claim submitted
 Cashier's Check was submitted

BID:

Description	Year/Make/Model	Unit Price	
Pick Up Crew	2027 Ram 2500 Tradesman	\$71,131	
Alternate #	Description	Cost	Total
Alternate 1	Front Mounted Western 8' pro-plus power angling left and right. Plow to come equipped with safety approved lights and markers, and snow deflector	\$9,019	\$54,114
Alternate 2	Crew Cab		
Alternate 3	Heavy Duty Aluminum Life Gate	\$7,808	\$46,848
Alternate4	Full Length Assist Steps	\$838	\$4,992

Estimated number of days for delivery from award date.	90-150 Days from award
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BOB MAXEY FORD

1833 E. Jefferson Ave.
 Detroit, MI 48207
Frank.kurta20@gmail.com
 Bid was signed by Mr. Frank Kurta
 Non-Collusion, Non-Discrimination Affidavit Form was completed.
 Indiana Local Business Preference Claim submitted
 Cashier's Check was submitted

BID:

Description	Year/Make/Model	Unit Price	Total for 6 trucks
Pick Up Crew	2027 Ford F-250 4x4 Cab Pickup	\$46,720	\$276,720
Alternate #	Description	Cost	Total
Alternate 1	Front Mounted Western 8' pro-plus power angling left and right. Plow to come equipped with safety approved lights and markers, and snow deflector	\$8,688	\$52,128
Alternate 2	Crew Cab	\$5,255	\$31,530
Alternate 3	Heavy Duty Aluminum Life Gate	\$5,939	\$35,634
Alternate4	Full Length Assist Steps		
			Complete Total
			\$364,482

Estimated number of days for delivery from award date.	90-120 Days from award
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Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above bids were referred to Public Works and Central Services for review and recommendation.

OPENING OF QUOTATIONS - STREETS FACILITY WOMEN'S LOCKER ROOM EXPANSION - PROJECT NO. 126-004 (PR-00048438)

President Maradik advised that this was the date set for the receiving and opening of sealed quotations for the above referenced project. The following quotations were opened and read:

THE ROBERT HENRY CORPORATION

404 S. Frances St.
South Bend, IN 46617
mcoleman@roberthenrycopr.com

Quotation was submitted by Mr. Brian Henry
Non-Collusion, Non-Discrimination Affidavit Form was completed.
One (1) of One (1) Addendum Acknowledgements received.

QUOTE:

Base Quote	\$168,151
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ZIOLKOWSKI CONSTRUCTION INC.

4050 Ralph Jones Drive
South Bend, IN 46628
msuvelza@zbuild.com

Quotation was submitted by Mr. Jason Watts
Non-Collusion, Non-Discrimination Affidavit Form was completed.
One (1) of One (1) Addendum Acknowledgements received.

QUOTE:

Base Quote	\$139,545
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Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above quotations were referred to Engineering for review and recommendation.

OPENING OF QUOTATIONS - PW SERVICE CENTER SALT DOME ROOF REPLACEMENT - PROJECT NO. 126-021 (PR-00048148)

President Maradik advised that this was the date set for the receiving and opening of sealed quotations for the above referenced project. The following quotations were opened and read:

THE ROBERT HENRY CORPORATION

404 S. Frances St.
South Bend, IN 46617
ldevens@roberthenrycopr.com

Quotation was submitted by Mr. Brian Henry
Non-Collusion, Non-Discrimination Affidavit Form was completed.
Two (2) of Two (2) Addendum Acknowledgements received.

QUOTE:

Base Quote	\$373,942
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DUDECK ROOFING & SHEET METAL, INC.

1634 Franklin Street
South Bend, IN 46613
kyle@dudeckroofing.com

Bid was signed by Mr. Kyle Briney
Non-Collusion, Non-Discrimination Affidavit Form was completed.
Two (2) of Two (2) Addendum Acknowledgements received.

QUOTE:

Base Quote	\$467,700
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ALICE HOMES

12900 Cold Water Drive
Evansville, IN 47725

info@alicehomesllc.com

Bid was signed by Ms. Tyler Batty

Non-Collusion, Non-Discrimination Affidavit Form was not completed.

Five percent (5%) Bid Bond was not submitted.

Three (3) Forms MWBE-1.0, 2.0, 2.1 were not completed.

QUOTE:

Base Quote	\$249,658.62
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Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above quotations were referred to Engineering for review and recommendation.

AWARD BID AND APPROVE CONTRACT - CENTURY CENTER KITCHEN DUCT REPLACEMENT - PROJECT NO. 125-060 (PR-00047596)

Nifemi Oluwatomini, Engineering, advised the Board that on May 26, 2026, bids were received and opened for the above referenced project. After reviewing those bids, Mr. Oluwatomini recommended that the Board award the contract to the lowest responsive and responsible bidder, D.A. DODD, in the amount of \$365,575. Therefore, VP Molnar made a motion that the recommendation be accepted, and the bid be awarded, and the contract approved as outlined above. Mr. Miller seconded the motion, which carried by roll call.

AWARD QUOTATION AND APPROVE CONTRACT - WEST SHOP MEN'S RESTROOM - MEN'S MULTI USE RESTROOM (202-06-603-502-4360001 & 641-06-602-50-436001)

Coby Deal, Traffic & Lighting, advised the Board that on May 20, 2026, quotations were received and opened for the above referenced project. After reviewing those quotations, Mr. Deal recommended that the Board award the contract to the lowest responsive and responsible quoter, D.A. DODD, LLC, in the amount of \$9,981. Therefore, VP Molnar made a motion that the recommendation be accepted, and the quotation be awarded, and the contract approved as outlined above. Mr. Miller seconded the motion, which carried by roll call.

APPROVAL OF REQUEST TO REJECT BIDS/QUOTATIONS - WALKER FIELD HOUSE RESTORATION PHASE II - MASONRY - PROJECT NO. 125-044B (PR-00048174)

In a memorandum to the Board, Caitlin Wyant, requested permission to reject all bids for the above referenced project due to quotes exceeding available budget for project. Therefore, upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the above request was approved.

ADOPT RESOLUTION NO. 19-2026 - A RESOLUTION OF THE CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS ON THE DISPOSAL OF UNFIT AND/OR OBSOLETE PROPERTY**RESOLUTION NO. 19-2026****A RESOLUTION OF THE CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS ON THE DISPOSAL OF UNFIT AND/OR OBSOLETE PROPERTY****FIREFIGHTER FIRE HELMET AND BOOTS**

WHEREAS, pursuant to LC. 36-9-6-1 et. seq., the Board of Public Works ("Board") has the duty and authority to have custody, control, use, and to dispose of real and personal property owned by the City of South Bend, Indiana; and

WHEREAS, IC 5-22-22-6 permits and establishes the procedure for disposal of personal property which is no longer needed by the City and which is unfit for the purpose for which it was intended; and

WHEREAS, on April 8, 2026, Firefighter Allen Hardison retired from the South Bend, Indiana, Fire Department after Thirty-One (31) years of service, and the Board of Public Safety of the City of South Bend, Indiana has determined that he has retired in good standing; and

WHEREAS, Chief Carl Buchanon has advised the Board that this Firefighter's fire helmet and boots ("Property") are of no further use to the Department, are of no practical value, and have an estimated market value of less than one-thousand dollars (\$1,000.00); and

WHEREAS, the Board has determined that the Property is worthless as that term is defined in LC. 5-22-22-S(b);' and

WHEREAS, LC. 5-22-22 permits and establishes procedures for the disposal of personal property which is either unfit for the purpose for which it was intended, no longer needed by the City, or property which is deemed worthless.

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of South Bend, Indiana, as follows:

1. The Property is no longer needed by the City of South Bend, is unfit for the purposes for which was intended, and has an estimated value of less than one-thousand dollars (\$1,000.00).
2. The Property may be demolished, junked or otherwise disposed in a manner determined by the Fire Chief, including donation to the Firefighter as a token for his years of service to the City of South Bend.

ADOPTED at a meeting of the City of South Bend, Indiana, Board of Public Works held on June 9, 2026, at 215 Dr. Martin Luther King Jr. Blvd., South Bend, Indiana 46601.

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the following resolution was adopted by the Board of Public Works:

CITY OF SOUTH BEND
 BOARD OF PUBLIC WORKS
 s/ Elizabeth A. Maradik
 s/ Joseph R. Molnar
 s/ Murray L. Miller
 s/ Breana N. Micou
 s/ Abigail E. Magas

ATTEST:
s/ Hillary R. Horvath, Clerk

ADOPT RESOLUTION NO. 20-2026 – A RESOLUTION OF THE CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS DISPOSAL OF UNFIT AND/OR OBSOLETE PROPERTY

**RESOLUTION NO. 20-2026
A RESOLUTION OF THE CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS
ON THE DISPOSAL OF UNFIT AND/OR OBSOLETE PROPERTY**

FIREFIGHTER FIRE HELMET AND BOOTS

WHEREAS, pursuant to I.C. 36-9-6-1 et. seq., the Board of Public Works ("Board") has the duty and authority to have custody, control, use, and to dispose of real and personal property owned by the City of South Bend, Indiana; and

WHEREAS, IC 5-22-22-6 permits and establishes the procedure for disposal of personal property which is no longer needed by the City and which is unfit for the purpose for which it was intended; and

WHEREAS, on May 15, 2026, **Firefighter Timothy Pletcher** retired from the South Bend, Indiana, Fire Department after Twenty-Five plus (25+) years of service, and the Board of Public Safety of the City of South Bend, Indiana has determined that he has retired in good standing; and

WHEREAS, Chief Carl Buchanon has advised the Board that this Firefighter's fire helmet and boots ("Property") are of no further use to the Department, are of no practical value, and have an estimated market value of less than one-thousand dollars (\$1,000.00); and

WHEREAS, the Board has determined that the Property is worthless as that term is defined in I.C. 5-22-22-8(b); and

WHEREAS, I.C. 5-22-22 permits and establishes procedures for the disposal of personal property which is either unfit for the purpose for which it was intended, no longer needed by the City, or property which is deemed worthless.

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of South Bend, Indiana, as follows:

3. The Property is no longer needed by the City of South Bend, is unfit for the purposes for which was intended, and has an estimated value of less than one-thousand dollars (\$1,000.00).
4. The Property may be demolished, junked or otherwise disposed in a manner determined by the Fire Chief, including donation to the Firefighter as a token for his years of service to the City of South Bend.

ADOPTED at a meeting of the City of South Bend, Indiana, Board of Public Works held on June 9, 2026, at 215 Dr. Martin Luther King Jr. Blvd., South Bend, Indiana 46601.

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the following resolution was adopted by the Board of Public Works:

CITY OF SOUTH BEND
BOARD OF PUBLIC WORKS
s/ Elizabeth A. Maradik
s/ Joseph R. Molnar
s/ Murray L. Miller
s/ Breana N. Micou
s/ Abigail E. Magas

ATTEST:
s/ Hillary R. Horvath, Clerk

ADOPT RESOLUTION NO. 20-2026 – A RESOLUTION OF THE BOARD OF PUBLIC WORKS OF THE CITY OF SOUTH BEND, INDIANA DECLARING AN EMERGENCY AT

THE LAFAYETTE BUILDING AT 115 SOUTH LAFAYETTE BOULEVARD, SOUTH BEND, IN 46601 DUE TO A SIGNIFICANT STRUCTURAL FIRE ON JUNE 8, 2026

RESOLUTION NO. 21-2026

A RESOLUTION OF THE BOARD OF PUBLIC WORKS OF THE CITY OF SOUTH BEND, INDIANA DECLARING AN EMERGENCY AT THE LAFAYETTE BUILDING AT 115 SOUTH LAFAYETTE BOULEVARD, SOUTH BEND, IN 46601 DUE TO A SIGNIFICANT STRUCTURAL FIRE ON JUNE 8, 2026

WHEREAS, the City of South Bend, Indiana’s (“City”) Board of Public Works (the "Board") exists pursuant to Indiana Code Section 36-4-9-5; and

WHEREAS, the City’s Redevelopment Commission, under the title of “Department of Redevelopment of the City of South Bend” owns the Lafayette Building located at 115 S. Lafayette Boulevard, South Bend, IN 46601 (the “Building”); and

WHEREAS, the Building suffered a catastrophic fire on June 8, 2026, which resulted in significant structural damage; and

WHEREAS, Indiana Code 36-1-2-4.5 defines an “Emergency” as means a situation that could not reasonably be foreseen and that threatens the public health, welfare, or safety and requires immediate action; and

WHEREAS, Indiana Code 36-1-12-9 permits the Board, upon a declaration of emergency, to contract for a public work project without advertising for bids if bids or quotes are invited from at least two (2) persons known to deal in the public work required to be done.

WHEREAS, City, under the power granted to it through Indiana Code 36-1-2.4.5 and Indiana Code 36-1-12-9 declare the June 8, 2026, fire and related damage to the Building to be an emergency; and

WHEREAS, the Board desires to grant further authorization to City staff to take any and all necessary action in order to promote the safety and welfare of the public with respect to any rehabilitative or demolition related activity to the Building in a manner consistent with this Resolution and State law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF SOUTH BEND AS FOLLOWS:

1. The Board declares the June 8, 2026 fire at the Lafayette Building to be an emergency under Indiana law.
2. The Board further authorizes the City staff to faithfully take action to maintain the public health, welfare and safety of the community with respect to the Lafayette Building.
4. This Resolution will be in full force and effect upon its adoption.

ADOPTED at a meeting of the Board of Public Works of the City of South Bend, Indiana, held in person and electronically on June 9, 2026.

CITY OF SOUTH BEND
BOARD OF PUBLIC WORKS
s/ Elizabeth A. Maradik
s/ Joseph R. Molnar
s/ Murray L. Miller
s/ Breana N. Micou
s/ Abigail E. Magas

ATTEST:
s/ Hillary R. Horvath, Clerk

APPROVAL OF AGREEMENTS/CONTRACTS/PROPOSALS/ADDENDA

The following agreements/contracts/proposals/addenda were submitted to the Board for approval:

Type	Business	Description	Amount/ Funding	Motion/ Second
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Sewer Service Agreement	Coorsmith Properties, LLC	Sewer Extension Agreement for the Cottages on Arthur Development to Provide Sanitary Sewer Service to New Homes Fronting Arthur Street, DP25-027, Title Sheet	NA	Molnar/Miller
Amendment No. 1 to Professional Services Agreement	Black & Veatch Corporation	Description: Engineering Services for the North WTP PFAS to Include Design of a New Building and Associated Systems, Project No. 124-056	NTE \$161,987 (Hourly)	Molnar/Miller
Interlocal Agreement	St. Joseph County	City Requested Improvements to the Colfax Bridge in Coordination with the SJC's Bridge Project	Estimated \$3,546,115 (PR-00048427)	Molnar/Miller

APPROVAL OF LICENSE AND PERMIT APPLICATIONS

The following license and permit applications were presented for approval:

Applicant	Description	Date/Time	Location	Motion Carried
A Healing Oasis	Massage Establishment Renewal		714 E. Jefferson Blvd.	Molnar/Miller
Dig Deep Massage Co.	Massage Establishment Renewal		3466 Douglas Rd., Suite 300A	Molnar/Miller
St. Joseph County 4-H Fair	Transient Merchant	July 3-11, 2026/7:00 a.m. to 11:00 p.m.	5117 S. Ironwood Dr.	Molnar/Miller
Leeper Park Art Fair	Transient Merchant	June 20, 2026, 10:00 a.m. to 6:00 p.m./ June 21, 2026, 10:00 a.m. to 5:00 p.m.	907 Riverside Dr.	Molnar/Miller Subject to passing a SBFD Inspection
Stand by Me Walk	Street Closure for Special Event	June 13, 2026/8:00 a.m. to 12:00 p.m.	Brief Crossings from Howard Park to Main St., Main St. to Michigan St., Michigan St. to Jefferson Blvd. back to Howard Park	Molnar/Miller

APPROVE/DENY TRAFFIC CONTROL DEVICES

Upon a motion made by VP Molnar, seconded by Mr. Miller and carried by roll call, the following traffic control device request was approved:

NEW INSTALLATION: Three (3) No Parking Signs
LOCATION: California Ave.

REMARKS: All Criteria Met

NEW INSTALLATION: Accessible Parking Space Sign
 LOCATION: 441 S. Kaley St.
 729 S. 34th St.

REMARKS: All Criteria Met

REMOVAL: Accessible Parking Space Sign
 LOCATION: 738 S. Ironwood Dr.
 REMARKS: All Criteria Met

APPROVE CONSENTS TO ANNEXATION AND WAIVER OF RIGHTS TO REMONSTRATE

President Maradik stated that the Board is in receipt of the following consents to annexation and waivers of rights to remonstrate. The consents indicate that in consideration for permission to tap into public water/sanitary sewer system of the City, to provide water/sanitary sewer service to the below referenced properties, the applicants waive and release all rights to remonstrate against or oppose any pending or future annexations of the properties by the City of South Bend:

- A. Christopher A. Perry, 4376 Garden Oak Drive, South Bend, IN 46628
 - 1. 52500 Common Eider Trail- Water/Sewer (Key No. 71-02-23-400-015-000-029)

Upon a motion by VP Molnar, seconded by Mr. Miller and carried by roll call, the consents to annexation and waivers of rights to remonstrate were approved as submitted.

RATIFY APPROVAL AND/OR RELEASE CONTRACTOR, EXCAVATION, AND OCCUPANCY BONDS

The Division of Engineering Permit Department recommended that the following bonds be ratified pursuant to Resolution 100-2000 and/or released as follows:

Business	Bond Type	Approved/Released	Effective Date
Soto's Construction & Remodeling	Contractor	Approved	May 21, 2026
Solbreeze Services LLC	Contractor	Approved	May 27, 2026
Bill Briones	Contractor	Released	June 19, 2026
Slabaugh Excavation, LLC	Excavation	Approved	May 22, 2026
Hardcore Construction & Remodeling LLC	Excavation	Approved	May 28, 2026
HGR Construction, Inc. DBA HGR Group	Excavation	Approved	May 29, 2026
TX Concrete LLC	Excavation	Approved	June 1, 2026
Soto's Construction & Remodeling	Occupancy	Approved	May 21, 2026
Slabaugh Excavation, LLC	Occupancy	Approved	May 22, 2026
Barbour Construction Inc	Occupancy	Approved	May 18, 2026
Horner Roofing & Siding LLC	Occupancy	Approved	April 22, 2026
Bill Briones	Occupancy	Released	June 19, 2026
Hardcore Construction & Remodeling	Occupancy	Approved	May 29, 2026
Schrock Homes, Inc.	Occupancy	Released	May 11, 2026

VP Molnar made a motion that the bond's approval and/or release as outlined above be ratified. Mr. Miller seconded the motion, which carried by roll call.

PRIVILEGE OF THE FLOOR

President Maradik stated that since no bids were received for items 3. D. and 3. E., the items may proceed to the open market in accordance with the applicable purchasing process.

A. Gwinn Royal a resident of 1913 South Ironwood, raised concerns about the alley behind their home, citing years of unmet repair requests. They noted that a previous temporary cold-patch repair failed, and the alley’s poor condition—with potholes, ruts, and standing water—makes vehicle access difficult, poses a risk of damage, and prevents children from safely riding bikes.

Ms. Royal requested guidance on what steps are needed to get the city to inspect and properly grade the alley and offered documentation and photos of the ongoing issues.

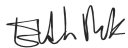
President Maradik thanked A. Gwinn Royal for attending and offered to connect them with a Public Works representative after the meeting to discuss the alley issues further and collect his information.

ADJOURNMENT

There being no further business to come before the Board, President Maradik adjourned the meeting at 10:13 a.m.

BOARD OF PUBLIC WORKS

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS



Elizabeth A. Maradik, President



Joseph R. Molnar, Vice President



Murray L. Miller, Member



Breana N. Micou, Member



Abigail E. Magas, Member



Attest: Hillary R. Horvath, Clerk

Date: June 23, 2026