



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

PUBLIC WORKS AND PROPERTY VACATION

JUNE 12, 2023, 4:50 P.M.

Committee Members Present:

Committee Chair Sheila Niezgodski, Committee Vice Chair Karen White, Committee Member Lori Hamann, Citizen Member Carl Littrell, Citizen Member Jason Piontek

Others Present:

City Clerk Dawn Jones, Deputy City Clerk Victoria Trujillo, Council Attorney Bob Palmer, Director of Special Projects Justin LePla

Presenters:

Paul Phair, Vice President of Development, Holladay Properties

Agenda:

**Second (2<sup>nd</sup>) Substitute Bill No. 15-23 – An Ordinance to Vacate Property Commonly Known as Keller Park and Located at 1100 Block of Corby Boulevard, District No. 4**

Members marked with an asterisk (\*) are present digitally

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=369527>

Committee Chair Sheila Niezgodski called to order the Public Works and Property Vacation Committee meeting at 4:50 p.m.

**Second Substitute Bill No. 15-23 - An Ordinance to Vacate Property Commonly Known as Keller Park and Located at 1100 Block of Corby, District No. 4**

Committee Member Lori Hamann motioned to untable Bill No. 15-23, seconded by Committee Vice-Chair Karen White, and carried by a vote of five (5) ayes.

Committee Chair Sheila Niezgodski – Aye	Citizen Member Carl Littrell – Aye
Committee Vice Chair Karen White – Aye	Citizen Member Jason Piontek – Aye
Committee Member Lori Hamann – Aye	

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Committee Member Lori Hamann motioned to accept the hearing of the second (2<sup>nd</sup>) Substitute Bill No. 15-23, seconded by Committee Vice Chair Karen White, and carried by a vote of five (5) ayes.

Committee Chair Sheila Niezgodski – Aye	Citizen Member Carl Littrell – Aye
Committee Vice Chair Karen White – Aye	Citizen Member Jason Piontek – Aye
Committee Member Lori Hamann – Aye	

Paul Phair, Vice President of Development for Holladay Properties, with offices at 3454 Douglas Road, South Bend, IN, stated he was present to request a vacation for a former right of way of Corby to the west of Arthur Street and south of Corby. The request stems from the Five Corners LLC acquisition, over the last 15 months, of two single family home lots, which will be part of an upcoming Holladay Properties development. The aim of the project is to clean the area up, and it is currently going through the subdivision planning process. The request is to vacate the last sliver of right of way from the realignment of the Five Corners intersection.

The Holladay Properties development will consist of a 108-unit apartment building and a mixed-use building with retail on the first floor and condo units above, which together will be a single lot development.

Citizen Member Carl Littrell inquired if the dedication for the triangle on the north edge of property had been cleared up.

Paul Phair stated that his understanding was that this area, which involves a state right of way, does not interfere with the development plans for the project; he noted that Holladay Properties’ civil engineer would attend the full Council meeting this evening and could confirm this.

Citizen Member Carl Littrell motioned to send a second (2<sup>nd</sup>) Substitute Bill No. 15-23 to the City Council with a favorable recommendation, seconded by Committee Member Lori Hamann, and carried by a vote of five (5) ayes.

Committee Chair Sheila Niezgodski – Aye	Citizen Member Carl Littrell – Aye
Committee Vice Chair Karen White – Aye	Citizen Member Jason Piontek – Aye
Committee Member Lori Hamann – Aye	

With no further business, Committee Chair Sheila Niezgodski adjourned the Committee meeting at 3:57 p.m.



Respectfully Submitted,

A handwritten signature in black ink that reads "Sheila Niezgodski".

Sheila Niezgodski, Committee Chair

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